



Old Inn Farm, Main Street, Folkton
A Report on an Archaeological Watching Brief

Site	Old Inn Farm, Main Street, Folkton, North Yorkshire YO24 1EQ
Site Code	FOL14
County	North Yorkshire
Latitude/Longitude	54.202155 -0.385237
Planning Application No	14/01189/HS
Development	Conversion of the Old Inn Farm building into a new family home
Contributors	D. Signorelli & L. Signorelli
Date of Issue	04/04/19
Site Dates	03/2014 - 01/2019
Client	Mr. C. Flash
Summary	
<p>This report summarises the results of an archaeological watching brief carried out during ground reduction works associated with a development at the Grade II listed 18th century, Old Inn Farm, Main Street, Folkton, North Yorkshire.</p> <p>The aim of the watching brief was to observe groundwork's that may impact on archaeology which predated the original building. No archaeological deposits suggestive of earlier activity were observed during the watching brief.</p> <p>The removal of 19th- 20th century flooring exposed made up ground that extended across most of the twelve rooms. The composition of this made up ground was consistent in appearance. Structural remains, such as walls pertaining to the original 18th century building, were present underneath later 19th-20th century wooden floors and concrete.</p> <p>The southern part of the main house appeared to have had at least two phases of construction (18th century and late 20th century). Foundation walls related to these phases were found within Room E and Room F. These structural remains are likely to be associated with the extension/remodelling of the original 18th century Blue Bell Inn.</p>	

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INTRODUCTION

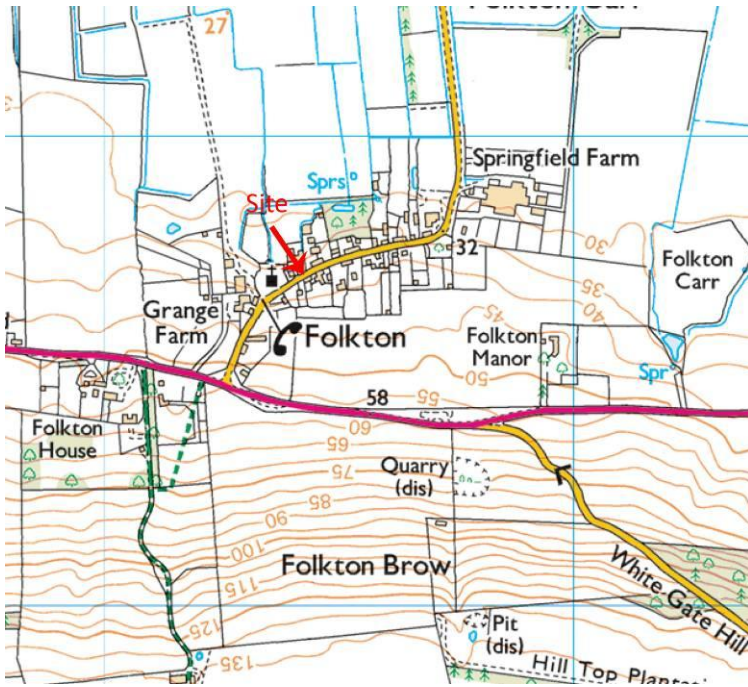


Figure 1: Site location

This report summarises the results of an archaeological watching brief carried out during ground reduction works associated with a development at the Old Inn Farm, Main Street, Folkton, North Yorkshire (Figure 1).

Part of this development consisted of the removal of all floors and ground reduction to a level of 0.30m for damp-proofing.

Planning Application 14/01189/HS was granted by the Scarborough Borough Council subject to an archaeological condition proposed by the North YCC

'No work shall commence on site until the applicant has secured the implementation of a programme of archaeological work (a watching brief on all ground works by and approved archaeological unit) in accordance with a specification supplied by the Local Planning Authority. This programme and the archaeological unit shall be approved in writing by the Local Planning Authority before development commences.'

Reason: The site lies within an Area of Archaeological Importance and the development may affect important archaeological deposits which must be recorded during the construction programme.

