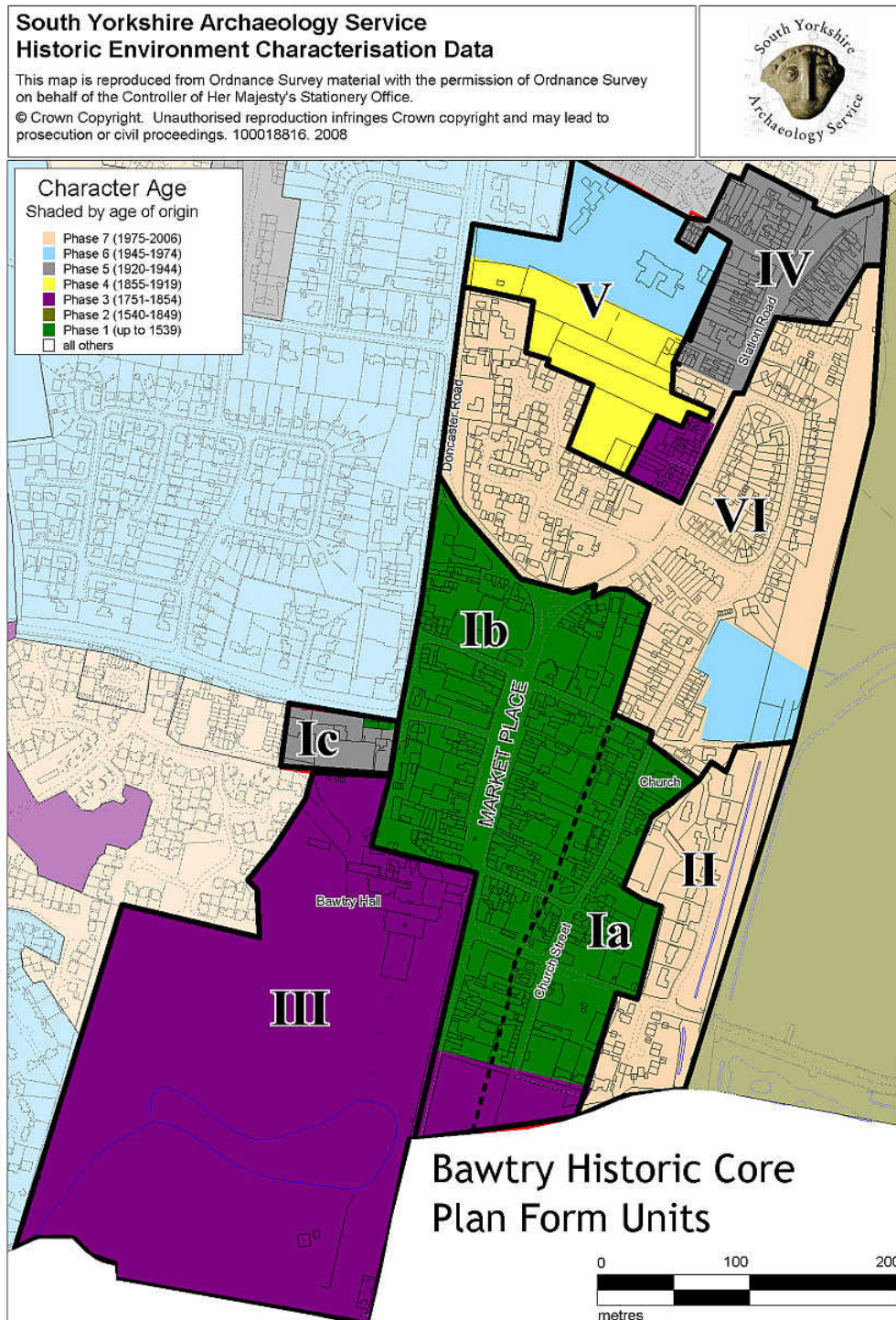# Complex Historic Town Cores – Plan Form Analysis

Bawtry Complex Historic Town Core

Units I a, b and c – The medieval settlement area

The dominant plan-form within this area of Bawtry consists of classic narrow 'burgage' plots laid out perpendicular to three linear streets - Top Street, High Street (with its rectangular market place), and Church Street. These streets run roughly north to south through the town and are linked to one another with a regular grid formed by interconnecting streets.

The oldest element of this plan is almost certain to be Top Street, which fossilises part of the course of a Roman road between Doncaster and Lincoln (Collis 1996, 184; Buckland 1986, 32). Church Street, however, probably formed the main street of the earliest surviving settlement area (unit Ia) that is thought to have been a riverside settlement focussed on the medieval chapel of St Nicholas (patron saint of seafarers) (Hey 1980, 105; Magilton 1977, 13).This church incorporates architectural elements dating to c.1200 (Pevsner 1969, 98).   The river Idle, which lies just to the east of the town, remained navigable up until the 19th century and Bawtry's prosperity as a market centre appears to have been linked largely to its location as a convenient point of transhipment from the river to the Great North Road. High Street is generally accepted to have been laid out to divert traffic from this route through the market place of the later planned town.

Figure 1: High Street on the east side of Market Place (unit 1b), Bawtry. The streetscape is marked by a variety of buildings dating to different periods and including some former coaching inns

© Richard Croft. Licensed for reuse under a creative commons license
http://creativecommons.org/licenses/by-sa/2.0/

Most writers regard the area shows as plan unit Ib as the main area of replanning of Bawtry, probably by Robert de Vipont lord of the manor in the late 12th to early 13th century (Collis 1996, 184; Magilton 1977, 13). Indications of the growing urban status of the settlement include the confirmation of tofts to free burgesses of the town by Vipont's widow in 1292 (Hunter 1829, 70) and a market charter dated 1293 (Collis 1996, 184) The plot series' associated with the market place are more regular and longer on historic maps than the plots fronting to Church Street, and the grid pattern formed by the subsidiary streets set at right angles to High Street is typical of town plantations made during this period (Hey 1980, 105; Butler 1976, 32-48).

Plan form unit Ic represents the site of the medieval chapel of St Mary Magdalene, sited alongside the former Roman road. This foundation is likely to have served as both a hospital (in the medieval sense of providing hospitality to travellers or pilgrims) and a chantry chapel for the saying of prayers in perpetuity for the soul of its founder and their family. In 1300 and 1316 this chapel is referred to as both "by" and "without" Bawtry (Collis 1996, 184) indicating its marginal position in relation to the town.   A Masonic lodge, believed to incorporate parts of the medieval building, now occupies the site. Medieval burials were retrieved from land to this buildings immediate east in 2007 (O'Neill and Jackson 2007)

Most current buildings in these plan units are of post-medieval date but a number have possible 17th century or earlier elements including some with known timber framing (Magilton 1977, 11). Holland (1999, 169-174) ascribes many of the present buildings in this area, especially along High Street, as dating to the period 1770 to 1850 during which the town's economic prosperity shifted from river borne trade to its position on the coaching route of the Great North Road.

Unit II – Port Area

The dominant plan form of this area is of cul-de- sac roads featuring large detached and semi detached properties.   These developments date to the late 20th century.

This area roughly corresponds to the area of the wharfs and associated features of the historic port area of Bawtry (SMR 3502) centred on a now silted and overbuilt meander of the River Idle.   Bawtry's existence as a port is first recorded in 1276 with medieval records indicating the export of Derbyshire lead and Nottinghamshire wool (Hey 1980, 108).   It is known there were 'staithes' (landing platforms), controlled independently by the town burgesses and the lord of the manor, the former "butted upon the churchyard wall" (ibid, 109). By the time of Daniel Defoe's visit to the town in the 1720s, Bawtry was exporting heavy goods from South Yorkshire and North Derbyshire such as lead, wrought iron, edge tools and grindstones; and importing timber, hemp, flax, iron ore, copper and tin (Holland 1980, 21-22).   The water borne trade along the Idle began to break down with the

improvement of transport along the River Don Navigation and Chesterfield Canal in the later 18th century. This took the navigable waterways directly to the industrial centres of South Yorkshire and north Derbyshire, removing the need for costly road transport (Holland 1999, 171).

Little remains in the current townscape of this unit's earlier history.

Unit III – Bawtry Hall and Park

This plan unit shows the surviving area of Bawtry Hall Park (in the 19th century the park extended further to the west and north west but this area has now been developed for mid – late 20th century housing). Pemberton Milnes built the present Bawtry Hall in 1779 (Hunter 1829, 72), although both Hunter and local antiquarian William Peck believed the hall to be built on the site of the manor house of the traditional lords of the manor of Bawtry (Doncaster MBC undated). The hall is sited directly on the probable course of the Roman road diverted through the town centre by the medieval replanning of the town (Collis 1996, 184; Buckland 1986, 32). This alignment is depicted by Peck's plan of 1813 (reproduced in Jefferson 2002, Ill. 4), suggesting it was still apparent as a pathway at this time.

Bawtry Hall was acquired by the Government prior to 1939 and became a major headquarters of RAF Bomber Command during World War II. This use continued until the late 20th century.

The parkland within this unit is of complex form, the lake and Woodlands at the south are depicted on 1851 OS whilst the more regular woodlands and avenue to the west are 20th century in origin probably dating to the RAF's occupation of the site from 1941 until 1986.

This plan unit appears to truncate the south western corner of the planned medieval settlement: it is possible that the former road running through the park may have bounded the settlement until the enlargement of Bawtry Hall Park in the 18th century.

Unit IV – Station Road

Limited ribbon development of terraced properties along Station Road is first apparent on the mid 19th century OS plans, although the majority of this area post dates the establishment of the towns railway station in the later 19th century.

Unit V - Relict strip pattern between Doncaster Road and Station Road

This area retains strip enclosure boundaries into which later land uses (including a cemetery, nursery plots and a school) have been fitted with minimal damage to the older plan form. Before the construction of the late

20th century housing that is characteristic of unit VI, this pattern continued to the south right up to Doncaster and Station Roads. The pattern of these enclosures is typical of former open fields enclosed by the piecemeal removal of blocks of strips as communal cultivation practices went out of use (nationally from the late medieval period onwards).   A hint of the gentle elongated 'reverse-s' shape that is so common in this enclosure type is still apparent in the boundaries that run through the cemetery.

