

**8-9 HALL GATE, DONCASTER, SOUTH
YORKSHIRE:
AN ARCHAEOLOGICAL BUILDING
APPRAISAL**



**CS Archaeology
June 2008**

On behalf of: Mr D Bird
Atherton & Godfrey Solicitors
8 Hall Gate
Doncaster
DN1 3LU

National Grid Reference (NGR): SE 5771 0326

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Frontispiece: The part Georgian street frontage of 8-9 Hall Gate, June 2008

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1 SUMMARY

- 1.1 This report has been written in response to a condition of Planning Consent (Application Number 07/01358/LBD) for the demolition of the existing printing works and erection of a three storey office building.
- 1.2 The proposed development area (PDA) features two building phases. Phase 1 consists of two 19th century brick buildings, each with a pitched roof. The exact original function of these phase 1 buildings is unknown, but probably relate to manufacture (Building A) and administration (Building B). Phase 2 buildings represent an extensive late 20th century flat roofed extension.
- 1.3 Although the Phase 1 buildings of some historical and archaeological interest they have been modified and retain few original features, their loss is therefore considered to be of significance. This report therefore proposed further mitigation takes place in the form of an archaeological watching brief.

2 INTRODUCTION

- 2.1 This report was commissioned by Mr. D. Bird of Atherton & Godfrey Solicitors through the architect Mr. A. Tompkins of Building Link Design Ltd., in order to satisfy a condition placed on Listed Building Consent (Application Ref. 07/01357/LBD) for the demolition of the existing printing works and erection of a three storey office building.
- 2.2 The Proposed Development Area (PDA) is centered on SE 57715 03266, to the rear of 8-9 Hall Gate, Doncaster. The PDA is situated to the north-east of the strategically important road of Hall Gate which formed one of the principal entrances to the Roman town of *Danum*, and is believed to lie across the line of the Roman road.
- 2.3 The building complex, to the rear of 8-9 Hall Gate is proposed to be demolished. It comprises of two historic brick buildings (A & B: **Figure 2**) each with a pitched roof, set within a later flat roofed extension which was constructed during the late 20th century (c. 1980s), for a purpose built print workshop.

3 AIMS AND OBJECTIVES

- 3.1 To provide a better understanding of the parts of the building to be demolished.
- 3.2 This is to be achieved via an archaeological building appraisal to enable a detailed understanding to be gained of the form, function and phasing of those parts of the building to be demolished or altered. This work will identify all features, fixtures and fittings relevant to the original and subsequent historical uses of the site and establish the contribution to the area's historic character. The appraisal takes the form of a photographic record supplemented by a drawn record (Appendix 1).

4 METHODOLOGY

4.1 Building Appraisal

4.1.1 This has recorded the existing building complex via a photographic survey and a basic examination of historic maps of the PDA represented in a phased plan that outlines the broad development of the building complex.

4.1.2 This assessment is based on the following information:

- site visit (5/06/2008) with a detailed examination of the building complex;
- visit to Doncaster Archives and Local History Libraries;
- published and unpublished documentary sources.

4.1.3 A general and detailed photographic record of the interior and exterior of the buildings was made. A total of 55 photographic positions recording the exterior and interior of the buildings were taken with a 35mm camera. All the photographs are in black and white using Ilford HP5 with an appropriate graduated scale. This photographic record was supplemented by 35mm colour slides. Digital photographs were also taken to illustrate the report and to supplement the archive.

4.1.4 A photographic register (Appendix 2) has been created listing each photograph. Photographic locations and associated directions were recorded on all relevant floor plans (**Figure 6**). The report and archive are cross referenced via photographic location numbers (1-55).

5 GEOLOGY AND TOPOGRAPHY

5.1 Geology

5.1.1 The underlying geology of Doncaster and the PDA comprises of Bunter sandstone (BGS 1969a). The drift geology consists of a ridge of glacial sands and gravels (BGS 1669b).

5.2 Topography and Drainage

5.2.1 Doncaster lies on a ridge of ground to the south-east of the River Don. Hall Gate is situated across the 14m AoD contour line. The town's historic centre is focused on Market Place. The line of French Gate, High Street and Hall Gate follow the line of the Great North Road and reflect the earlier Roman road system.

6 BRIEF HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 6.1 The area is archaeologically significant for Romano-British remains and evidence for this has increased enormously during the last 40 years. The earliest Roman fort was probably established about AD 70/71, to act as a base for the invasion and to secure the route north across the River Don. During the mid to late 2nd century, the fort was completely rebuilt on the same site, although covering a smaller area of around 2.3 hectares, focused on the north-west corner of the earlier fort (ASWAS 2007). The civilian settlement of *Danvm* developed under the protection of the forts and expanded along the principal roads and probably the River Don.
- 6.2 A Roman road was identified close to the PDA and a section was identified on the northern side of Hall Gate in 2004, and showed that its course here lay around 16m (bisecting the PDA) to the north of the present line of Hall Gate (Richardson 2004).
- 6.3 Archaeological excavations during the 1990s between Wood Street and Hall Gate identified pits and pottery of a Roman date (Belford 1996; 1997). However, the discovery of part of a Roman cemetery just to the east of these sites, behind 53 and 54 Hall Gate (Atkinson 1995), may suggest that they were located at the eastern limit of the civilian settlement. Evidence of Roman cremation burials has also been found at the eastern end of Hall Gate, and in the area of Christ Church, which may represent a continuation of the cemetery along the line of the main road.
- 6.4 Much of the evidence of Anglo-Saxon and Viking influence in Doncaster comes from surviving road names within the town. Many of the streets in the centre of Doncaster contain the word 'Gate', such as Hall Gate and Baxter Gate. This derives from a Viking place-name element, *gata*, meaning 'street' (Smith 1961). Although evidence from the 6th to 9th century is slight, it appears that by the later Anglo-Saxon period there was a significant settlement focused on the site of the Roman fort, referred to as the 'burh' the general name for an Anglo-Saxon period fortified settlement.
- 6.5 One of the most important industries in Doncaster during the medieval period was pottery manufacture which appears to have been concentrated around the Hall Gate area, where two kilns and associated pits were excavated in 1964-5, at Bradford Row. These seem to have been in production from around the late 12th century to the late 14th century (Buckland *et al.* 1979). The tanning industry is testified by a probable tanning pit that was found at 10-14a Hall Gate in 2004 (Richardson 2004).
- 6.6 During the medieval period the urban settlement pattern in Doncaster was based on burgage plots¹ set at right angles to the principal roads. Many of the medieval

¹ A long, narrow piece of property behind the house of an urban freeman (Hey 1979)

buildings within Doncaster were demolished from the late 18th century onwards, including during the construction works of the 1960s and 1970s. However, later buildings do continue to front plots which are clearly of medieval origin, particularly on both sides of Hall Gate and Baxter Gate. Archaeological excavations since the 1960s have provided evidence of domestic medieval buildings and structures, and associated activity, throughout the town.

- 6.7 From the mid to late 18th century, there was extensive rebuilding and construction across Doncaster, transforming it into a more elegant Georgian town, and many of the existing shops and houses within the town centre date from this time.
- 6.8 Further information of buildings within the PDA, has been obtained from two mid 19th century maps. These detailed (1:500) maps (**Figure 3**) reveal an increasingly clustered built environment.
- 6.9 There is an approximate correlation with Building A to the town plan of 1840 (**Figure 3**). There is not a direct correlation probably on account of variations in 19th century surveying. In 1852 Building A again features but is bisected by a dividing wall suggesting that it was used as two semi-detached workshops.
- 6.10 Building B is more problematic in since its location is within the main building complex. An examination of the roof during the proposed demolition may provide closer dating especially compared with Building A, in terms of its roof construction.
- 6.11 A summary review of the local trade directories revealed that until recently (1993) the building complex behind 8-9 Hall Gate (the PDA) operated as a printers 'Kwik Print Ltd'. Historically there has been a variety of uses with printing first occurring at No. 8 Hall Gate in 1957. The following table has been transposed from Doncaster trade directories.