The Old Inn Farm is a Grade II listed building. The Historic England List Entry Number is 1316476.

Formerly the Bluebell Inn, now a farmhouse. Late C18. Squared chalk. Now whitewashed, with brick dressings; pantile roof; brick stacks. Central stairhall plan, 1½ rooms deep, with rear service range. 2-storey, symmetrical 2-window front. Central C20 door flanked by 2-light, small-pane, horizontal sliding sashes. Similar windows to first floor. Ground floor openings have segmental arches of header bricks. Stepped brick modillion eaves course. End stacks. (Historic England List)

Related Texts

- A Written Scheme of Investigation -The Old Inn Farmhouse, 2014, (Appendix 2) LS Archaeology.
- Statement of Significance of the Old Inn Farm House, 2013, David Rawlins Ltd.

RESULTS

To damp-proof the entire building, the floors in each room had to be removed and any surface beneath excavated to a depth of 0.30m from floor level. The new proposed extension also required the same ground reduction. Each room (twelve in total) that required ground reduction, was recorded individually and a letter was assigned to each room(Figure 2). The monitoring of the groundworks took place between April 2014 January 2019.

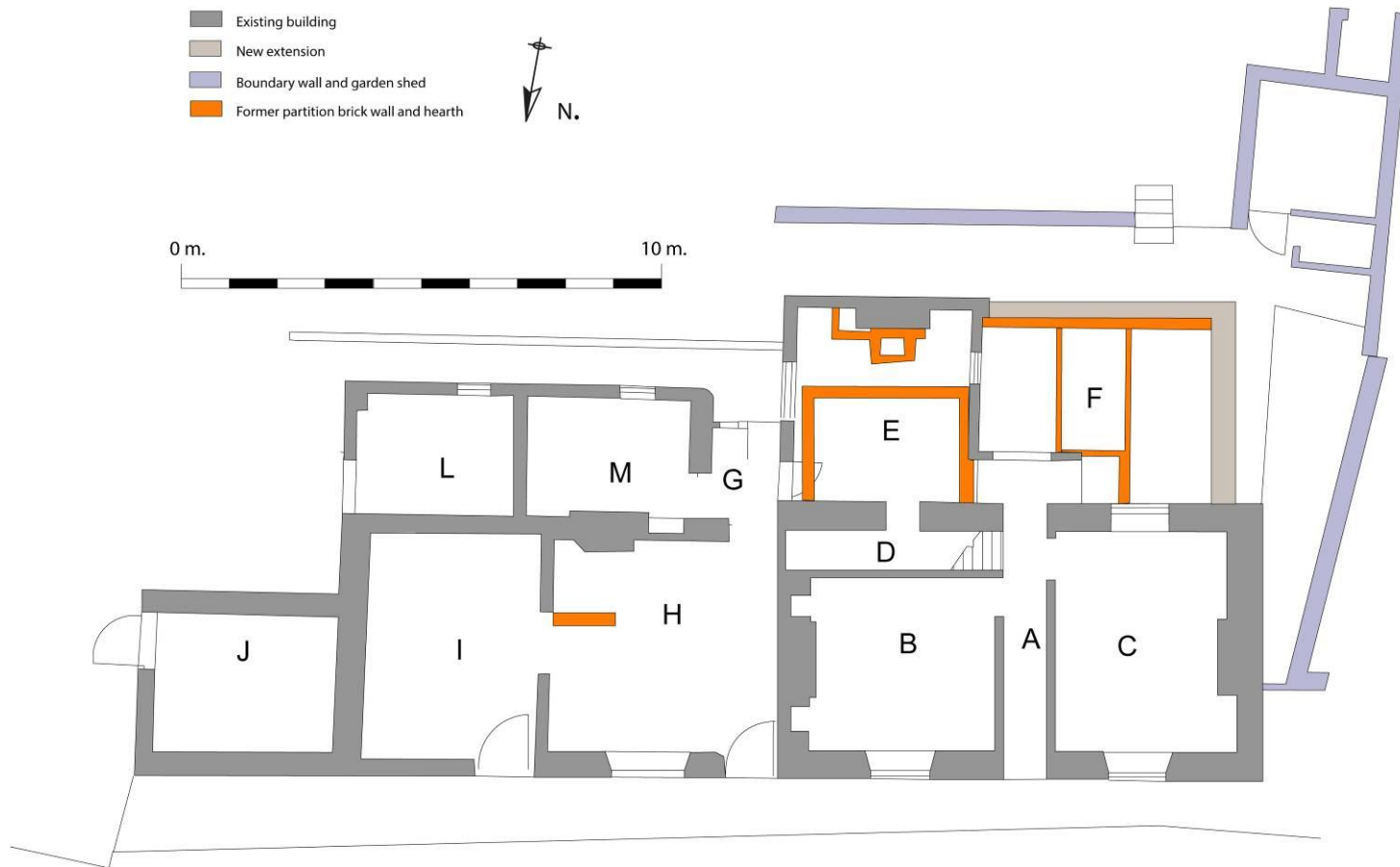


Figure 2: Plan of the site showing the location of new extension and former partition walls

After ground reduction the archaeology encountered consisted of:

- four structural walls and a hearth located in Room E (Contexts (12), (13), (14), (15), and (16))
- four partition walls in Room F (Contexts (20), (21), (22) and (23)).
- a partition wall in Room H (Context (27)).

These structural remains are likely to be associated with the extension/remodelling of the original 18th century Blue Bell Inn.