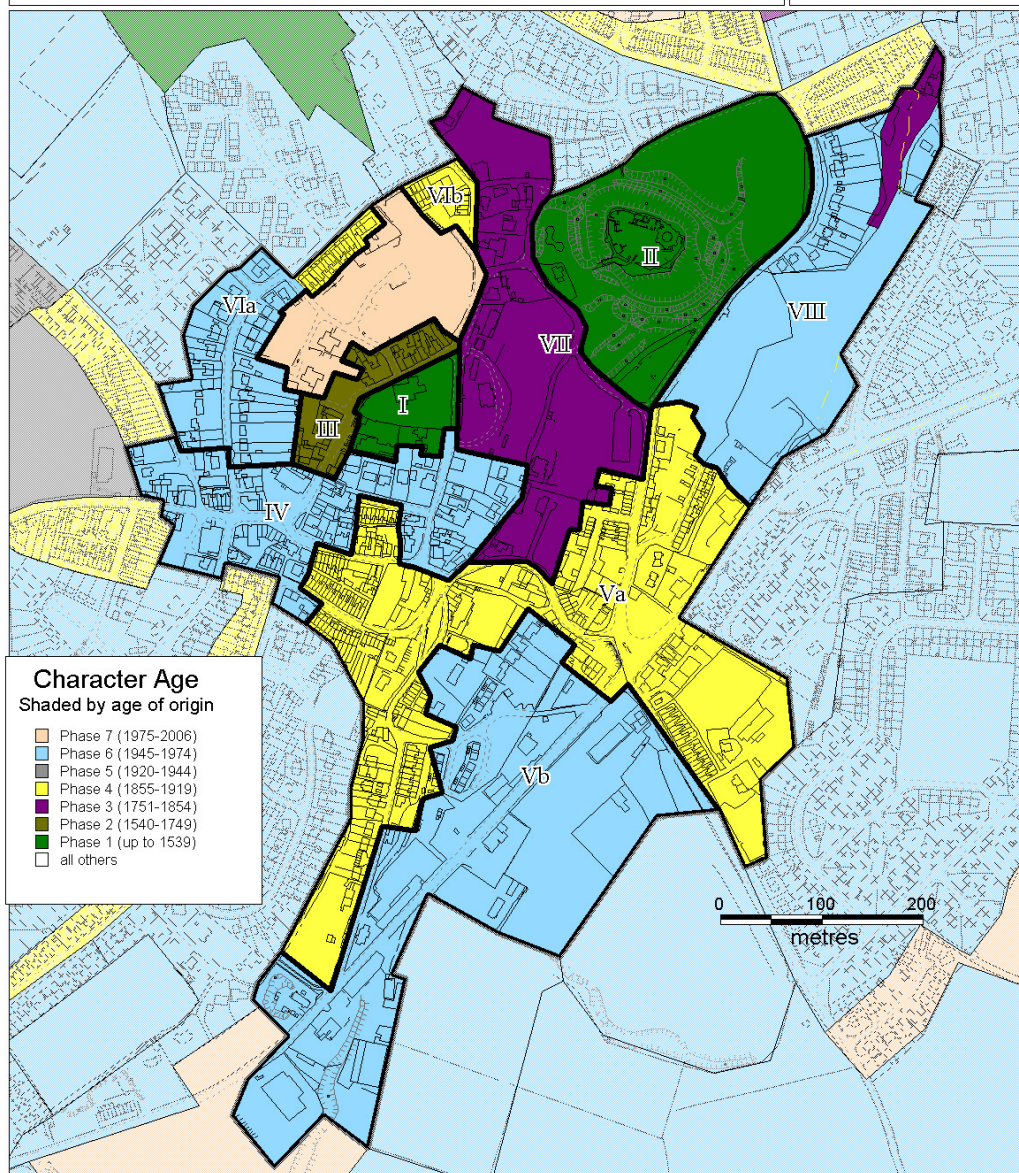**Unit VI – Late 20th century infill**

The majority of this housing dates to the mid - late 20th century. West of Station Road its pattern is mostly of detached housing built on cul-de-sac patterns across a continuation of the strip patterns preserved in unit V. East of Station Road, housing is generally semi detached and laid out in a more geometric pattern typical of the mid 20th century across former wash lands of the river Idle. None of the development of this area has fossilised earlier land division patterns.

Conisbrough Complex Historic Town Core

South Yorkshire Archaeology Service
Historic Environment Characterisation Data

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey
on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to
prosecution or civil proceedings. 100018816. 2007

Character Age
Shaded by age of origin

- Phase 7 (1975-2006)
- Phase 6 (1945-1974)
- Phase 5 (1920-1944)
- Phase 4 (1855-1919)
- Phase 3 (1751-1854)
- Phase 2 (1540-1749)
- Phase 1 (up to 1539)
- all others

Conisbrough Historic Town Core
Plan Form Units

Overview

Conisbrough has been described as "the most important administrative unit in Anglo Scandinavian Yorkshire" (Hey 1979, 29), a statement based on the quantity of land in as many as 28 townships indicated as being part of the 'fee' of Conisbrough by the 1086 Domesday survey (ibid, 30). The name has a known pre-conquest origin, its earliest documentary appearance being in a will of 1002 (Smith 1969, 125). The meaning is generally accepted as being 'The king's stronghold' and some writers (e.g. Magilton 1977, 28) argue that, taken in light of a string of local 'burh' placenames around the banks of the Don and Dearne, Conisbrough formed the most important point in a line of fortified settlements along an important pre-conquest frontier. The site of any defensive 'burh' stronghold within the village is not known although suggested locations have included the present castle site (Cumberpatch and Robbins 1998, 11) or the site of the church on the second largest hill of the settlement (Thompson 1971, 1). Conisbrough Church has architectural evidence of the remains of a minster church of probable 8th century date (Ryder 1982, 45).

Evidence for the continued importance of Conisbrough following the Norman Conquest is clear in the impressive surviving motte and bailey castle. Whilst the earthworks of the site are likely to date to the decade immediately following the Norman Conquest, the castle was refortified in stone in the period 1180-90 (Thompson 1971, 2) with the building thought to have fallen into ruin from the mid 15th century onwards.

Figure 2: Aerial view of Conisbrough Castle

©2007 Richard Bird – licensed for reuse under a creative commons license -
http://creativecommons.org/licenses/by-sa/2.0/

There is little evidence that Conisbrough was ever granted urban privileges during the later medieval period and neither a market charter nor clear evidence within the current plan form point towards a market at this settlement. It is also difficult to definitively identify areas of clearly organised burgage plot planning within the current or historically mapped plans. Excavations in the Wellgate area, however, (O'Neill 2004, 3) identified a period of activity during the 12th century during which plot boundaries appeared to have been laid out. This has been tentatively interpreted as indicative of a population increase associated with significant building phases at the church and castle (ibid, 51).

The later medieval period shows a decline in the fortunes of Conisbrough, with 14th century poll tax returns failing to show any merchants or tradesmen in the town of taxable status and the castle thought to have fallen into ruin by the 15th century (Thompson 1971). The survival of the castle, all be it in ruins, is generally thought to have been by virtue of its escape from slighting during the civil war (Cumberpatch and Robbins 1998, 13), perhaps a further indication that by this time Conisbrough was of lesser strategic significance. The failure of Conisbrough to thrive in its later medieval and post-medieval period has been attributed to the presence of the large hunting park to its south, "which prevented any growth southwards" (Magilton 1977, 28).

Post-medieval expansion of the settlement appears not to have begun until the 18th and 19th centuries. This was in response to the presence of iron and later timber milling at a site established in the 1770s by the Walker's of Masborough at Burcroft Mill to the north (Munford 2003, 29), the development of Ashfield Brick and Fire Clay works and the sinking of Cadeby Main and Denaby Main collieries in the later 19th century. The early 20th century saw a massive expansion in the population of the area due to the intensive exploitation of the Doncaster coalfield – locally expressed by the construction of the Conanby estate to the west of the historic core in the 1920s (Cumberpatch and Robbins 1998, 16). Suburban housing associated within the 'Planned Industrial Settlements' and late 20th century suburbs character zones has since engulfed the historic core area.

Plan Unit I – St Peter's Church

This church "has some claim to be the most interesting ancient parish church in [South Yorkshire]" (Ryder 1982, 45). The main walls of the nave are thought to be survivals from a Minster church of the 8th century with portici to north and south with a western porch or tower. This church was enlarged with side aisles and a larger chancel possibly close to the time of Hamelin Plantagenet's rebuilding of Conisbrough Castle in stone in the 12th century (ibid, 52).

The 12th century is also the date suggested for the laying out of burgage type property boundaries to the north in the Wellgate area (O'Neill 2004, 51). The substantial building works of this period "would presumably have

required a considerable itinerant workforce….[reflected in] a population increase in Conisbrough at this time" (ibid).

The next major rebuild at the church is dated by Ryder to the later 15th century (1982, 55) with further alterations in the 17th and 18th century removed by 19th century restoration (ibid, 59).

Figure 3: St Peter's Church

© Mike Smith 2007 and licensed for reuse under a creative commons license
http://creativecommons.org/licenses/by-sa/2.0/

Plan Unit II - Conisbrough Castle

Conisbrough Castle is a large motte and bailey earthwork surmounted by a tower keep castle. The earthwork components probably date to the decades immediately following the Norman Conquest, although it probably replaced an earlier Saxon 'burgh' stronghold. The stone castle probably dates to 1180-90 (ibid, 2) with the building thought to have fallen into ruin from the mid 15th century onwards.

This unit includes features related to the sites' current management as a visitor attraction including new floors and roof within the keep, a temporary visitor's centre built on a concrete raft rather than using intrusive foundations and walkways and fencing.

Plan Unit III - Church Street

These plots are those most likely in the village to represent gradual evolution from medieval narrow tenements. This area also containing three buildings noted in Magilton's study of Doncaster district (1978) as containing at least early 18th century elements.

Plan Unit IV - Old Road

This area (which retains partial legibility of the historic street and plot pattern of Conisbrough dating back at least to the 1850s mapping of the village), appears to have been largely redeveloped for commercial shops and business premises during the 20th century.

Plan Unit V – Ashfield

Much of Plan Unit Va and all of Unit Vb is underlain by a regular boundary pattern characteristic of parliamentary enclosure. Vb represents the site of a large 19th and 20th century Brick and Fireclay works that is likely to have been a significant influence on the development of the row housing found across Unit Va. This housing has features in common with areas within Barnsley's 'Industrial Settlements' Zone (qv), such as its development adjacent to an area of extractive activity and siting largely on an area of former common land.

Parts of Unit Va are likely to have encroached on and merged with the south eastern extreme of Conisbrough's medieval settlement area.

Plan Units VIa and VIb – Elm Green Lane

Elm Green Lane is a modern renaming of the road running through this unit, historically known as Back Lane. The naming of this road and the way it encloses archaeologically and historically known areas of early settlement such as plots associated with Wellgate and Church Street, indicate that it may have formed the historic boundary of the settlement, perhaps dating back to the Saxon period. The present housing began to be laid out as terraces in the late 19th century with typical mid 20th century 'ribbon development' detached properties infilling its length later on.