Table 1

	<i>No. 8</i>		<i>No. 9</i>	
	<i>Occupier</i>	<i>Occupation</i>	<i>Occupier</i>	<i>Occupation</i>
1993	-	-	Kwik Print Ltd.	Printers
1957	A Steel	Milliners	A Steel	Milliners
1934	H Playfair Ltd F Sinclair F C Royle J F Monks	Footwear Dealer Electrician Registrar of Births and Deaths Printer etc.	N H Rout	Newsagent
1910	Parkin and Sons	Cabinete Maker	Graham and Schmid	Confectioners
1900	Lumley and Postlethwaite	Upholsterer	Windle and Shepperd Misses	Milliners and Co.
1893	Thomas Willoughby	Cabinet Maker	Frederick Webb	Painter and Decorator

7 BUILDING APPRAISAL

7.1 Introduction

7.1.1 Site visit took place on 5th June 2008 and entailed an internal and external inspection of all the extant buildings within the building complex (**Figures 2 & 3**). This has allowed the mill complex to be divided into two building phases:

- phase 1 19th century brick buildings A and B;
- phase 2 the late 20th century flat roofed extensions.

7.1.2 *Building A* (Phase 1) is a long two storied 4 bayed building, constructed in brick under a pitched roof. *Building B* is a smaller single storied, single bayed building again constructed in brick under a pitched roof.

7.1.3 Each room or internal space has been given a room number. Features of particular interest are numbered in square brackets, e.g. the original roof trusses in Building A [4-6]. This report divides the descriptive text into external and internal sections.

7.2 External Elevations

The present building complex and PDA occupies nearly the whole of the area behind 8-9 Hall Gate and is characterised by the phase 2 extension with two earlier phase 1 buildings (Buildings A and B) protruding (**Plate 2**).

7.2.1 North elevation

This has been largely obscured by a later factory wall in garden bond brick work. The factory featured concrete floors and steel floor beams and was at least 2 storeys high. This later building has been demolished back to the profile of Building A's gable wall (**Plate 3**).

7.2.2 East elevation

This elevation has also largely been obscured by the later factory wall and its height has similarly been reduced to Building A's east wall profile (**Plate 4**). The pitched roof and brick chimney of building A is evident, both features consistent with the original build.

Building B is relatively unexposed, and this allows views of its construction (**Plate 5**). All other elevations are either obscured by phase 2 buildings or are rendered. Building B uses a variation of the English bond brickwork with the header row using alternative header and stretcher course. The single ground floor window [7] features a segmental arch with a painted stone sill with balanced sashes set in a deep reveal, and also features modern external security bars.

7.2.3 *South elevation*

Has largely been affected by the infill phase 2 buildings, however the pitched roof of Building B and the gable with chimney stack of Building A are evident (Plate 6). The chimney stack has been capped off with flagstones and was probably originally higher and probably more decorative in nature. The walls were built from brick in a variation of the English Garden bond (twin headers to one stretcher course with 5 rows of stretcher courses above). There is evidence of a higher roof line to Building A's gable wall, as evidenced by an in situ line of lead flashing. However, judging by the weathering to the adjacent bricks, this feature would appear to be a modern (Late 20th century) addition. Building B's roof is covered by modern concrete pantiles but still retains the blue glazed overlapping ridge pieces on what was probably, judging by the pitch, an original slate roof.

7.2.4 *West elevation*

This represents the clearest unobscured elevation of Building A, and reveals sections of its original fenestration (Plate 2). The original arched window openings feature a double arch of non rubbed header bricks with flush corner rounded brick sills. The windows are modern casement replacements with side openers. The southern window is an insertion with an external timber lintel and wooden window sill. This inserted window probably represents an amalgamation of 2 windows which may have originally mirrored the windows to the northern end of Building A's elevation. This arrangement suggests that there were originally two doors in proportion with and below the narrower first floor windows. This arrangement possibly indicates that originally Building A was a semi-detached pair of workshops.

Building A's guttering is of galvanised steel trough with associated downcomer at the northwestern corner of the building. The roof features modern concrete pantiles but retains the blue glazed overlapping ridge pieces on what was probably an original slate roof.

The west elevation of Building B is obscured by cement render but the original pitched roof can still be observed.

The phase 2 building is mostly cement rendered externally, but the central section of the elevation (Room 5) is finished in modern red brick. The phase 2 roof is flat and consists of bitumasticated felt with an angular gravel finish. To the eaves is a deep white painted fascia board.

7.3 Internal Building Record

7.3.1 *Introduction*

The following description is based chronologically according to the building phases. Building A features two large rooms to the ground (Room 1) and first floor (Room 2) with windows to the west wall and three original roof trusses (Figure 5).

7.3.2 *Phase 1, Building A*

- 7.3.2.1 Room 1 (14.9m x 4.45m) is generally unmodified but retains few original features. The room was originally illuminated from a series of arched windows to the west wall. Six of these survive but feature replacement casement windows. The later phase 2 single storey extension has been built across the west wall, reducing the room's amount of natural light. The northern and southern window openings have been modified and enlarged to facilitate access to the western phase 2 rooms (3 & 4). It is probable that there were two original doorways through Building A's west elevation, towards each end. There is negative evidence for these doorways as there are no original access ways into the building.

The floor is painted mass concrete. Evidenced in the floor paint are the impressions of modern machine bases and there is a painted wooden machine base [3] protruding from the floor along the east wall (Plate 9). The walls are painted brick and the ceiling is under drawn with modern fibre board which allows a reduced room height of 2.5m. In the ceiling abutting the south wall is a long narrow trap door (2.8m x 0.7m). The trap door [1] was an insertion, evidenced in the ceiling, by a removed joist (Plate 10). The trap door [1] was lime washed over wooden tongue and grooved boards with a perimeter batten and featured a worn hole for the vertical tackle (chain) from the 1st floor block [2]. The room's fittings include a 500 volt electric supply, for the now removed printing machines, together with modern lighting and power circuits. There is a modern ramp through the south wall via an inserted opening (Plate 11), which would have facilitated the movement of goods by trolley.

Access to the first floor (room 2) is via a quarter turn timber staircase situated in the south-west corner of room 1. The staircase is of timber with its walls constructed of timber, i.e. tongue and grooved boards vertically positioned with associated posts and rails. The staircase would appear to be a later insertion since it obscures the original position of the supposed fireplace or possible forge; this is evidenced by an external brick stack to the south gable wall (Plate 2), and is contemporary with the external original walls.

- 7.3.2.2 Room 2 (14.9m x 4.45m) represents Building A's first floor, and is divided in two by the insertion of a paneled timber partition, with a central doorway (Plate 12). The door is of pine with two plywood panels set within a simple mouldings and

finished with a chrome handle. This inserted partition wall annexing the northern bay, probably dates to the late 20th century and was associated with the creation of a 'Dark Room' for photographic processing. This smaller room to the north end of the first floor became a dark room as evidenced by the boarded windows again on the west wall and wooden table, the length of the east wall. The main room offers a large, well illuminated space unobstructed by pillars/columns. The floor is timber covered with linoleum. The walls are of painted brick similar to room 1, and the wall paint probably masks an original lime wash which is visible on the trap door [1] and roof trusses [4-6]. There are three king post trusses [4-6] aligned across the width of the building. The middle truss [5] was partially exposed and featured machine cut saw marks beneath layers of white wash, but no carpentry marks were recorded. The truss's king posts were secured to the tie-beam with an iron bolt with a square (0.04m²) nut. At the southern end of the room above the trap door [1] was a suspended in situ block and tackle [2]. The block [2] has the inscription '*The Hyper-Acme Patent, Block R. Priest Sale Maker Chadley Heath*' (Plates 14 and 15). The block is suspended from an inserted joist which connects the south wall to the top of the truss's [4] tie-beam, and is directly associated with the trap door [1], which represents a later mid 20th century insertion.

7.3.3 *Phase 1, Building B*

- 7.3.3.1 Building B was originally a single room but has been subject to internal annexation to form corridors providing access through the building into the phase 2 print workshops.

Room 9 (3.15m x 2.45m) has been 'sleeved' down from its original dimensions as the large probable 'office' of Building B which originally featured a fireplace to the west wall. This has been removed but the breast was still evident as a protruding section of wall. Externally no evidence remains for a chimney which must have been removed, probably when the roof was re-tiled with modern concrete pan tiles (Plate 16).