Figure 3: Room A looking south towards the back rooms E and F

Room A

Room A (Building A, The House, Rawlins, 2013) measured 6.66m long and 0.89m wide and functions as a corridor that leads from the front door of the house to rooms B, C, E, F and a small room (D) where the stairs lead to the upper floor (Figure 2).

The floor in this room consisted of large grey sandstone slabs, of differing sizes. The average size of a slab measured 1.00m by 0.50m and 0.05m deep Context (1).

The sandstone floor Context (1) was laid directly above a dark brown sandy clay material mixed with fragmented chalk gravel and ceramic building material (CBM), Context (2). This layer of sandy clay was excavated to a depth of approximately 0.30m in depth.

Room B

Room B (Building A, The House, Rawlins, 2013) measured 3.70m by 3.60m and is located to the east of the corridor (Room A).

The floor in this room was a 20th century wooden floor, Context (3). This Context (3) was positioned above a layer of concrete, Context (4) which can be seen still in situ (Figure 2). Between the concrete layer and the wooden floor there was an air gap of approximately 0.30m.



Figure 4: Room B, looking east, showing the under-floor concrete layer

Room C

Room C (Building A, The House, Rawlins, 2013) is located to the west of the corridor (Room A) and measured 4.60m in length and 3.40m in width (Figure 2). This room had a wooden floor, Context (5), supported by 20th century concrete slabs, with an air cavity of approximately 0.30m.

In room C the ground surface consisted of a dark brown, sandy, silty-clay mixed with fragmented CBM and chalk gravel, Context (6), which was similar to Context (2). This deposit was not excavated.