Plan Unit VII – Station Road, Castle Street and Castle Lane

This unit is now characterised chiefly by early 19th century large villas such as Spring Dale, Castle Terrace, The Priory and the Vicarage, all depicted on the 1851 OS.
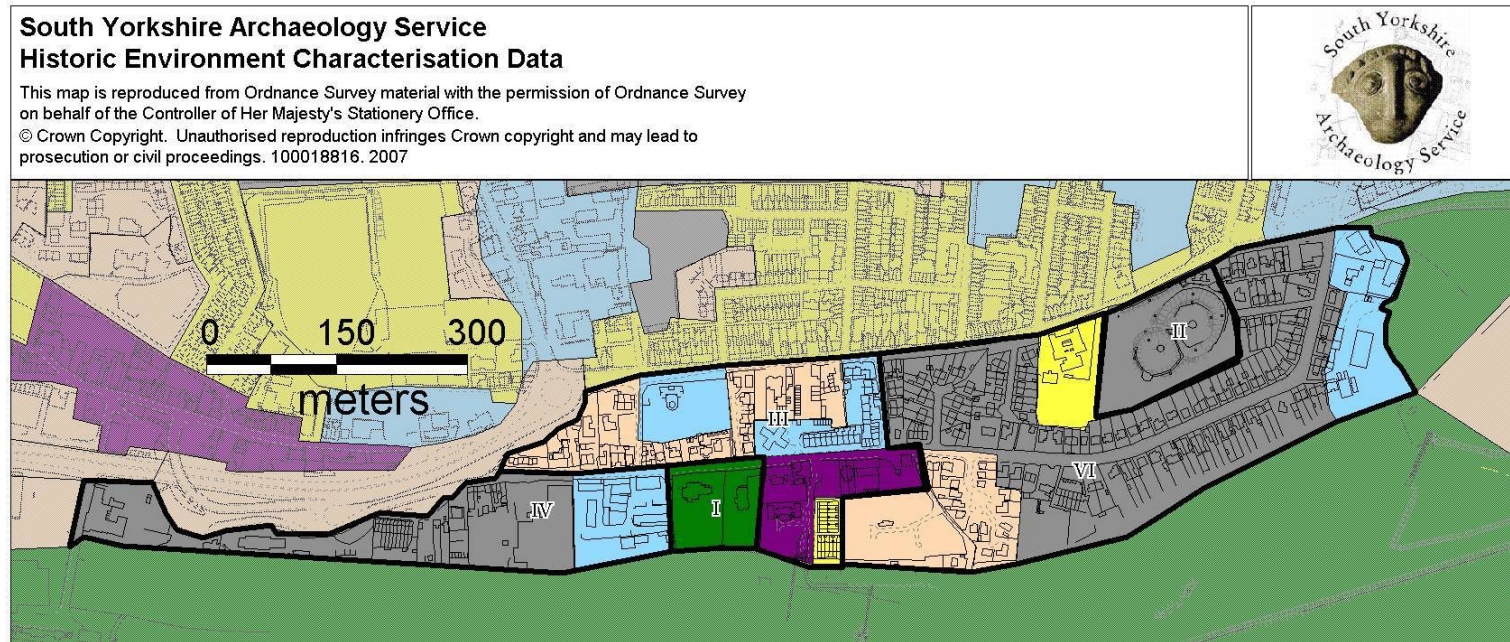
These properties remain within large open garden areas which, from their proximity to the Castle, seem likely locations for medieval settlement. The southern area is bisected by a winding lane named Castle Avenue. Formerly named Old Chapel Lane, this probable ancient lane features a wall with a reused medieval grave slab (SMR 2068).

This area seems a likely place to consider the possibility of shrunken medieval settlement, due to its location between the Castle and Church, although similar zones, which can be identified as putative 'outer baileys' or 'castle greens' can be identified at Doncaster and Tickhill, which appear to have kept as open areas until the later medieval period.

Plan Unit VIII – Area around Castle Mill

This unit is mostly occupied by 20th century regenerative woodland following its enclosure by later housing. Within it, is the site of a water powered saw mill depicted as such from 1851-1948 OS mapping. The mill's presence is indicated on the 1775 Jeffreys map of Yorkshire and is potentially a site of one of the two mills mentioned in Domesday in 1086 (Cumberpatch and Robbins 1998, 14). The mill dams filled or silted up during the period 1948-1973 and its buildings were demolished. There has been some encroachment in the north of this unit by mid 20th century semi detached housing.

Mexborough Historic Core

South Yorkshire Archaeology Service
Historic Environment Characterisation Data

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey
on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to
prosecution or civil proceedings. 100018816. 2007

Mexborough Historic Core Plan Units.

Character Age
Shaded by age of origin

- Phase 7 (1975-2006)
- Phase 6 (1945-1974)
- Phase 5 (1920-1944)
- Phase 4 (1855-1919)
- Phase 3 (1751-1854)
- Phase 2 (1540-1749)
- Phase 1 (up to 1539)
- all others

Overview

The origins of settlement at Mexborough can clearly be placed within the pre-conquest period, with the settlement mentioned within the Domesday survey as 'Mechesburgh' – meaning the fortified settlement of 'Moec' (Smith 1961, 77). The 'burh' suffix to the placename puts the settlement in a list of similarly named settlements potentially indicating a defensive chain at the northern limits of Mercian influence around the rivers Don and Dearne (May and Jessop 2007, 7). Further evidence of a pre-conquest origin for the settlement includes a fragment of a Saxon cross shaft to be found at the otherwise post conquest church (Ryder 1982, 95).

Mexborough's population doubled in size between 1811 and 1821 in response to the development of pottery, glass and lime industries (Hunter 1828, 394). There was even more dramatic growth during the 20th century in response to the development of the surrounding coalfield. The subsequent expansion of the village has greatly reduced the historic legibility of its medieval development. The settlement of New Mexborough to the west may well have been developed across the southern edge of Dolcliffe Common in response to this early growth, the regularity of its plan form is reminiscent of early industrial settlement patterns across much of the exposed coal measures in the Barnsley area.

Mexborough included its own Victorian market place but no medieval market privileges are recorded as being granted. This area is now severed from the current 'historic core' character area by a late 20th century road scheme.

The majority of this unit, which includes the sites of castle, manor and church, is bounded to the north by the common boundary of Doncaster Road (potentially an older 'back lane') and to the south by the South Yorkshire Navigation. The South Yorkshire Navigation may have truncated plots originally laid out to the River Don further south. Historic maps indicate that most buildings were laid out in typical 'linear village' fashion along a central main street lined with narrow perpendicular plots.

Plan Unit I – Church of St John the Baptist

"Some late Norman or Transitional work survives in this much restored church. The three bay north arcade has round unmoulded arches, and some of the chancel lancets are old, the apse being an addition of 1891. Inside is a fragment of a late Saxon cross shaft" (Ryder 1982).

Plan Unit II – Mexborough Castle

SMR record 122 describes this site as "mutilated by landscaping when the site was made into a public park" (between 1903 and 1930). The monument now includes boundary planting, bandstand and war memorial along with the remains of the motte and bailey. The castle is generally believed to

have been constructed to command a site (Straffoth Sands) where the Don can be easily forded. The exterior boundary of this site is clearly related more to the surrounding 20th century development than to any feature related to the castle.

Plan Unit III – Plots to along Church Street

Most buildings in this unit are likely to be of 20th century date, although the two public houses to the south of Church Street date to the late 18th to early 19th century.

Plan Unit IV – Mexborough Canal Side

This site is dominated by a large and imposing building along the canal that is currently used as a wire drawing works. Comparison between the boundary of this site and historic mapping of Mexborough reveals that this site has evolved from the amalgamation of a number of probable historic plots. By 1891 these plots featured farm buildings along the front of Church Street, and orchards and gardens closer to the canal. By 1891, these horticultural areas have become industrialised with the Don Mill (Corn) depicted associated with a crane for the transfer of goods to and from the canal. The present large building appears between 1903 and 1930 with further sheds added in the area of the now demolished residential buildings in the mid 20th century (see also May and Jessop 2007).

To the east of this unit and adjacent to the church is the site of the former Manor House. The present arrangement of industrial buildings dates principally to the late 20th century. Up to 1948 this site is labelled on OS mapping as Manor House with SMR record 471 recording the survival of substantial masonry walls of a possible late medieval / early post-medieval stone structure.

Plan Unit V – East End of Church Street

The present urban form of this area, which has overbuilt earlier linear plots around the castle, dates mostly to the early and mid 20th century with development of semi detached housing first along Church Road between 1903 and 1930 and by 1960 filling most of the polygon. Church Street was straightened between 1891 and 1903.
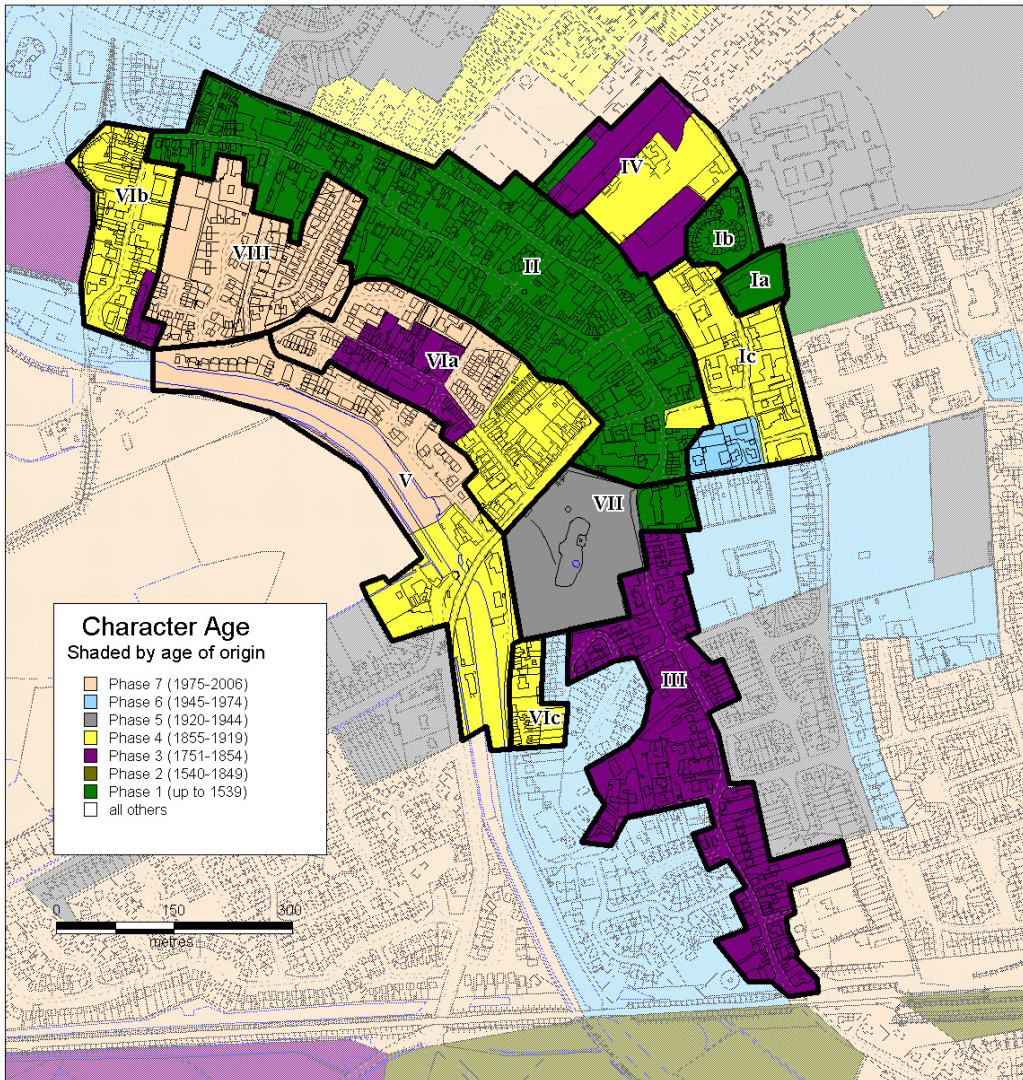
Fragments of earlier urban form survive, such as the possibly 19th century cottages at numbers 43-55 (odd no's), but otherwise there is no legibility of earlier forms or features in this area. The mid 20th century industrial buildings at the east of this unit represent the site of the Bull Green Glassworks in operation from 1879-1893 (Ashurst 1992).

Thorne Complex Historic Town Core

South Yorkshire Archaeology Service
Historic Environment Characterisation Data

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100018816. 2008

Character Age
Shaded by age of origin

- Phase 7 (1975-2006)
- Phase 6 (1945-1974)
- Phase 5 (1920-1944)
- Phase 4 (1855-1919)
- Phase 3 (1751-1854)
- Phase 2 (1540-1849)
- Phase 1 (up to 1539)
- all others

Thorne Historic Core Plan Units

15

Unit Ia and Ib – the Church and Castle

The medieval church of St Nicholas is largely of 12th, 13th and 15th century dates (Pevsner 1969, 509; Ryder 1982, 97). As at Bawtry the dedication to St Nicholas, patron saint of seafarers, is evidence of the importance of the river trade to the town's medieval and later prosperity (Magilton 1977, 71). The north aisle wall shows clear evidence for a pre-conquest building with the 12th century arcades apparently cut through a pre-existing wall. A gap between the most easterly arches and the rest of the arcade may indicate the position of an earlier 'porticus' structure such as has been demonstrated at the Saxon churches of Laughton and Conisbrough (SMR 318 undated).