7.3.4 *The Phase 2 buildings*

- 7.3.4.1 Room 3 (4.5m x 3.65m) is accessed internally via an inserted opening 2.6m wide from Room 1. It has a modern concrete floor, smooth plastered walls and an under drawn (plaster board) ceiling. Its fittings include modern electric power and light circuits together with surface mounted heating radiator. Positioned central in the west wall is a modern steel loading door with top lights. There is a large modern steel shuttered window to the north wall and a doorway through to the room 4.
- 7.3.4.2 Room 4 (3.3m x 4.5m) has a modern concrete floor, smooth plastered walls and an under drawn (plaster board) ceiling. There is a modern casement window to

the west wall and external loading door which accesses the loading areas to the west. The east wall features Building A's original series of arched windows (Plate 17).

- 7.3.4.3 Room 5 (5.3m x 3m) is similar to rooms 3 and 4 and has a modern concrete floor, smooth plastered walls and an under drawn (plaster board) ceiling. Access through this room has been improved via the enlargement of Building A's original openings to the east wall to create two 1.25m wide gaps (Plate 18). There is a 1.6m wide opening to the south wall which provides access into room 6.
- 7.3.4.4 Room 6 (9.8m x 5.3m) forms an irregular shaped room currently used as a storeroom. There is no natural light. The floor is of mass concrete, the walls are painted brick and there is an under dawn ceiling. There is modern strip lighting and power sockets together with insulated heating pipes.
- 7.3.4.5 Room 7 (5.9m x 2.6m) is a trapezoidal shaped room which recently functioned as a corridor/tea room as evidenced by a sink. There are no other features but as with the other phase 2 rooms there is a modern concrete floor, smooth plastered walls and an under drawn (plaster board) ceiling. There is modern electric lighting and power sockets. Access through this room is to room 6 (north) and room 9 (south) via a corridor with narrow toilet with modern fittings.
- 7.3.4.6 Room 8 (5.6m x 2.3m) functions as a corridor with the east side annexed to form two narrow male and female toilets.
- 7.3.4.7 Room 10 (4.35m x 2.5m) has a concrete carpeted floor, under drawn plastered ceiling and has plastered and decorated walls. Its construction together with the rest of the phase 2 building dates to the late 20th century and this room would have acted as the reception room for the print works. It had communication with the adjacent offices (Rooms 11 & 12) to the east and the toilets and corridor (Room 8) and into the main print room building.
- 7.3.4.8 Room 11 (2.8m x 5.75m) was built as an office and like room 10 was decorated with embossed wall paper. This room provided access through to the exclusive office (Room 12).
- 7.3.4.9 Room 12 (2.6m x 2.7m) has a concrete floor, under drawn plastered ceiling and has plastered and decorated walls. It has a single doorway to Room 11 and would have acted as the manager's office.

8 SIGNIFICANCE AND POTENTIAL

- 8.1 The appraisal has revealed two 19th century buildings masked by an extensive late 20th century extension.
- 8.2 Building A represents a workshop that probably dates to the early 19th century (pre 1840). It is rare that such buildings survive relatively unmodified and Building A represents an interesting survival from a period of Doncaster's industrial regeneration fuelled by its national importance in the railway system. Building A's original features, such as its fireplace/possible forge, windows, and original access arrangements have been removed. There are however still areas of archaeological potential, these include:
- the original floor arrangements i.e. machine bases;
 - the original fireplace/forge? behind the inserted staircase;
 - the original roof structures, which are currently concealed by the underdrawn ceiling.
- 8.3 Building B was originally constructed as a single roomed office with a fire place to the west wall. Most of its original features have been removed with the exception of the sash window [7] to the east wall. Potential information is therefore limited, but could include details of the fireplace and roof structure.
- 8.4 There is a potential for cellars associated with the extant (Buildings A and B) and historic buildings noted in **Figure 3**. The location of these cellars would be fundamental to an understanding of the PDA's buried archaeological potential.

9 DEVELOPMENT AND IMPACTS

- 9.1 The proposed development entails the wholesale demolition of the phase 1 and 2 buildings. There will therefore be a substantial impact to the buildings behind 8-9 Hall Gate. However the more significant buildings A and B are of local importance, and their demolition would represent a minor impact to the cultural heritage of the PDA.

10 ARCHAEOLOGICAL RECOMMENDATIONS

- 10.1 No further archaeological recording is recommended for the phase 2 buildings.
- 10.2 Because of the potential for further areas of archaeological interest in the phase 1 Buildings (A and B) an archaeological watching brief during their demolition is recommended. This will target specific areas of interest outlined in the above report and will establish the presence and extent of cellars affected by the proposed demolition works within the PDA.

11 REFERENCES

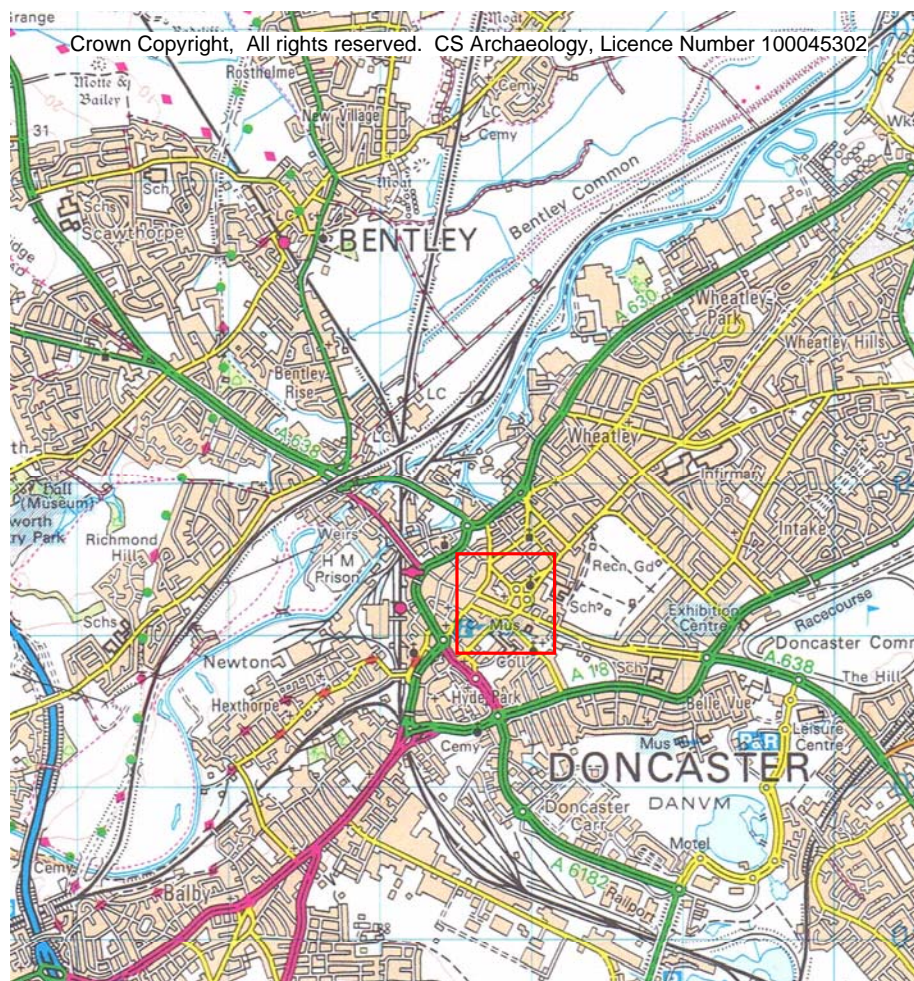
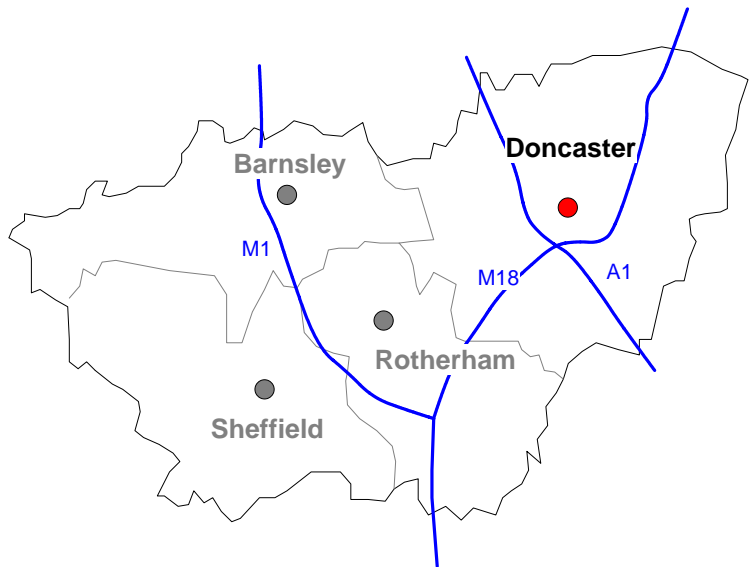
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- Ordnance Survey 1893 county series 25 inch map sheet Yorkshire (West Riding) CCLXXVII.13 (surveyed 1888)
- Ordnance Survey 1903 25 inch map sheet Yorkshire CCLXXVII.13
- Ordnance Survey 2006 1:250 000 Road Map Edition D
- Plan of Doncaster in the Wst Riding of Yorkshire 1840 (Surveyed by J Alexander)