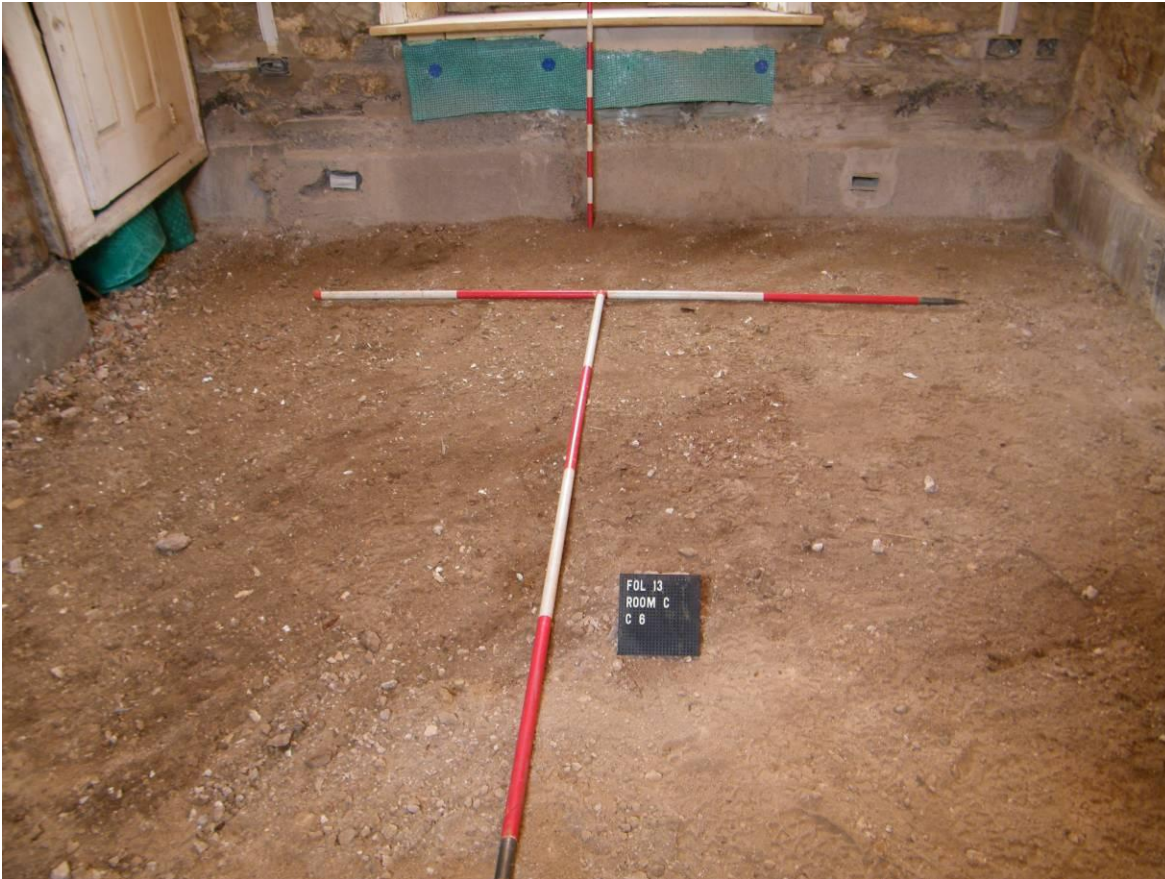


Figure 5: Room C, looking south

Room D

This is a small, narrow room measuring 0.80m in width and 4.50m in length (Building A, The House, Rawlins, 2013). Access to this room is gained via Room E (Figure 2). A staircase adjacent to the western wall leads to the upper floor.

The floor and related made up ground in room D were the same as room E (Figure 6). The ground was excavated to a depth of 0.30m from floor level.



Figure 6: Room E looking south

Room E

Located at the southern end of the house (Building A, The House, Rawlins, 2013), this room measures 4.00m in length and 3.60m in width (Figure 2). The floor, Context (7), consisted of a 0.15m thick concrete layer. This was laid over a dark brown, sandy, silty, clay material that was mixed with small angular fragments of chalk and CBM, Context (8), which was excavated to the depth of 0.20m.

Context (8), although mostly homogenous across the whole of Room E, was slightly darker towards the southern end, Context (17).

The removal of Context (8), revealed the presence of a former hearth, Context (16), and partition walls, Contexts (12), (13), (14) and (15).