It has been suggested (SMR 119 undated; Ryder 1982, 97) that the church may have functioned in the 12th and 13th centuries as a chapel within a castle bailey as at Doncaster and possibly at Tickhill.

The only surviving part of Thorne's Norman fortifications is the Scheduled earthen mound to the north of the church known as Peel Hill. No bailey earthworks survive, although 17th century documentary records indicate high status stone built medieval buildings to the south (see Unit Ic 'Stonegate' and English Heritage 1991). The monument is likely to date to the 11th century. A building on the motte is known from Leland's description of the town in the 1530s, when the building was recorded as in use as a prison, although the building was subsequently dismantled during the post-medieval period, possibly for use as building stone (ARCUS 1993, 8).

Unit Ic – Stonegate

Most of the buildings in this unit, which include a 19th century school, Quaker meeting house, and 18th century houses and vicarage, are in institutional use. 20th century housing clearance has reduced the density of the built environment, particularly along Church Street where cleared areas have been reused for car parks and for construction of medical centre and nursing homes. Traces of the older plots set perpendicular to Church Street and Stonegate do however survive despite this amalgamation of some adjacent units. Notes in the SMR (file 119) postulate that this area, with the site of the church, may have represented the original core of Thorne with buildings occupying a putative southern bailey around the castle. Physical evidence of this theory rests on subsidence in a wall to the north of the school building photographed in Nov.1980 and tentatively interpreted as resulting from the settlement of bailey ditch deposits.

Early 17th century documentary references suggest that important medieval buildings stood south of the motte. Casson (27-28) quotes references to the "Hall Garth" (evidently to the west of the church), the "King's Chamber" and the "Chamber over the Outward Gate". The "Gate House" evidently stood in Stonegate not far from the church. The presence of an important group of buildings with a specific gatehouse, in this situation, would suggest that the

Peel Hill motte may have had a bailey to the south providing the focus of early medieval settlement activity.

Unit II – King St, Queen Street, Finkle Street and Silver Street burgage plot series

The regular plot series of thin narrow properties set perpendicular to main streets is typical of other towns believed to have been deliberately planned in the period following the Norman conquest, for instance Bawtry and Tickhill. The majority of this plan unit is related to the parallel roads of King Street and Queen Street / Finkle Street which run from the site of the medieval Thorne Hall in the west to the Market place in the east. The 1825 Enclosure Award map (Haywood 1825) indicates that land to the north of this unit was at this time characterised by long strip enclosures taken from the medieval North Field. The southern boundary for most of the Finkle Street and Queen Street plot series was formed by a post-medieval boating dyke connecting Thorne Moor to the River Don and used during the 18th century for the transportation of turves from the moor (Davies 1998, 11). Mapping prepared for the parliamentary enclosure of the area (Haywood 1825) shows that this boundary separated the town plots from the area of common land known as Horse Fair Green (see plan unit VIa).

The sub-rectangular market place in this unit has an important relationship with both King Street and Finkle Street. These streets make abrupt ninety degree turns at the market place, a feature that has been noted in other planned towns, e.g. at Bawtry and Pontefract (ARCUS 1992, 9) where roads are clearly diverted in order to funnel traffic to the towns' market places.

Whilst the plan form of this area clearly indicates a town of market status, with clear parallels with many known medieval boroughs, there is no documentary evidence for this legal status before 1659 (Davies 1998, 11). By this time the town's trade was benefiting from the drainage of the Hatfield Levels (Hey 1986, 145). Evidence for a medieval precursor to this market can perhaps be inferred from medieval documentary references to Thorne as a town rather than a village and from a 1586 petition for the establishment of "another" market or fair (Stenton 2005b, 8).

Unit III – Ellison Street

This area, to the south of the main historic core area of Thorne, is of mixed historic character, with a mixture of property types and boundary patterns strung out along a winding road. The form of the area on historic maps is similar to a number of loosely nucleated settlements on the fringes of former wetland areas in the Humberhead levels, local examples being Sykehouse, Fenwick, Austerfield and Hatfield Woodhouse where settlement is strung alongside a road running along a raised ridge of gravels. The majority of plots within this area are probably of post-medieval origin - the area was urbanised and enclosed in advance of the 1825 enclosure (see

Haywood's plan of 1825 which depicts the underlying irregular form of this area and Jeffreys' survey of 1774-5). The area is likely to contain significant elements of historic form and character dating to the early 19th century or earlier despite a certain amount of 20th century infilling. The area displays a much less clearly planned layout than the main historic core of Thorne (units Ia, Ib and II) and may represent piecemeal expansion of an original planned layout into the rest of the locally geologically suitable land (Units Ia, Ib, II and III are restricted to an island of raised glacial sands and gravels sitting amongst the historic wetlands of Hatfield Chase).

Unit IV – Relict Strip Enclosures north of Peel Hill

Post-medieval land uses such as orchards allotment gardens and villa housing have preserved the long boundaries of piecemeal 'strip enclosures' in this unit.

These long narrow enclosures, running north east / south west, are shown on historic maps as part of a much larger system of similarly patterned and aligned strips predating the 1825 Enclosure Award for Thorne (see Haywood 1825). These strips were probably enclosed piecemeal from the towns 'North Field' which was originally immediately adjacent to the plots of unit II.

Unit V – Union Road / Thorne Canal Side

This unit is dominated by the Stainforth and Keadby Canal built following an act of Parliament of 1793 (Davies 1998, 12). This watercourse ran to the south of an area of common land known as Horse Fair Green (see unit VIa). Current buildings in the area range from a few 19th century survivals at the south eastern end related to canal traffic to a larger number of late 20th century private houses. The south of the area is cut by a late 20th century flyover. Following construction of the canal this area was occupied by several industrial developments including briefly a railway and station, but principally a shipyard (ibid, 13).

Unit VIa, VIb and VIc – Horse Fair Green

Unit VIa roughly corresponds to the area of Horse Fair Green a former area of common land which, on the basis of place name evidence, may have been the site of a post-medieval horse fair although no definitive documentary evidence has been traced predating the 20th century (Davies 1998, 11). The enclosure of this common (Haywood 1825) was typical of enclosure period layouts, featuring a geometric pattern of regular straight roads and rectilinear enclosures. This still forms the underlying pattern of development in this unit. The small size of the resultant enclosures perhaps indicates that there was already an intention in the minds of the land owners to provide the plots for building grounds – a similar pattern of

enclosure can be inferred at Little Sheffield Moor and at numerous smaller greens and commons throughout South Yorkshire.   Development of row housing, a gas works and a few larger properties was already underway on Orchard Street, Plantation Road and Union Road by 1851, with larger properties fronting South Parade taking advantage of the view across the parkland of Thorne Hall. Unit VIc is similar with isolated examples of terraced housing dating to the second half of the 19th century and possibly related to the growth of industry around the shipyard (Unit V).

Unit VII – **Thorne Hall and Memorial Park**

Thorne Hall is an early 19th century mansion set in parkland. Memorial Park was originally landscaped in the late 19th century, from which period the central lake dates, presumably for and by the occupants of the hall. The park was adopted as a municipal park in the early 20th century following World War I, to which it contains a listed memorial.

Unit VIII – Late 20th century infill around site of former 'Rope Walk'.

Mid to late 20th century housing infill in this unit has largely removed narrow strip enclosures of similar character to those in unit IV in this unit. The cul-de-sac Rope Walk takes its name from an earlier rope walk linked to Dunstan's Shipyard (unit V) the last traces of which were destroyed for its development.

Tickhill Complex Historic Town Core

South Yorkshire Archaeology Service
Historic Environment Characterisation Data

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey
on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to
prosecution or civil proceedings. 100018816. 2008
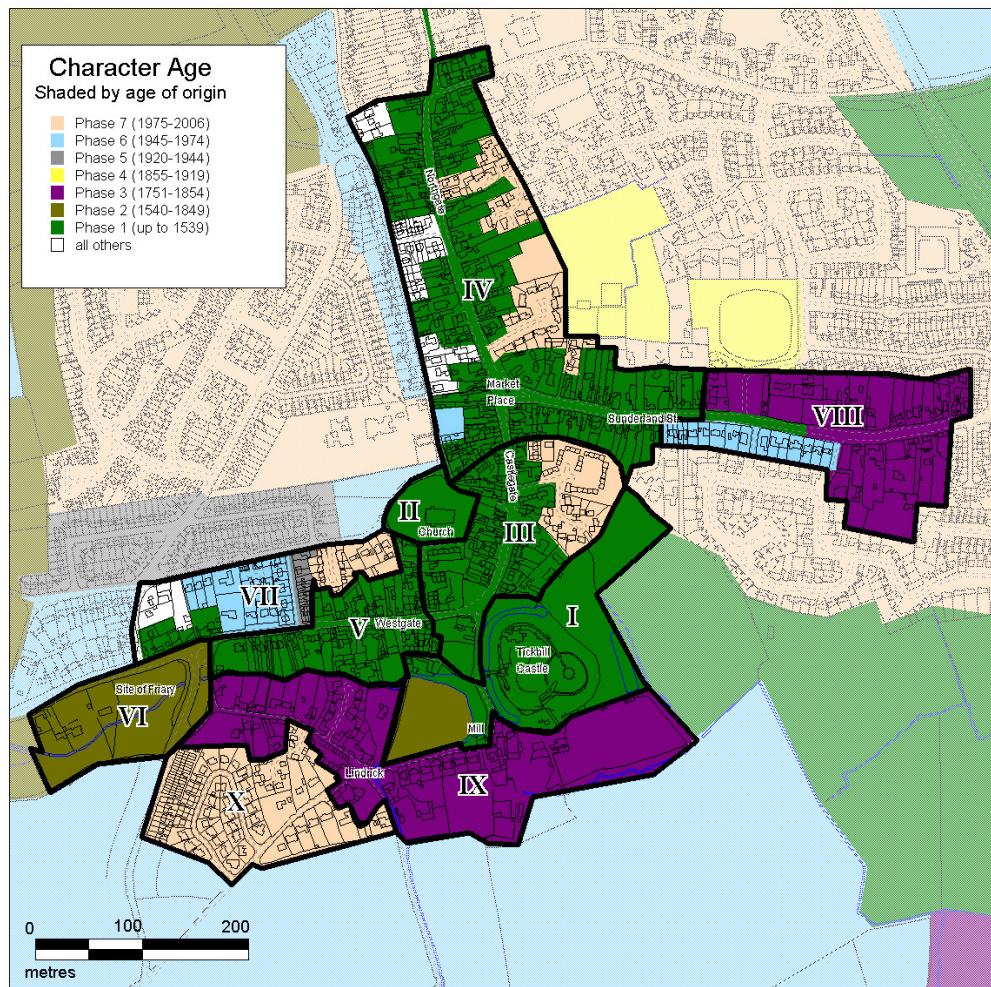
Tickhill Historic Core
Plan Units

Overview

The Domesday survey of 1085 records two locations within the whole of Yorkshire as having urban status by this time – Tanshelf (identified as modern Pontefract) and 'Dadsley' (identified as the precursor settlement to Tickhill) (Hey 1986, 39). The placename Tickhill first appears in the 1109-1119 cartulary of Nostell Priory (Stenton 2005a, 7). The present town is believed to have been re-sited following the Norman conquest, probably from around the site of All Hallows Church (SMR 220) which lies about 1km to the north west of the centre of Tickhill in open countryside. The focus of the new town was a motte and bailey castle, probably built in the late 11th century.