FIGURES



 for inset see Figure 2

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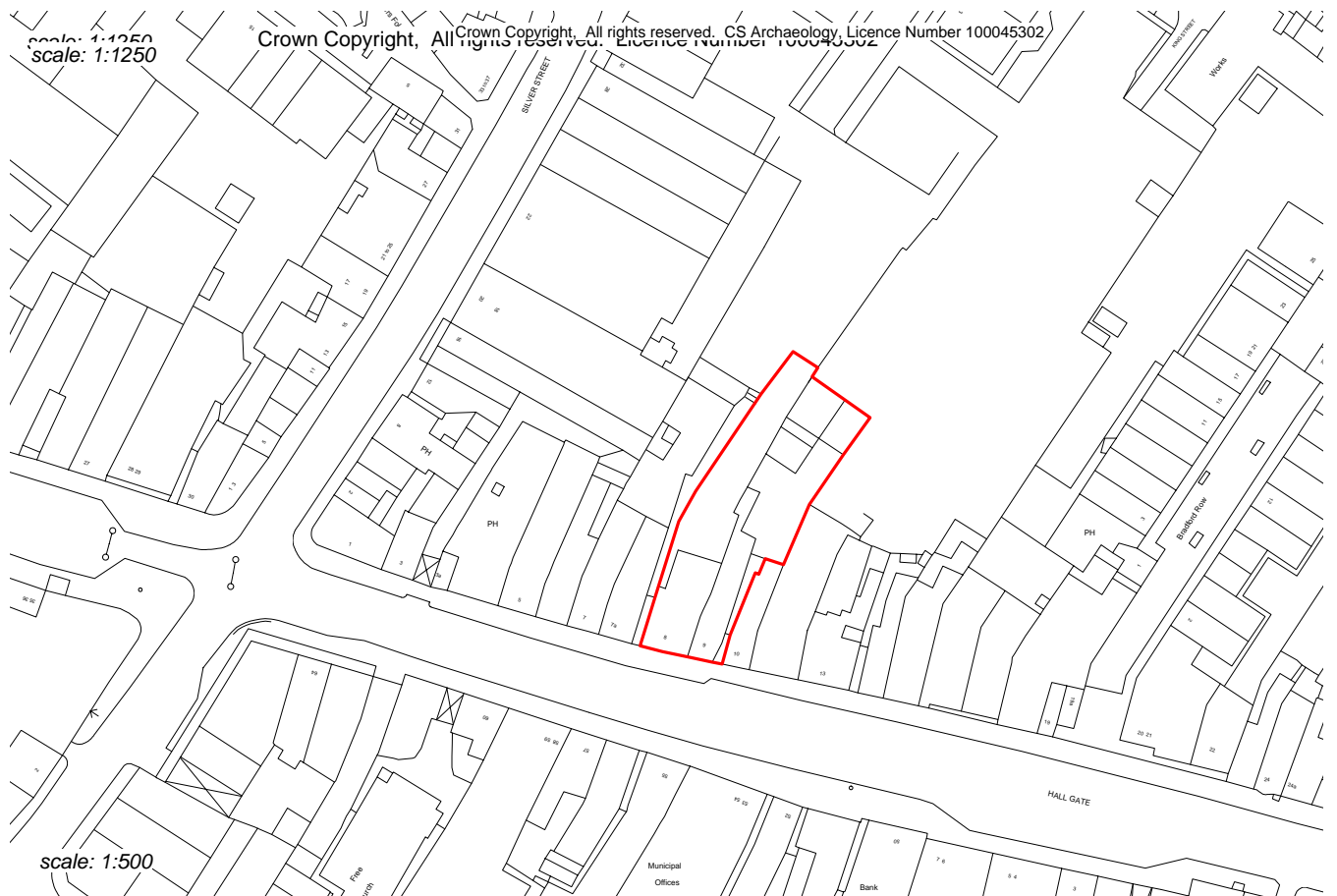
8-9 Hall Gate, Doncaster,
South Yorkshire: A Building
Appraisal

CS Archaeology
June 2008

Figure 1:
Location Map

scale: 1:1250
scale: 1:1250

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scale: 1:500



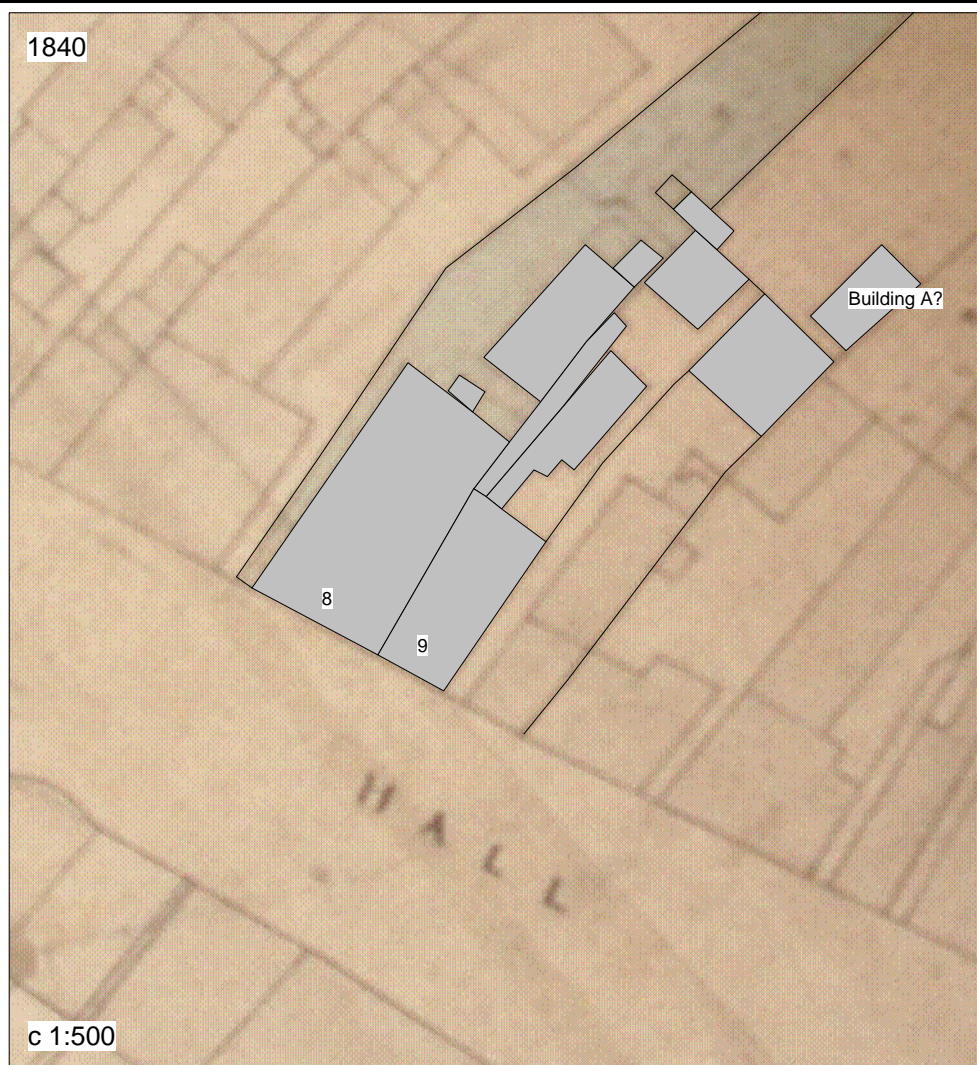
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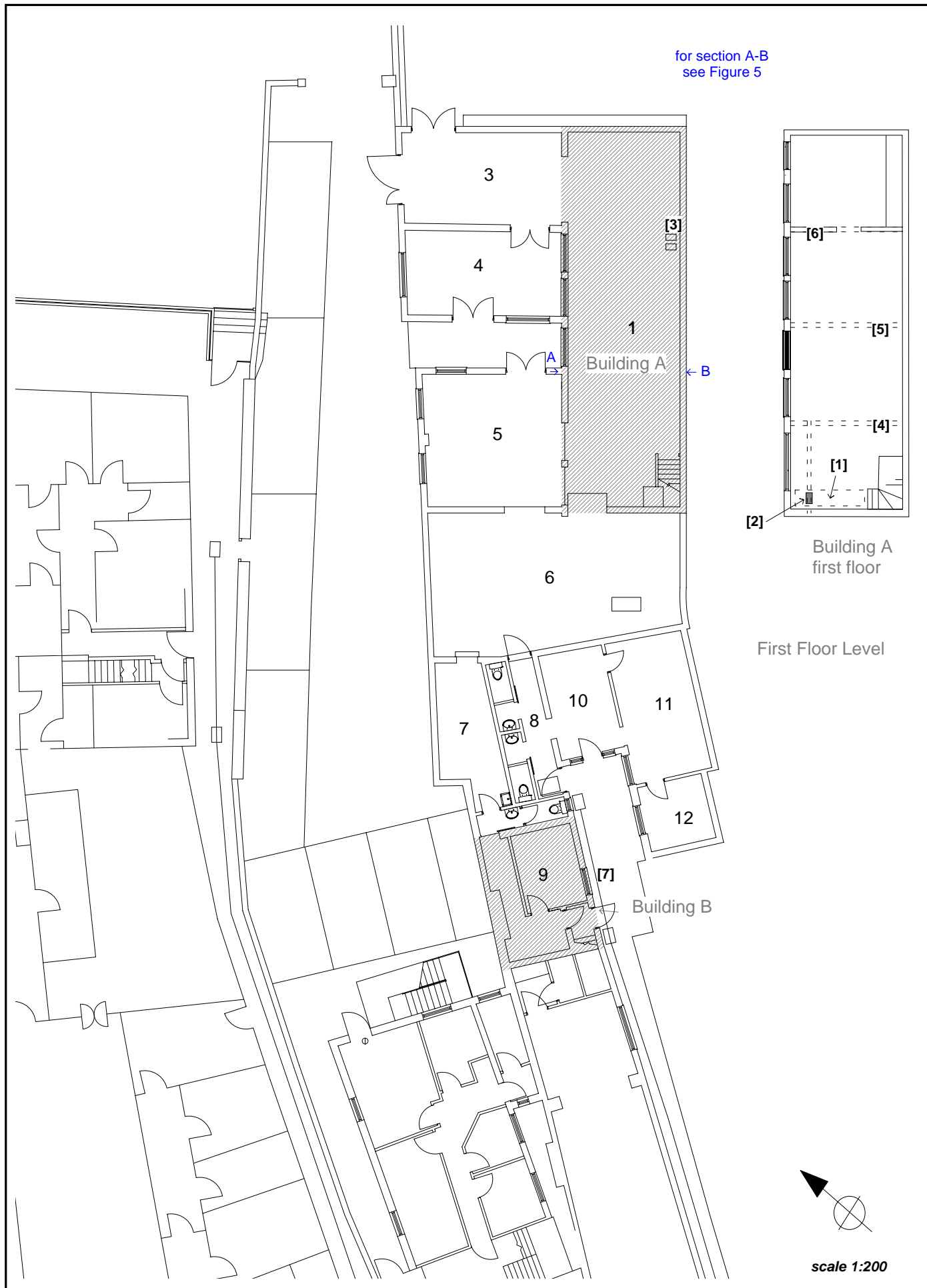
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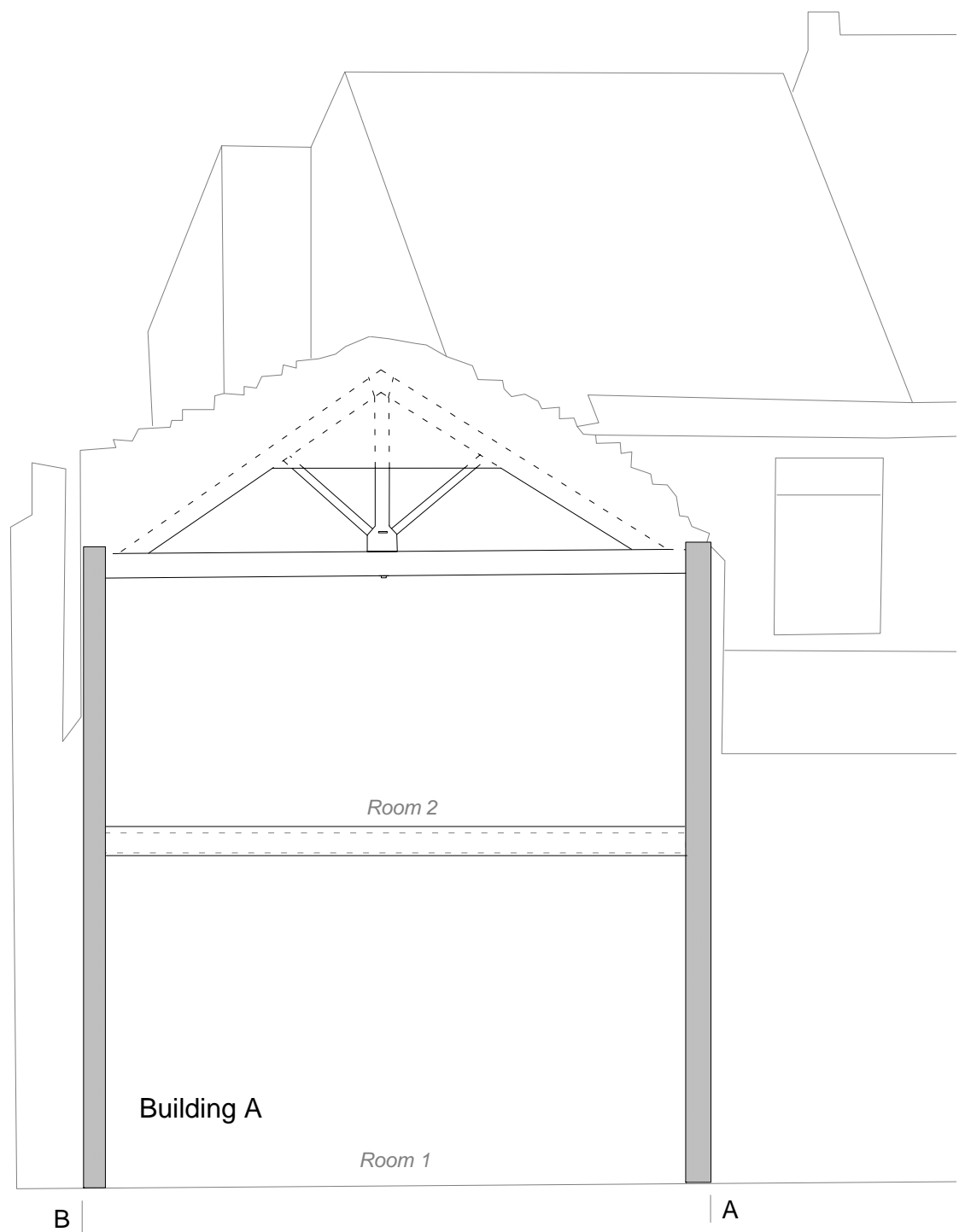
8-9 Hall Gate, Doncaster,
South Yorkshire: A Building
Appraisal

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Figure 2: Location
Map of the PDA