Figure 4: St Mary's Church, Tickhill, viewed from across the Mill Pond

© 2007 John Garfoot and licensed for reuse according to a creative commons license http://creativecommons.org/licenses/by-sa/2.0/

Unit I - Tickhill Castle

Tickhill Castle is an early Norman motte and bailey structure (i.e. a large earthen mound surrounded by one or more earthwork defensive circuits) which excavation evidence has shown was rebuilt in stone during the 12th century (Hey 1979, 48). The church is likely to have been the focus of the early town, providing the centre of administration and military power for the surrounding area.

21

Unit II - St Mary's Church

St Mary's Church is thought to have replaced the earlier church of All Hallows at some time in the 13th century, the date of the earliest architectural features of the building (Magilton 1977, 75). The church's site is significant – the building itself lies at the very edge of the putative 'outer earthwork' of Tickhill Castle, suggested by Magilton (1979, 347). The western boundary of the churchyard was extended in the later 19th century, with New Road replacing an older route much closer to the arc of this possible former castle green area.

The church was subject to major enlargement in the 14th and 15th centuries, including the endowment of 4 chantry chapels[1] (Hey 1979, 51), showing the power and wealth of local merchants in the town.

Unit III - Castlegate

The Castlegate area lies within the possible outer bailey of Tickhill Castle and to the south of the best-defined area of burgage plots within the town (Unit IV). The interpretation of this area as an outer bailey corresponds with a variety of evidence including that of place-names Castle Green (formerly attached to an open space east of Castlegate now infilled by the late 20th century Castle Close) and Sunderland (St) which can mean "land cut off" (Magilton 1979, 347). The backs of properties to the south of Sunderland Street all correspond to the common boundary of this plan unit.

This plan unit does not feature 'back lanes' associated with the short plots fronting the street and there appears to be less regularity in their planning than in the Northgate unit (Unit IV). Magilton has suggested that occupation of this area may be of later date than that immediately outside this plan unit, with the area *"in the vicinity of the castle… deliberately kept clear for defensive reasons"* (ibid). This suggestion is based on evidence from the excavation of two plots in this area by PC Buckland and RF Smith in 1973 indicating late medieval or early post-medieval land allotment (Thorp 1974, 149).

This area includes Tickhill Mill, which is probably the successor to a medieval castle mill.

Unit IV – North Gate

The North Gate plan unit comprises two main streets - North Gate and Sunderland St which converge on a triangular market place just to the north

---

[1]'Chantries' were chapels provided for the exclusive purpose of saying prayers for the souls of their founders, who endowed parcels of their estates 'in perpetuity' for the support of a priest.

of the Castlegate plan unit. The plot series associated with these streets are more regular in their layout than those in any of the other plan units of Tickhill. To each side of the main streets are arranged many long narrow plots with main buildings fronting directly to the street and common boundaries shared by the 'back' end of the plots. Since at least the mid 19th century, North Gate has featured 'back lanes' along both the west and east extents of its plots, although it is not known if these are original medieval components of the town plan.

There is a clear increase in the density of plots to the west of the market place, which may have reflected the increased demand for plots fronting on to this area.   Settlement activity associated with these plots has been dated archaeologically to the 13th and 14th centuries (Boucher 1995, para 5) Magilton's 1977 survey noted a large number of notable historic structures and features throughout this plan unit (p75-80) including most notably the timber framed medieval Hospital of St Leonard (PRN 223), the probable medieval market place and a number of timber framed survivals.

Late 20th century infill has generally been limited to the rear end of the traditional plots (sometimes creating a new street frontage along the back lanes) and, with the exception of the cul-de-sac development of St Leonards, has not always retained the perpendicular plot boundaries characterising the medieval layout.

Unit V – West Gate

It is difficult from the 19th and 20th century mapping of Tickhill to deduce if the plan form of this unit, which hints to a regular burgage layout bounded by a stream to the south of the main street, was once as regular as unit IV. It is possible that the expansion of Clarel Hall and its grounds (see unit VII) may have truncated and removed plots to the north of West Gate.

Unit VI – Site of Tickhill Friary

This unit shows the site of an Augustinian Friary established by the middle of the 13th century (Magilton 1979, 346). Some architectural fragments of the friary complex are incorporated into a house here (Hey 1979, 50). This property has been in residential use since the dissolution of the Augustinian Friary of Tickhill in 1538 (Magilton 1978, 79). The last major reordering of this plan unit probably took place during the 19th century including landscaping of surrounding grounds. During the life of the religious foundation the friary is likely to have been related to a larger complex of precincts and buildings including a mill site to the north west.

Unit VII – Site of Clarel Hall

If plan unit V (West Gate) was ever associated with burgage style plots to both its north and south then they had by the time of the town's first detailed mapping by the OS been cleared and replaced by the large Clarel House its grounds and surrounding surveyed enclosures. Clarel House was the medieval manor house of Tickhill (Hunter 1828, 224). At the time of Hunter there were still extant buildings on this site but by the mid 19th century the site had been cleared. In the 20th century this area has been infilled with suburban housing.

Unit VIII – East end of Sunderland Street

19th century maps of Sunderland Street show that the regularity of the burgage plot series that can be seen to its western end, was less clear towards its eastern end. It may be that this is a product of late medieval or post-medieval settlement contraction, or that the medieval settlement was merely less planned in this area.   By the late 19th century the dominant characteristics of this area were large villa properties standing in their own grounds. It is possible that these plots originated as former burgages progressively amalgamated to form larger properties.

This area maintains a lower property density than most other residential areas of the historic core, although its density has been increased over the 20th century by the construction of detached properties, for instance those along the south side of Sunderland Street between numbers 49 – 79 which are typical of early to mid 20th century ribbon development properties across the UK.
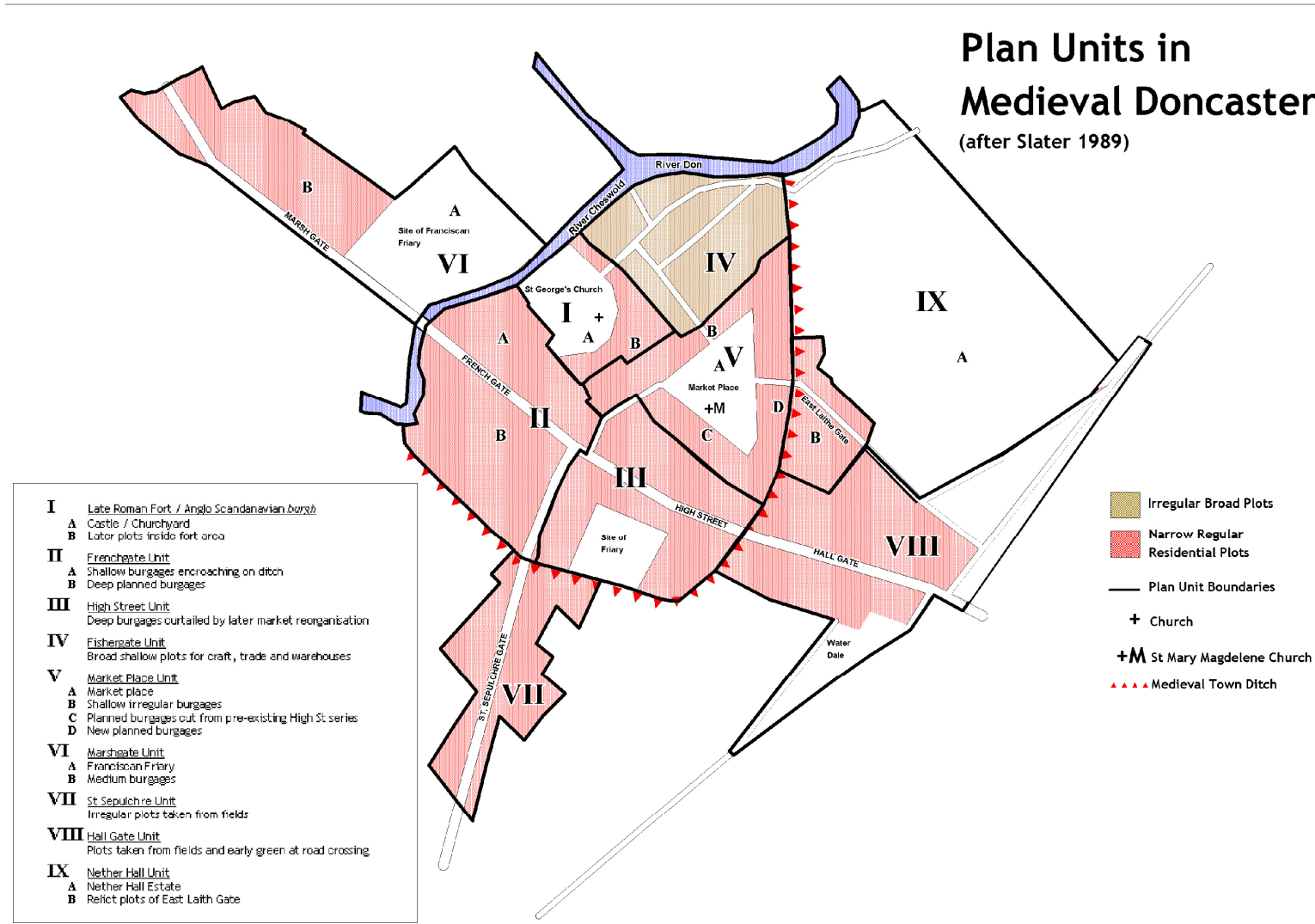
Unit IX – Lindrick

Probably developed in the post-medieval period as a settlement area, the district known as Lindrick is set to the south of the Paper Mill Dike defining the common southern boundary of the plots along Westgate. The angularity of the streets that meet at Lindrick Square and the regular enclosures shown on 1854 OS mapping as orchards and nurseries, is suggestive of other small commons in South Yorkshire enclosed at the time of Parliamentary enclosure.   Some of the oldest housing in this unit is the row of high density row housing at Lindrick Square. Originally one of two similar rows this housing is typical of row housing built across South Yorkshire, particularly in North Sheffield and Barnsley in the 19th century to house industrial workers. This example may be related to a contemporary limestone quarry sited 150-200m to the west.

The rest of this plan unit appears to have developed over the 19th and 20th centuries as villa housing, mostly respecting the earlier property boundaries and road pattern.

Unit X – Lindrick Close

Mostly late 20th century detached housing developed with little regard to historic field boundaries. Included due to its isolation from other suburban areas of the town.