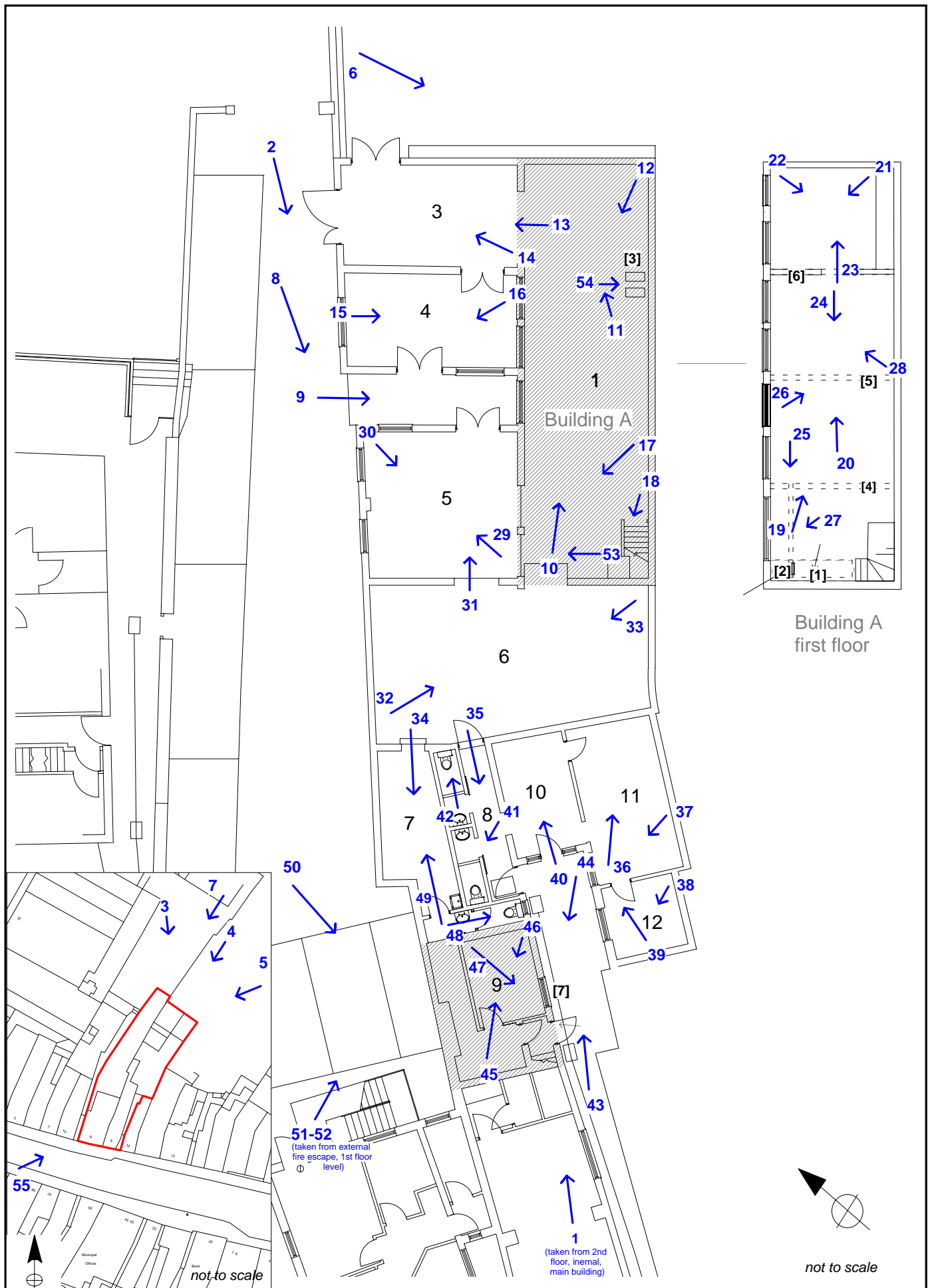






brick wall

scale 1:50



PLATES

(with photographic location numbers in brackets)



Plate 1 (55): The Georgian Street frontage of 7, 8 and 9 Hall Gate, looking north-east



Plate 2 (51): General view of the roofs towards Building A, looking east



Plate 3 (6): The rear north-east facing elevation, looking south



Plate 4 (5): The side south-east facing elevation, looking south-west



Plate 5 (44): Building B's east elevation with original sash window [7], looking south-west



Plate 6 (1): View of the southern elevations, looking north-east



Plate 7 (2): the north-west elevation, looking south south-west



Plate 8 (10): Building A, room 1, general view, looking north-east



Plate 9 (54): Painted wooden machine base [3] abutting the east wall (0.2m scale), looking south-east



Plate 10 (53): View of the ceiling with inserted wooden trap door [1], looking north-west



Plate 11 (12): General view, looking west



Plate 12 (19): Building A, room 2 General view with king post truss [5], looking north-east



Plate 13 (26): Building A, room 2 detail of the semi-exposed king post truss [5], looking east



Plate 14 (24): Building A, room 2, general view, looking south-west



Plate 15 (27): Building A, room 2, feature [2] detail of the block and tackle fixed to the inserted joist (0.2m scale), looking west



Plate 16 (47): Building B, room 9 the original sash window, looking south



Plate 17 (15): Room 4 view towards Building A and its original windows, looking south-east



Plate 18 (30): Room 5 view through to room 6, looking south-east

APPENDIX 1: PROJECT BRIEF

ARCHOLOGICAL BUILDING APPRAISAL

**DEMOLITION OF REDUNDANT
PRINTING WORKS
9 HALLGATE
DONCASTER**

FOR

ATHERTON & GODFREY

Job: 1414
Date: May 08

15 Thorne Road
Doncaster, DN1 2HG
Tel: 01302 32119
Fax: 01302 730166
Email: info@buildinglinkdesign.co.uk

bld
ARCHITECTS



Development Services, Howden House, 1 Union Street, Sheffield, S1 2SH
Telephone: (0114) 273 6428 / 6354 Fax: (0114) 273 5002
Email: syorks.archservice@sheffield.gov.uk

11th September 2007

Building Link Design
15 Thorne Road
Doncaster
DN1 2HG

For the attention of: **Alf Tompkins**

Dear Alf,

07/01358/LBD Listed Building Consent for demolition of redundant printing works, 8 & 9 Hall Gate, Doncaster, DN1 3LU

Please find enclosed a brief for the archaeological building appraisal at the above site. The brief should be sent to the archaeological contractors to form a basis upon which to tender. Please also include a plan of the site with the application area clearly marked, as part of the tender documents.

I hope this advice is clear but please contact me should you wish to discuss any matters further,

Yours sincerely

A handwritten signature in cursive script, appearing to read "Andy Lines".

Andy Lines
Assistant Archaeologist



BRIEF FOR ARCHAEOLOGICAL BUILDING APPRAISAL

At 8-9 Hall Gate, Doncaster

1 Summary

1.1 In advance of proposed demolition of the rear extension to nos 8-9 Hall Gate (a Georgian townhouse), an appraisal of the special architectural or historic interest of those parts of the building to be demolished or altered is required.

2 Purpose of Appraisal

2.1 An understanding of the significance of the parts of the building to be demolished or altered is required.

3 Nature of Appraisal

3.1 The building appraisal is necessary to enable a detailed understanding to be gained of the form, function and phasing of those parts of the building to be demolished or altered. This work will identify all features, fixtures and fittings relevant to the original and subsequent historical uses of the site and establish the contribution to the area's historic character. It is anticipated that the appraisal will take the form of a photographic record supplemented by a drawn record.

4 Photographic Recording

4.1 A general and detailed photographic record is to be made of those parts of the building to be affected by the works.

4.2 General photographs of the interior & exterior of the building and its setting are required. These can be taken with a 35mm camera. Detailed photographs of identified features of interest are also required and are to be taken with a Medium or Large Format camera. All photographs are to be black and white. All detailed photographs must contain a graduated photographic scale. Where appropriate, perspective control is to be used.

4.3 This basic photographic record is to be supplemented by 35mm colour slide photography, especially where colour is an aspect that needs to be recorded, e.g. decoration.

4.4 A photographic register detailing (as a minimum) location and direction of each shot must be completed.

4.5 The location and direction of each photograph must also to be noted on floor plans.

5 Drawn Record

5.1 It is anticipated that the drawn record will equate to floor plans, showing features of historical significance - to put those features fully in context. Existing plans – for example those submitted with a planning application – may be suitable for adaptation and use. However, a contingency must be allowed for undertaking this element of work, in case such plans are not of a suitable standard. RCHME drawing conventions will be followed. The scale to be used for drawings will be discussed and agreed with the Local Authority monitor.

5.2 A contingency should be allowed for at least two drawn sections through the building to be produced.

5.3 Sketch illustrations that will assist in interpreting the site are also required, e.g. phase plans giving, where possible, the use of the rooms and spaces within the building; isometric views, etc.