Plan Units in Medieval Doncaster
(after Slater 1989)

Legend (Plan Units):

I Late Roman Fort / Anglo Scandanavian *burgh*
  A Castle / Churchyard
  B Later plots inside fort area

II Frenchgate Unit
  A Shallow burgages encroaching on ditch
  B Deep planned burgages

III High Street Unit
  Deep burgages curtailed by later market reorganisation

IV Fishergate Unit
  Broad shallow plots for craft, trade and warehouses

V Market Place Unit
  A Market place
  B Shallow irregular burgages
  C Planned burgages cut from pre-existing High St series
  D New planned burgages

VI Marshgate Unit
  A Franciscan Friary
  B Medium burgages

VII St Sepulchre Unit
  Irregular plots taken from fields

VIII Hall Gate Unit
  Plots taken from fields and early green at road crossing

IX Nether Hall Unit
  A Nether Hall Estate
  B Relict plots of East Laith Gate

Map key:
- Irregular Broad Plots
- Narrow Regular Residential Plots
- Plan Unit Boundaries
- + Church
- +M St Mary Magdelene Church
- ▲▲▲ Medieval Town Ditch

Map labels: River Don, River Cheswold, MARSH GATE, Site of Franciscan Friary, St George's Church, FRENCH GATE, Market Place, East Laithe Gate, HIGH STREET, HALL GATE, Site of Friary, ST. SEPULCHRE GATE, Water Dale

Doncaster Complex Historic Town Core

Overview

Analysis of the town core of Doncaster was first undertaken by TR Slater as part of the monograph series dealing with the archaeology of the town produced in the 1970s and 1980s (Slater 1989). More recent excavation of sites in the town has tended to confirm Slater's conclusions. This analysis will be summarised below, used mapping of the town from the late 18th and early 19th century to define nine 'plan units' based on 'Conzenian' principles of analysis (Whitehand 2001).   Conzenian analysis is based on the notion, termed the 'Morphological Frame' (ibid, 106), that pre-existing property boundaries exercise a significant influence on subsequent development either by direct reuse of established plots or by the subsequent continuation of their alignments by later development. Detailed consideration of the relationship between the different 'plan units' can then be used, together with evidence from placenames, historical evidence, analysis of standing buildings and the results of archaeological intervention, to elucidate the history of the overall plan of an urban area.

Summary of Slater's analysis units:

Plan Unit I

The earliest influences on the historic plan of Doncaster can be traced to the Roman period. Excavations have shown that a Roman fort with at least two phases of ditches was centred on the present site of St George's Church (Buckland and Magilton 1986, 23-30). Also, the alignment of High Street and Frenchgate is believed to have been first established as a part of the Roman Road from Lincoln to York. The early fort is believed to have been constructed c.71AD before abandonment in the early 2nd century. In around 160AD a smaller fort on the same alignment was built with sand and gravel ramparts. This fort was re-garrisoned in stone in the late 3rd or early 4th century before a period of decline characterised by the breakdown of grid planning and the development of probable garden soils dating from the mid 4th century (Magilton 1977, 34). The site, which abutted the River Cheswold, thought by Buckland and Magilton to be the likely historic course of the Don (1986, 12), controlled a strategically important crossing place. Similar crossing points of the Don were fortified at Templeborough and Rossington Bridge.
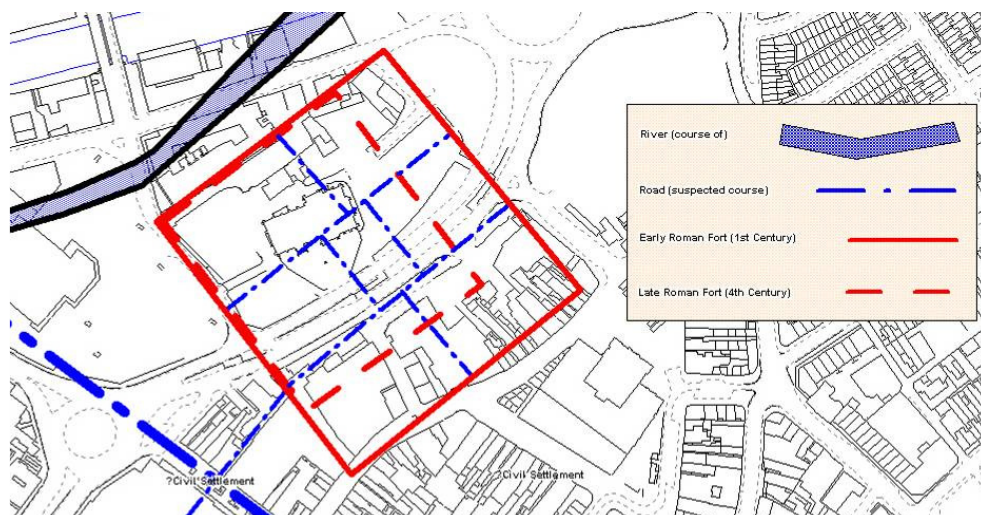
Figure 5: Location of Roman fort ditches and roads (after Babtie 1999)
© Crown copyright. All rights reserved. Sheffield City Council 100018816. 2007

The strategic importance and continued visibility of the site in the landscape are further demonstrated by at least two probable Anglo-Saxon or Anglo-Scandinavian re-fortifications of the site, archaeologically known from two large ditches excavated in the 1970s (Buckland *et al* 1989, 72). These ditches lie to the outside of the later Roman defences and within the earlier circuit on the southern and eastern sides of the earlier fort. Waterfront features, including a Saxon quayside, were discovered during excavations to the east of this enclosure within the Fishergate plan unit (see Unit IV) in the early 1990s (Lilley 1994, 36).
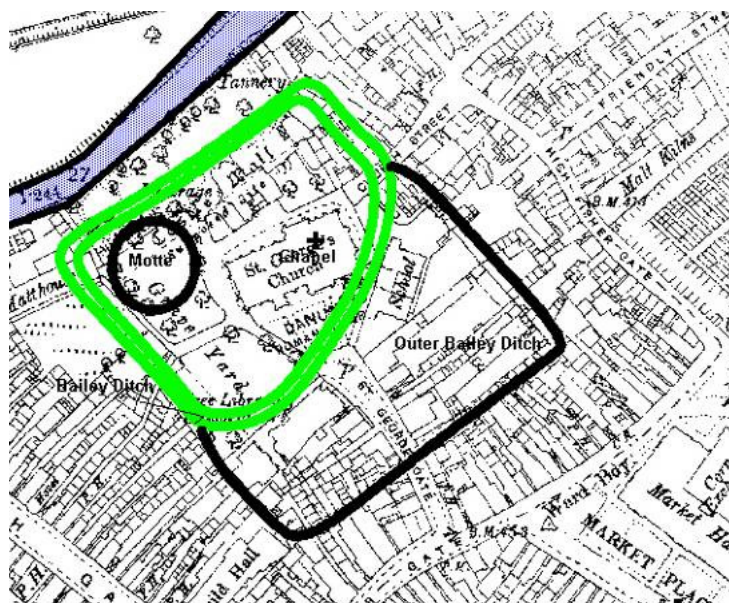

Figure 6: Reconstruction of the Roman fort / Saxon 'burgh' enclosure as a Norman motte and bailey castle. Historic map © and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2008) Licence numbers 000394 and TP0024

28

The final phase of the fortification of this 'stronghold' area was the construction of a castle motte in its north-western corner, probably following the Norman Conquest. The earthworks of the castle's bailey ditches have been archaeologically recorded on three occasions (Magilton 1977, 34).   The castle is known to have had two circuits of bailey ditch – an inner bailey whose line approximated to that mapped as the boundary of the churchyard by the 1854 OS – and an outer bailey consisting of a ditch dug to the outside of the later Roman rampart and thrown up over the 4th century walling (ibid).

This defensive unit at the heart of the early Norman town forms the basis of Slater's plan unit I. St George's Church is thought to have been developed in the 13th century (Magilton 1977, 34), perhaps at the same time as the planning of the market place (Unit V). It has been suggested (Magilton 1977, 34; Slater 1989, 52) that St George's originated as a castle chapel, eventually being promoted to parish church status at the expense of the older St Mary Magdalene's.

Comparison of the location of these phases with 19th century mapping shows the clear influence of the bailey earthworks on the resultant plan form. Slater's unit IV, the irregular waterside tofts of the Fishergate unit, terminate against the north eastern ditches. To the south east, the regular burgages of unit V^B (Baxter Gate) also approximate to the line of the Norman ditch. To the south west, a similar relationship can be seen between the line of the castle ditches and unit II^A – although by the late 18th century these plots had begun to encroach on the ditch. Within the outer bailey (Slater's plan unit I^B) the plots are likely to post date the disuse of the castle – excavation in this area (Buckland and Magilton 1989, 170) showed that the plots depicted by the 18th and 19th centuries in this area were probably post-medieval in origin.

Plan Units II and III

These plan units identify an area of burgage plots, still clearly shown on 1890s mapping.

These very long burgage plots fronting, on to French Gate and High Street, are predominant despite the presence of intersecting streets all of which have smaller plot series (Slater 1989, 53). This plan form, in common with similar developments in other towns, is commonly assumed to be a result of centrally organised planning that required an element of compulsion or cooperation in order to mitigate against the re-arrangement of earlier properties. The placename French Gate has been taken as evidence that this (re)planning was undertaken on behalf of Norman settlers (Magilton 1977, 35; Buckland *et al* 1989, 32). This street name can be traced back to 1159 (Smith 1969, 30).
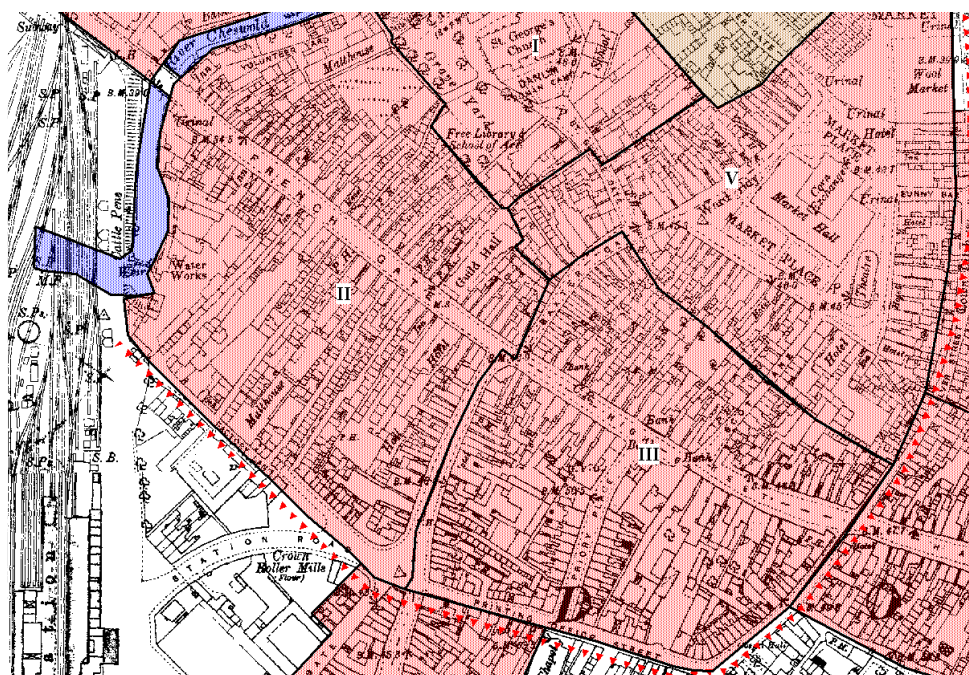
Figure 7: Plan units II and III overlain on 1893-94 OS 25inch: 1mile data
© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2008) Licence numbers 000394 and TP0024

To the south-west of this plan unit the plots were bounded, in advance of the construction of the Frenchgate / Arndale centre, by the streets Factory Lane and Printing Office Street which are though to perpetuate the line of the medieval 'Bardyke' or town ditch.

Plot series II[A] was considered by Slater to have gradually encroached on the castle ditch after its defensive role passed and the site redeveloped as a churchyard. The line of the castle ditch and possibly parts of the Roman wall were apparently still visible in gardens to the east of Frenchgate in the mid 19th century (Buckland, Magilton and Hayfield 1989, 99).

Plot series to either side of High Street, however, are though to have been shortened during the medieval period. To the north east the planning of a putative new market place (see below – Unit V) is believed to have cut through earlier plots focussed on High Street in around 1200AD. Further truncation of the original layout can be inferred at the back-lands of the series to the south west of High Street, (the approximate current area of Priory Place where the Carmelite Friary was established by 1346 (ibid, 106). This area is largely open on most of the historic maps of the area until its development as Priory Place (HSY 5823) in the 19th century. The friary was recorded at the dissolution as possessing a dove-cote and other houses within its grounds and an adjacent walled garden or orchard (ibid). The remaining buildings were probably demolished in the 17th – 18th centuries

with map and archaeological evidence supporting the maintenance of horticultural uses of the site in the post-medieval period (Atkinson 1992).

Plan Unit IV

Unit IV represents the Fishergate quarter of the city, now almost entirely cleared of the plan form on which Slater's analysis was based.
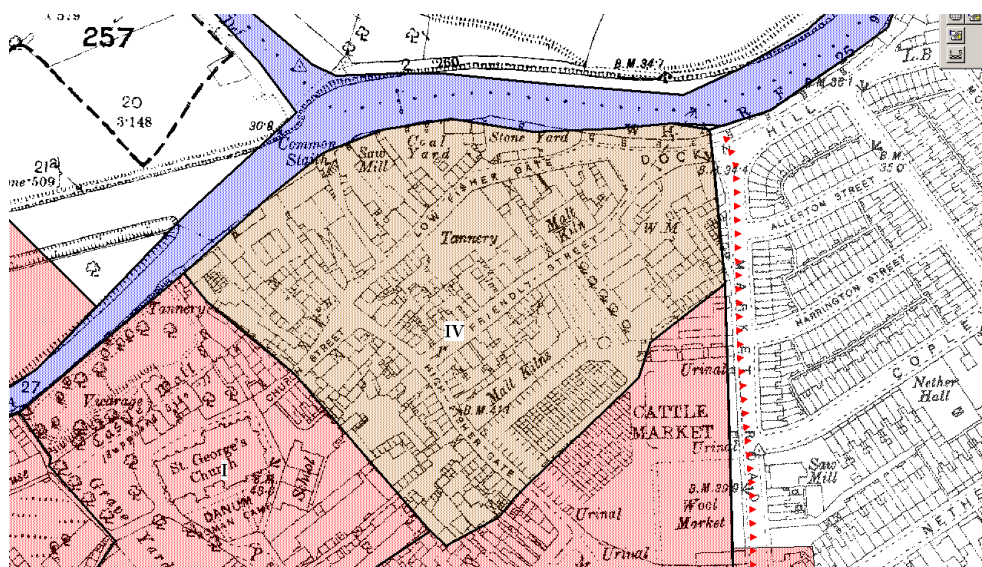

Figure 8: Plan Unit IV
© and database right Crown Copyright and Landmark Information Group Ltd (All rights reserved 2008) Licence numbers 000394 and TP0024

The irregular streets and plots shown in this area on historic plans were probably populated during the medieval period by timber framed buildings on stone foundations. There are strong indications, from excavation and documentary sources, of industrial occupation related to medieval waterfront activity. This waterfront was also preceded by a Saxon quay discovered through excavation (Lilley 1994, 36).

The findings of the excavations during the 1990s fit neatly into the picture drawn by Slater's analysis which interprets the former streets of "Low Fisher Gate and Friendly, formerly Friendless Street leading down to the wharves to beside the Don, [as] suggest[ing] early and irregular development". Slater bases his phasing of this part of Doncaster on evidence for the diversion of the putative former line of High Fisher Gate / East Laithe Gate (originally leading directly to this quarter) by the construction of the market place.

The former placename Friendless Street may refer to the predominance of industrial activities in this area. "[A] piece of ground called Tanhouse Yard" is referenced here in 1597-8 (Appendix 18 in Lilley 1998) with references to tanners, boat keeping, a skin yard, timber yard coal yard and other activities continuing throughout the post-medieval period. The land between Fishergate and the river is described in post-medieval documents as "the Common Lane" or "Common Shore" indicating an area for docking and wharves which were subject to common rights of use (ibid).

Plan Unit V

Central to Slater's analysis of the plan form of Doncaster is his phasing of the Market Place unit. Slater argues that the Market Place was the result of deliberate planning, with the laying out of three regular series of burgage plots in a triangle around the medieval church of St Mary Magdalene. This interpretation is based on the apparent diversion of an earlier street (High Fishergate / East Laithe Gate) into the market place and the possible truncation of plots along the east side of High Street to form new plots facing the market place. Slater conjecturally suggests that this re-planning occurred around the 1190s at a time concurrent with the granting of increased urban privileges to the town (Slater 1989, 49-50).

The site of the market place may well have developed as a result of traditional market privileges within and around the churchyard of the former St Mary Magdalene, as occurred in a number of medieval market towns such as Boston (Harden 1978), Richmond and Salisbury (Hindle, 1990). This church is generally accepted (Buckland *et al* 1989, 49; Belford 1996, 2) to have developed from a pre-conquest foundation and to have been the original parish church of Doncaster. It is thought from the presence of burials and a churchyard at St Mary's (in part excavated - Belford 1996) that this church originally held parochial status until downgraded in favour of St George's after the appropriation of Doncaster by St Mary's Abbey in York in 1303 when these privileges are thought to have been transferred (ibid, 2).

Following the putative loss of parochial status of the church it operated as a chantry chapel until the dissolution of intercessionary institutions in 1548 (ibid). Following the seizure of the chapel by the state, it passed through private hands until eventual redevelopment by the 17th century as a Town Hall and Grammar School.

The post-medieval period saw the development around the former church of 'market accretion' buildings, as temporary stalls were replaced piecemeal by more permanent structures. These buildings are visible on historic plans from 1786, 1820, 1828, and 1832 (Figs 4-7 in Ford 2006). The built structure of the market place was cleared and rebuilt (allowing detailed engravings to be made of the surviving fabric of the church – see SMR 415) in the mid 19th century when the current Market Hall and Corn Exchange were developed.

Plan Unit VI

Plan Unit VI lies within the area of a former island probably created by the digging, in either the Roman or medieval period of the Mill Dyke section of the river Don (as mapped in 1854 by the OS first 6 inch edition) to the north and the river Cheswold to the south.

Unit VI[A] shows the supposed area of the precincts of a Franciscan Friary established on the north bank of the Cheswold at some time before 1290 when Pope Nicholas IV granted indulgences to those visiting their church (Buckland *et al* 1989, 131).

The precincts of the Friary probably equated to the enclosure shown on the 1828 Corporation plan of Doncaster as the Friary Minors (in Ford 2006, Fig 6)

Unit VI[B] shows the area of Marsh Gate, a potentially medieval suburb described by Slater in his town plan analysis (Slater 1989, 54-55). These plots, depicted on historic maps up until the 20th century, lay outside the core of the town (defined by the Cheswold to the north and the area enclosed by the medieval Bar Dike) but within the bounds of the medieval borough as marked by stone crosses (ibid, 54).

Slater considered this suburban development to have been, "a potentially late development … primarily of poorer townspeople, the poor living conditions [this area being poorly drained and liable to flooding] being balanced by the attraction of a main road and its trading possibilities" (ibid, 55).
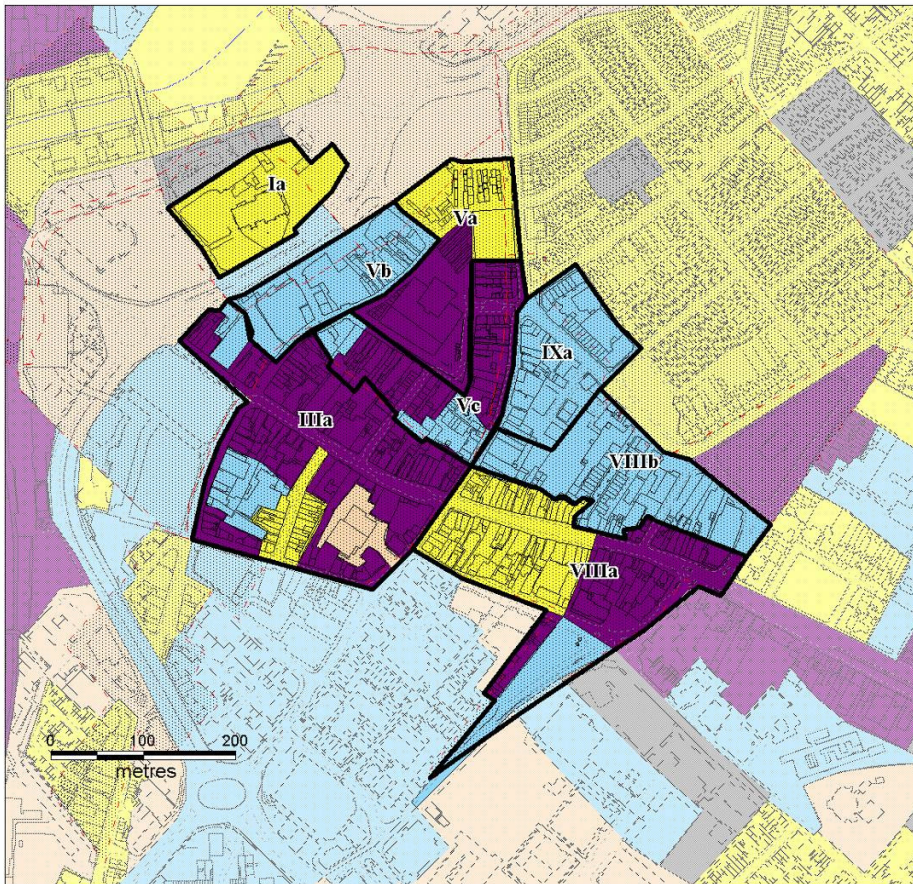
The medieval burgage plan was principally situated on the east side of Marsh Gate road which follows the course of the Roman road until it diverts to meet the river crossing of St Mary's Bridge (on the site of a medieval predecessor).

Plan Units VII, VIII and IX

Plan Units VII, VIII and IX[B], all lie outside the medieval Bardyke, and were considered by Slater to represent further medieval suburbs developed across and within former field systems on the fringes of the town where major roads left the defended area. Plan unit VIII includes a diamond shaped former green, believed by Slater to be sited at the junction of two Roman roads (Slater 1989, 57).

South Yorkshire Archaeology Service
Historic Environment Characterisation Data

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office.
© Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100018816. 2007

Character Age
Shaded by age of origin

- Phase 7 (1975-2006)
- Phase 6 (1945-1974)
- Phase 5 (1920-1944)
- Phase 4 (1855-1919)
- Phase 3 (1751-1854)
- Phase 2 (1540-1749)
- Phase 1 (up to 1539)
- all others

— Historic Town Core Plan Unit Boundaries
  Boundaries of Slater (1989) plan units

Doncaster Historic Town Core Plan Units

Review

Doncaster represents the most intensively archaeologically studied urban area within South Yorkshire, largely as a result of an intensive 'rescue archaeology' programme undertaken in response to major redevelopment of the town centre in the 1960s and 1970s (Buckland and Magilton 1986; Buckland *et al*1989). This redevelopment included the construction of the Arndale (now the Frenchgate) shopping complex and the major urban dual carriageway system represented by Church Way/ Trafford Way and their associated interchanges.

The publication of the results of this research programme included a detailed 'plan-form' analysis of the medieval town area (Slater 1989) which is summarised above. This analysis is of immense use in elucidating the development of the town from the Roman period to the 19th centuries, however, comparison of its plan units with the current town shows quite clearly that following the late 20th century redevelopments only a small area of the town can trace its present form back to this medieval root. This area of greater historic legibility forms the current 'Doncaster Historic Town Core' character area. Outside this area, particularly to the north and west, the medieval character of the town has been largely overwritten by that of the 'Replanned Doncaster' character area.