5.4 Evidence for construction techniques and sequences should be noted and appropriately illustrated. Typical features of interest may include tool marks left over from the preparation of structural timbers, carpenters' marks, etc.

6 Scientific Analysis

6.1 A contingency allowance should be made for detailed analyses, should the appraisal reveal aspects that warrant such an approach. The need for analysis of paint, mortar, stucco, etc. and dendrochronological dating of timbers should be considered.

7 Health and Safety

7.1 The archaeological contractor on site will naturally operate with due regard to health and safety regulations.

8 Monitoring

8.1 The designated Local Authority's Conservation Officer and/or South Yorkshire Archaeology Service (SYAS) will be responsible for monitoring the contractor's work. The contractor must give a minimum of one week's notice of the commencement of fieldwork in order that arrangements for monitoring can be made.

8.2 The need for contingency work to be undertaken must be discussed with and agreed by the monitor whilst the assessment/appraisal work is ongoing. Any alterations to the agreed programme, found to be necessary during the work, are also to be discussed and agreed with the monitor.

8.3 The work shall be carried out by appropriately qualified and experienced staff. Details of staff and their relevant experience should be discussed and agreed with the monitor prior to the work being carried out.

9 Report Preparation

9.1 Record photographs are to be printed at a minimum of 5" x 4".

9.2 A fully indexed field archive is to be compiled consisting of all primary written documents, plans, sections, photographic negatives and a complete set of labelled photographic prints. Labelling should be in indelible ink on the back of the print and should include: film and frame number; date recorded and photographers name; name and address of feature/building; national grid reference. Photographic prints should be mounted in appropriate archival stable sleeves.

9.3 A written report is to be produced. A non-technical summary outlining the results is to be included at the start of the report. The report will go on to detail who undertook the appraisal, when the work was done, where the building is located, what research was undertaken and why the work was required.

9.4 A discussion of the construction sequence and use of the building(s) is to be included. The report will include an analysis of the results that will allow an understanding of the building's historical and architectural significance to be established. The building's contribution to the area's historic character will also be discussed.

9.5 The report illustrations should include, as a minimum: a location map at not less than 1:2500 and a site plan at not less than 1:500; copies of all historic map extracts consulted (where possible), with the site clearly visible and outlined; copies of photographs and slides, used to illustrate key points made; the photographic record plans; reproductions of any record and sketch drawings made. A complete set of all photographs (excluding duplications) and selected slides are to be included in the digital report, referenced as necessary.

9.6 A copy of this brief should be bound into the back of the report.

10 Submission of Report

10.1 Two copies of the printed report are to be submitted to the developer or their agent (or as many as have been agreed); one is for submission to the Local Planning Authority.

10.2 One copy of the printed report must be submitted direct to SYAS for incorporation into the South Yorkshire SMR.

10.3 As the building is Listed, one copy of the printed report must be submitted to the appropriate Local Authority Conservation Officer.

10.4 A CD Rom containing the text of the report and illustrations (**including all photo views and slides taken during the appraisal**), scanned at 300 dpi, is to be provided with each copy of the printed report.

11 Submission and deposition of Archive

11.1 The archive, including a copy of the report, will be compiled, indexed and then offered for deposition with Doncaster Archives.

11.2 The contractor will either arrange for copyright on the deposited material to be assigned to Archives, or will licence Archives to use the material, in perpetuity; this

licence would allow Archives to reproduce material, including for use by third parties, with the copyright owner suitably acknowledged.

12 Publicity

12.1 A summary report of an appropriate length, accompanied by illustrations, must be prepared and submitted in digital format, for publication in the appropriate volume of *Archaeology in South Yorkshire*.

12.2 Acceptable digital formats are:

- text (Word and ASCII);
- images (.JPG at no less than 300 dpi. resolution).

12.3 Provision must be made for publicising the results of the work locally, e.g. by presenting a paper at South Yorkshire Archaeology Day and talking to local societies.

12.4 The archaeological contractor must complete the online OASIS form at <http://ads.ahds.ac.uk/project/oasis/>.

13 Further Work

13.1 The contractor should be aware that this work is being undertaken at an early stage in the development process. As such, further fieldwork may be required, in due course, both in the form of archaeological investigation and detailed building recording.

South Yorkshire Archaeology Service
Prepared: August 2007

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990
(SECTION 3)**

LISTED BUILDING CONSENT GRANTED

Application Ref: **07/01358/LBD**

Proposal: **Listed Building Consent for demolition of redundant printing works and erection of three storey office building and first and second floor link extension to rear of existing office building**

Location: **8 And 9 Hall Gate Doncaster South Yorkshire DN1 3LU**

Dated: **6th November 2007**

The Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT CONSENT** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

STATEMENT OF REASONS FOR DECISION TO GRANT LISTED BUILDING CONSENT

The Local Planning Authority has decided to grant listed building consent:-

1. Having regard to the policies and proposals in the Doncaster Unitary Development Plan set out below, and all relevant material planning considerations:

ENV 30 Listed Buildings
ENV 31 Listed Buildings
ENV 32 Listed Buildings



ANDY GUTHERSON
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01358/LBD

Development and Planning

Development
2nd Floor, Danum House, St. Sepulchre Gate, Doncaster, DN1 1UB

2. For the following reasons:

Having taken into account all of the planning considerations raised in the consultations and representations, against the policy background referred to above, it has been concluded that the proposed development is acceptable

N.B: The foregoing Statement is a summary of the main considerations leading to the decision to grant permission. More detailed information may be obtained from the Planning Officer's Report and the application case file and associated documents, which may be inspected, by appointment, at the offices of the Development and Planning Service (for address see Decision Notice).

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with date of this permission.

REASON

Condition required to be imposed by Section 91(1) of the Town and Country Planning Act 1990.

02. Prior to the commencement of development details of the treatment of the existing external rear wall at first floor level of the Georgian rear offshoot extension to no.9 Hall Gate shall be submitted to and approved in writing by the Local Planning Authority.

REASON

To protect the special interest of the Listed Building.



ANDY GUTHERSON
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01358/LBD

Development and Planning

Development

2nd Floor, Danum House, St. Sepulchre Gate, Doncaster, DN1 1UB

03. In blocking up the ground floor door to the Victorian rear extension to no. 8 Hall Gate the brick heads of the door shall be left in situ as evidence of its previous location
REASON
To protect the special interest of the Listed Building.
04. No demolition nor development shall take place until the applicant, their agent, or their successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted to, and approved in writing by, the Local Planning Authority,
REASON
To protect the archaeological value of the site.
05. The development hereby granted shall be carried out in accordance with the submitted details as amended by revised plans referenced 1414-06J, 1414-07E and 1414-08E and dated 31st May 2007.
REASON
To ensure that the development is carried out in accordance with the application as approved.
01. INFORMATIVE
The developer shall consider incorporating all possible sustainability features into the design of the proposed development.



ANDY GUTHERSON
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01358/LBD

Development and Planning

Development

2nd Floor, Danum House, St. Sepulchre Gate, Doncaster, DN1 1UB

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE)
ORDER 1995**

PLANNING PERMISSION GRANTED

Application Ref: **07/01357/FUL**

Proposal: **Erection of three storey office block following demolition of redundant printing works and first and second floor link extension to rear of existing office building**

Location: **Atherton And Godfrey, Solicitors 8 And 9 Hall Gate Doncaster South Yorkshire**

Dated: **22nd June 2007**

Doncaster Metropolitan Borough Council acting as the Local Planning Authority, has considered your application described above and has decided to **GRANT PERMISSION** subject to the following **CONDITIONS/DIRECTIVES** as set out below. Your further attention is drawn to any informatives attached thereafter.

STATEMENT OF REASONS FOR DECISION TO GRANT PERMISSION

The Local Planning Authority has decided to grant planning permission:-

1. Having regard to the policies and proposals in the Doncaster Unitary Development Plan set out below, and all relevant material planning considerations:

ENV25 - Conservation Areas
ENV26 - Conservation Areas - Demolition
ENV28 - Conservation Areas
ENV54 - Alterations and Extensions



ANDY GUTHERSON 
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01357/FUL

Development and Planning

Development

2nd Floor, Danum House, St. Sepulchre Gate, Doncaster, DN1 1UB

ENV32 - Listed Buildings

2. For the following reasons:

Having taken into account all of the planning considerations raised in the consultations and representations, against the policy background referred to above, it has been concluded that the proposed development is acceptable. The site adheres to the policy and the demolition of the early 20th century print-works and erection of a 3-storey office block will enhance the Grade II Listed Building adjacent to it and is therefore acceptable.

N.B: The foregoing Statement is a summary of the main considerations leading to the decision to grant permission. More detailed information may be obtained from the Planning Officer's Report and the application case file and associated documents, which may be inspected, by appointment, at the offices of the Development and Planning Service (for address see Decision Notice).

01. The development to which this permission relates must be begun not later than the expiration of three years beginning with date of this permission.

REASON

Condition required to be imposed by Section 91(1) of the Town and Country Planning Act 1990.

02. A scheme for the replacement of the flat roof to the Georgian rear offshoot at No. 9 Hallgate and the roof of its new first floor extension shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. Such a scheme shall include details of how the new roof timbers shall be tied in to the existing listed building.

REASON

To protect the special interest of the listed building.



ANDY GUTHERSON *TB*
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01357/FUL

Development and Planning

Development

2nd Floor, Danum House, St. Sepulchre Gate, Doncaster, DN1 1UB



03. Prior to the commencement of works, full details of the proposed design of all windows and external doors shall be submitted to and approved in writing by the Local Planning Authority. Windows shall be white/off white in painted timber unless otherwise agreed in writing. The details shall include an elevation at 1:20 scale of each window/door type, and 1:5 scale cross-sections showing details, including the heads and sills of all openings. The windows and doors should be recessed approximately 50mm in their openings.
REASON
To preserve and enhance the character and appearance of the conservation area.
04. Details of the treatment of all verges to new gabled roofs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works.
REASON
To preserve and enhance the character and appearance of the conservation area.
05. A detailed scheme for the central link structure of the new building and the first floor bridge to no. 7a Hallgate shall be submitted to the Local Planning Authority and approved in writing prior to the commencement of the development. Such a scheme shall include details of design, materials, and the treatment of the scarring No.7a Hallgate.
REASON
To preserve and enhance the character and appearance of the conservation area and to protect the special interest of the Listed Building.
06. Natural red clay pantiles shall be used on the existing Georgian rear offshoot of no.9 Hallgate and its extension and natural slate shall be used on the roofs of the 3 storey new extension. Samples of both tile and slate shall be submitted to and approved by Local Planning Authority prior to their use in the construction.
REASON

ANDY GUTHERSON TB
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01357/FUL



To protect the special interest of the Listed Building and to preserve and enhance the character and appearance of the conservation area.

07. Prior to commencement of the development details of boundary treatment/walls, including detail of any gates, shall be provided to and agreed in writing by Local Planning Authority.
REASON
To preserve and enhance the character and appearance of the conservation area.
08. Before the development is brought into use that part of the site to be used by vehicles shall be properly laid out, drained, surfaced/sealed and or marked out in a manner to be approved by the Local Planning Authority and shall thereafter be maintained in a condition to the reasonable satisfaction of the Local Planning Authority.
REASON
To encourage drivers to make use of the parking space and ensure that the use of land for this purpose will not give rise to mud hazards at entrance/exit points in the interests of public safety.
09. Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 (three) metres either side of the centre line of the main/sewer which crosses the site.
REASON
In order to allow sufficient access for maintenance and repair work at all times.
10. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
REASON
In the interest of satisfactory and sustainable drainage.

ANDY GUTHERSON 
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01357/FUL



11. No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.
REASON

To ensure that the development can be properly drained.

12. Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
REASON

To ensure that no foul or surface water discharge take place until proper provision has been made for their disposal.

13. Before the development commences, samples of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved materials.
REASON

To ensure the satisfactory appearance of the development.

14. The development hereby permitted shall be carried out in accordance with the details shown on the amended plan dated 31.05.07.
REASON

To ensure that the development is carried out in accordance with the application as approved.

ANDY GUTHERSON
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01357/FUL



Doncaster
Metropolitan Borough Council

01. INFORMATIVE

The developer shall consider incorporating all possible sustainability features into the design of the proposed development.

ANDY GUTHERSON 
Group Director – Development and Planning

THE DEVELOPMENT HEREBY GRANTED SHALL BE CARRIED OUT IN ACCORDANCE WITH THESE CONDITIONS AND THE DETAILS SHOWN ON THE APPROVED PLANS. YOU ARE REMINDED THAT THE COUNCIL HAS THE STATUTORY AUTHORITY TO TAKE ANY NECESSARY ACTIONS TO ENSURE COMPLIANCE WITH THE TERMS OF THIS DECISION 07/01357/FUL

Development and Planning

Development

2nd Floor, Danum House, St. Sepulchre Gate, Doncaster, DN1 1UB

APPENDIX 2: ARCHIVE INVENTORY

PHOTOGRAPHIC REGISTERS

35mm Black and White Film (Ilford HP5)

Position	Film & Frame No.	Plate	Location	Description	From
1	1/16-15	6	External	General view across the PDA	SW
2	1/14	7	External	General view of the west elevation	NNE
3	1/13		External	General view of the PDA	N
4	1/12		External	General View of the north elevation, Building A	NE
5	1/11	4	External	General view towards Building A	NE
6	1/10	3	External	Oblique view of the north elevation, Building A	NE
7	1/9		External	General view of the PDA	NE
8	1/8		External	General view of relict section of boundary wall	NNE
9	1/7-6		External, Blg. A	View of the ground and first floor fenestration	NW
10	1/5	8	Blg. A, Rm. 1	General view	SW
11	1/4		Blg. A, Rm. 1	View of the north wall	SW
12	1/3	11	Blg. A, Rm. 1	General view	E
13	1/2-1		Rm. 3	General view	SE
14	2/36		Rm. 3	General view	SSE
15	2/35-34	17	Rm. 4	General view with the Building A's ground floor windows	NW
16	2/33		Rm. 4	General view	SE
17	2/32		Rm. 4	General view	SE
18	2/31		Rm. 1	General view of the staircase	NE
19	2/30	12	Rm. 2	General view	SW
20	2/29		Rm. 2	General view of the roof truss [5]	SW
21	2/28		Rm. 2	General view with blacked out windows of the dark room	SE
22	2/27		Rm. 2	General view of the work bench to the east wall	N
23	2/26		Rm. 2	General view of the blank north wall	SW
24	2/25	14	Rm. 2	General view	NE
25	2/24		Rm. 2	View of the block and tackle	NE
26	2/23	13	Rm. 2	Detailed oblique view of the king post truss [5]	W
27	2/22-21	15	Rm. 2	Detail of the block	E
28	2/20		Rm. 2	General view	S
29	2/19-18		Rm. 5	General view	S
30	2/17	18	Rm. 5	General view	N
31	2/16		Rm. 5	General view	SW
32	2/15-14		Rm. 6	General view	NW
33	2/13		Rm. 6	General view	SE

Position	Film & Frame No.	Plate	Location	Description	From
34	2/12		Rm. 7	General view	NE
35	2/11		Rm. 8	General view	NNE
36	2/10		Rm. 11	General view	SW
37	2/9		Rm. 11	General view	E
38	2/8		Rm. 12	General view	E
39	2/7		Rm. 12	General view	S
40	2/6		Rm. 10	General view	SSW
41	2/5		Rm. 8	General view	NE
42	2/4		Rm. 8	General view (toilet)	SE
43	2/3		External	General view	SE
44	2/2	5	External	View of Building Bs east facing gable wall with barred window [7]	NE
45	2/1		Rm. 9	General view	SE
46	3/36		Rm. 9	General view	NE
47	3/35	16	Rm. 9	View of the sash window [7]	N
48	3/34		Rm. 7	General view (toilet)	NW
49	3/33		Rm. 7	General view	SW
50	3/32		External	View of Building Bs western gable	N
51	3/31	2	External	General view towards Bulding A	W
52	3/30		External	General view of Bulding A	W
53	3/29	10	Rm. 1	View of the inserted trapdoor [1]	SE
54	3/28	9	Rm. 1	Detail of the machine base [3]	NW
55	3/27	1	External	View of the street frontage	SW

DRAWING REGISTER

Dwg. No.	Figure	Description	Scale Drawn	Reproduced
1	5	Cross Section through Building A	1:50	1:50