The labelling system for the plan units in this area follows that used by Slater for the medieval plan form of the town although changes to the plan in the last two centuries mean that there is not a complete correspondence between the two analyses.

Current Plan Unit Ia – The Minster Precincts

Slater's plan unit I traced the influence of a rectilinear defensive enclosure first established as a Roman fort, but subsequently refortified in the Anglo Saxon / Anglo Scandinavian and Norman periods, which eventually evolved into the site and churchyard of the medieval parish church of St George. The boundaries of the churchyard continued to approximate to the inner bailey of the Norman castle until the late 20th century.

The medieval church of St George was destroyed by fire in 1853 (Pevsner 1967, 181). Map evidence points to the present structure having been constructed on or closely following the footprint of the medieval building, although comparison of the modern building and the older structure as depicted on an engraving of the ruins of its predecessor (in SMR file 457) shows that the present building is substantially taller. Further changes to the site came in the early 20th century, when the river Cheswold, redundant since the digging of the 'New Cut' of the South Yorkshire Navigation to the north, was infilled, allowing for the construction of the Technical College and College of Art, although the northern and western boundaries of the churchyard continue to approximate to the edges of the earlier defensive site.

To the east of the current plan unit the churchyard was extended in the later 20th century following the demolition of buildings along Church Street, outside the limits of the Norman defences and within the area of medieval settlement allocated by Slater to the Frenchgate unit. This area is now part of the lawns around the minster, although the boundary of the former unit is still legible on the ground following the excavation and display of a length of Roman wall following the 1970s excavations.

To the south of the current plan unit, the area of the historic defensive enclosure was truncated in the 1960s by the construction of Church Way. This work removed all traces of Slater's unit subdivision I[B] which had evolved from late or post-medieval infilling of an area immediately outside the medieval churchyard.

Current Plan Unit III – High Street

This plan unit is underlain by a strong pattern of burgage plot boundaries set perpendicular to the main street – which itself is believed to fossilise the route of a Roman road from Lincoln to York.   The current built character of this burgage area includes hotels, inns, banks and shop-fronts dating to the 19th and 20th centuries and includes a number of listed buildings. Before the construction of the Arndale / Frenchgate centre in the late 1960s a similar pattern of plots extended along both sides of Frenchgate to the north west in Slater's unit II. Only a very few plots of this unit now survive and have been included within this current plan unit.

To the south of High Street there are interruptions to the burgage plot series. Priory Place dates to the mid 19th century and replaced an area opened up in the medieval period by the construction of a Carmelite Friary, whilst other areas of traditional plots, cleared during the 20th century, have been replaced by a restaurant and telephone exchange.

Current Plan Unit V – Market Place

The post-medieval and modern development of the 'Market Place' unit has generally continued the basic form established in the medieval period of a triangular open space surrounded by regular plot series to each side. Plan unit subdivision Va includes the central area of the medieval Market Place in addition to the northern corner of the plan unit where traditional plots were cleared in the mid 19th century for the construction of the Wool Market of 1861-3 (Listed building legal description).

The central area is dominated by the mid 19th century Market Hall and Corn Exchange which were developed on the site of buildings developed piecemeal during the late medieval and post-medieval periods. These included an earlier town hall and grammar school which had been built around the remains of St Mary's Church (Belford 1996).

Plan unit Vb has experienced major change in the 20th century, particularly to its western end. Many of the former narrow plots have been cleared or amalgamated for redevelopment as large stores. This has led to the enlargement of the original medieval unit and buildings encroaching onto the area of the fort / burgh complex to the north.

Current plan unit Vc has the clearest surviving narrow plot series of this unit, corresponding broadly to Slater's units V^C and V^D. Most plots in this subdivision are likely to have had their buildings renewed in a piecemeal fashion during the 18th, 19th and 20th centuries although the presence of earlier cores surviving behind later frontages cannot be discounted.

Current Plan Unit VIII – Hall Gate

Within this current plan unit the narrow burgage plots that characterised the medieval or post-medieval suburb of Hallgate described by Slater (1989, 57). These are best represented today in current plan unit VIIIa mostly to the south of Hall Gate, as late 20th century clearance and redevelopment in unit VIIIb has generally truncated and erased similar patterns to the north of Hall Gate. The triangular greens to the east of this unit, thought by Slater to have developed at the crossing of two Roman roads (ibid) remain as urban patterns within the current plan, although the most northerly has been included within the 'Doncaster Town Field Suburb' character area, due to its redevelopment in the early 19th century as the site of Christ Church.

Current Plan Unit IXa – Hall Gate

This unit has been redeveloped in the mid 20th century with little legibility of earlier plot patterns carried into the current layout. Legibility of the former East Laith Gate suburb is now restricted to the road pattern only. The remainder of Slater's plan unit IX was developed in the later 19th century with the grid iron terraced housing which now characterises the 'Wheatley Terraced' character area.

Bibliography

ARCUS   1992   *Thorne Town Centre Re-Development: An Archaeological Desk-Top Survey* [unpublished]. ARCUS for Thorne-Moorends Town Council.

Ashurst, D.   *1992*   The History of South Yorkshire Glass. *Sheffield: JR Collis Publications.*

Belford, P.   1996   *An Archaeological Investigation at The Corn Exchange, Doncaster* [unpublished]. Sheffield: ARCUS.

Boucher, A.   1995   *Market Place, Tickhill- Archaeological Evaluation* [unpublished]. Morley: ASWYAS for Mrs S Cowan – available for consultation by appointment at SYAS SMR.

Buckland, P.C. and Magilton, J.R.
                  1989   *The Archaeology of Doncaster 1: The Roman Civil Settlement*. Oxford: BAR British Series 148.

Buckland, P.C., Magilton, J.R. and Hayfield, C.
                  1989   *The Archaeology of Doncaster 2. The Medieval and Later Town*. Oxford: BAR British Series 202.

Buckland, P.C.
                  1986   *Roman South Yorkshire: A Source Book*. Sheffield: Department of Archaeology and Prehistory, University of Sheffield.

Butler, L.   1976   The Evolution of Planted Towns after 1976. *In*: M.W. Barley (ed.), *The plans and Topography of Medieval Towns in England and Wales*. York: Council for British Archaeology. – (CBA Research Report no 14).

Casson, W   1874   *The History and Antiquities of Thorne, with some account of the drainage of Hatfield Chase* [third edition] Thorne: S Whaley.

Collis, K.   1996   Documentary Evidence. *In*: J.A. Dunkley and C.G. Cumberpatch (compilers), *Excavations at 16-22 Church Street, Bawtry*. Oxford: Tempus Reparatum – (BAR British Series 248), 184-191.

Cumberpatch, C. and Robbins, G.

1998   *Results of a desk-based study of the archaeological character of Conisbrough Riverside* [unpublished]. Sheffield: Dr C G Cumberpatch for DMBC.

Davies, G.   1998   *Archaeological Desk-based Assessment of Land at Union Road, Thorne, South Yorkshire* [unpublished]. ARCUS for Bellway Urban Renewal Ltd.

Doncaster MBC

undated   *Bawtry Hall: a brief history from information supplied by Mr Leslie Smith of Doncaster: Doncaster MBC Museums and Arts Service Publication no 52.* Doncaster: Doncaster MBC.

English Heritage

1991   *Schedule Entry Copy: Peel Hill motte and bailey Castle, Thorne* [scheduled monument legal description]. London, English Heritage.

Haywood, J.   1825   *Hatfield, Thorne, Fishlake, Stainforth and Sykehouse Enclosure Award Plan.* [unpublished microfilm copy of original 12 chains to the inch plan held by Doncaster Archives] Sheffield Archives reference A152/3

Hey, D.   1979   *The Making of South Yorkshire*. Ashbourne: Moorland Publishing Company.

Hey, D.   1980   *Packmen, Carriers and Packhorse Roads.* Leicester: Leicester University Press.

Hey, D.   1985   *Yorkshire from AD 1000*. Harlow: Longman Group Limited.

Holland, D.   1977   *Changing Landscapes in South Yorkshire*. Doncaster: Derek Holland.

Holland, D.   1999   Bawtry: History in the Townscape. *In*: B. Elliott (ed.), *Aspects of Doncaster 2*. Barnsley: Wharncliffe Books, 169-174.

Hunter, J.   1828   *South Yorkshire*. Sheffield: Joseph Hunter.

Jefferson, P.   1813   *Archaeological Desk-Based Assessment of land near Bawtry Hall, Bawtry, South Yorkshire* [unpublished] Sheffield, ARCUS for CG Property.

Jeffreys, T. 1775   *The County of York* [reproduction map] 1 inch to the mile, Margary- 1977.

May, R. and Jessop, O.
        2007   *Archaeological Desk-Based Assessment, Coltran Engineering, Church St, Mexborough* [unpublished]. Sheffield: ARCUS for Coltran Products Ltd.

Magilton, J.R. 1977   *The Doncaster District: An Archaeological Survey.* Doncaster: Doncaster MBC Museum and Arts Service.

Magilton, J.R. 1979   Tickhill: The Topography of a Medieval Town. *Transactions of the Hunter Society,* **10,** 344-349.

Munford, A.   2003   *Iron and Steel Town - An Industrial History of Rotherham.* Stroud: Sutton Publishing Ltd.

O'Neill, R.   2004   *Archaeological Investigations at Wellgate (Areas A, B and C), Conisbrough, Doncaster, South Yorkshire: Final Report* [unpublished]. ARCUS for Doncaster Metropolitan Borough Council, Hallam Housing Society and South Yorkshire Housing Association.

O'Neill, R. and Jackson, R.
        2007   *Archaeological Watching Brief at Bawtry Hall, Bawtry, Doncaster, South Yorkshire* [unpublished]. Sheffield: ARCUS for Brett Homes (Yorkshire Ltd).

Pevsner, N.   1969   *Yorkshire: The West Riding* [second edition with E Radcliffe]. Harmondsworth: Penguin.

Ryder, P.   1982   *Saxon Churches in South Yorkshire.* Barnsley: South Yorkshire County Archaeology Service, South Yorkshire County Council.

Slater, T.R.   1989   Doncaster's Town Plan: An Analysis. *In*: P.P Buckland, J.R. Magilton and C. Hayfield, *The Archaeology of Doncaster 2.The Medieval and Later Town.* Oxford: BAR British Series 202, 43-61.

Smith, A.H.   1969   *The Place-names of the West Riding of Yorkshire: Part One.* London: Cambridge University Press.

SMR 119   undated   *Peel Hill, Thorne*. [unpublished monument record sheet] in SMR backup file 119, SYAS Sheffield.

SMR 318   undated   *St Nicholas' Church Thorne* [unpublished building analysis] in SMR backup file 318, SYAS Sheffield. (probably by PF Ryder during early 1980s)

Stenton, M.   2005a   *Archaeological Desk-Based Assessment of Stonebridge House, Tickhill, South Yorkshire* [unpublished]. ARCUS for Building Link Design.

Stenton, M.   2005b   *Archaeological desk-based assessment of the former Express Dairy depot, Queen Street, Thorne, South Yorkshire* [unpublished]. ARCUS for Building Design Services Doncaster.

Thompson, M.W.
                1971   *Conisbrough Castle, Yorkshire [pamphlet]*. London: HMSO.

Thorp, F.   1974   The Yorkshire Archaeological Register 1973. *Yorkshire Archaeological Journal, vol. 46,* 141-157.

Formatted: Bullets and Numbering