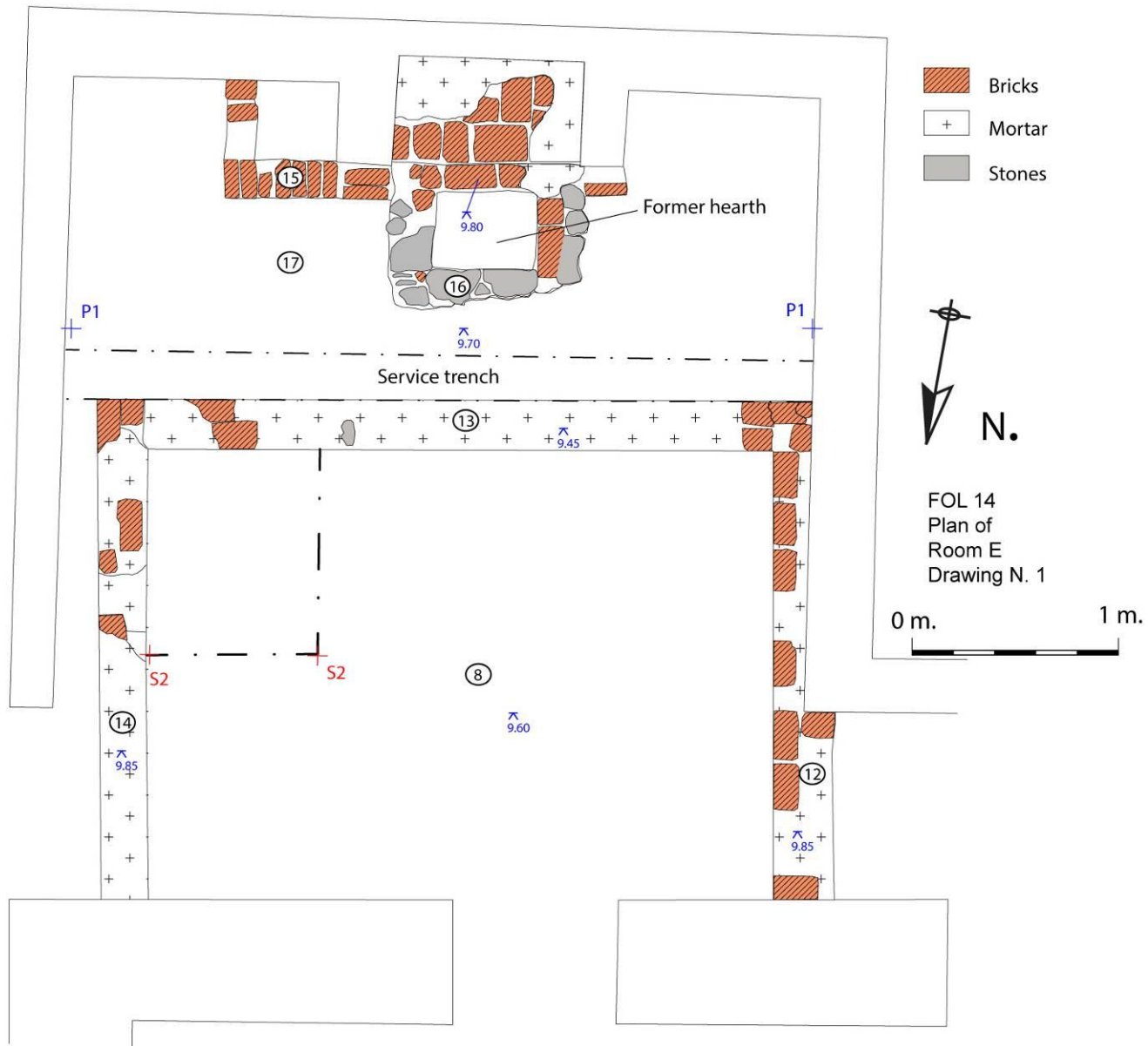
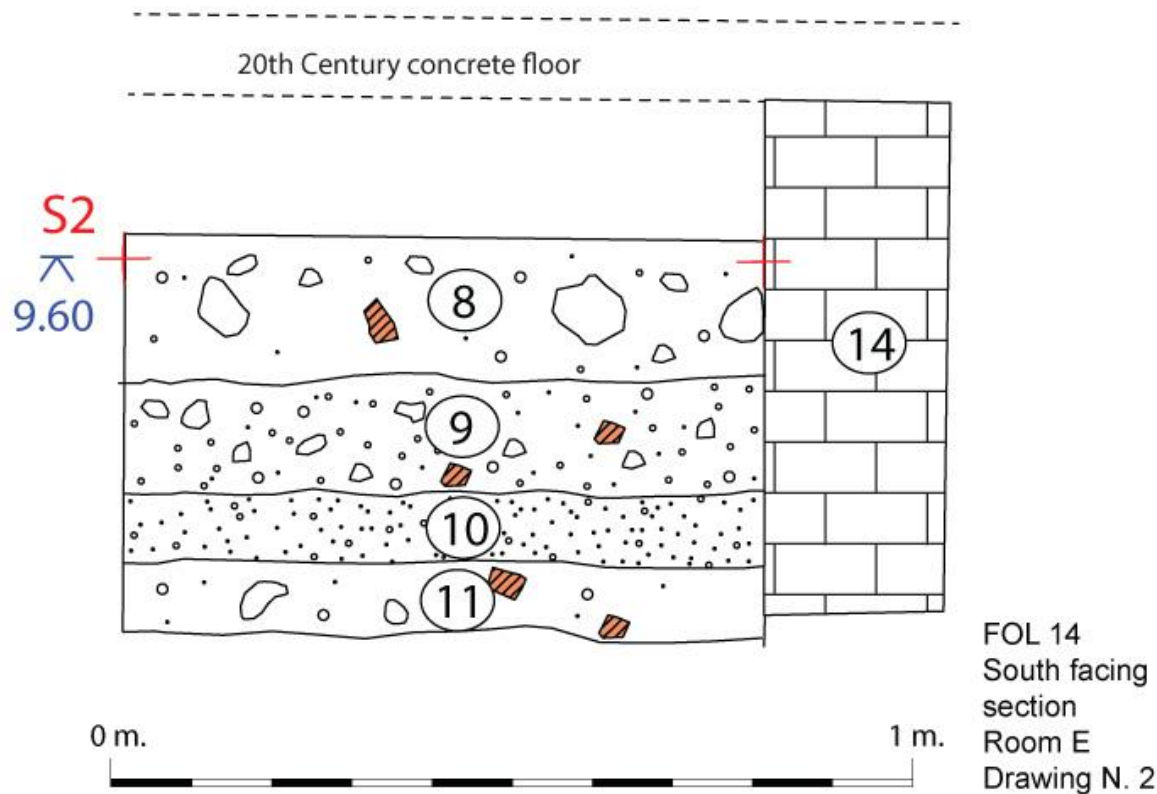


Figure 7: Plan of Room E showing the location of the former hearth and structural walls with the test pit indicated to the left of the figure (S2)

A small test pit (Figure 7 **Error! Reference source not found.**), excavated to a depth of 0.50m, positioned between walls, Contexts (13) and (14), provided evidence of the stratigraphic nature of this space (Figure 8). Sealed under Context (8) was a deposit of mixed loose grey sand and gravel with fragmented CBM and mortar, Context (9). This Context measured 0.15m in depth.



Beneath Context (9), was a layer of brown sand , 0.10m in depth, mixed with some gravel, Context (10). This layer appears to be one of the multiple made up ground deposits associated with a former floor encompassed by walls (12), (13) and (14).

The earliest made up ground deposit, Context (11) consisted of a reddish brown, silty clay material mixed with cobbles, fragmented chalk and occasional CBM (Figure 8).

A natural deposit, recorded as reddish-brown clay, Context (18), was observed beneath Context (11).

Figure 8: Section drawing showing the stratigraphy in Room E

Room F

Currently an outdoor space (Building A, The House, Rawlins, 2013) located at the southern end of the house (Figure 2) and measuring 4.8m in width and 3.80m in length, this area (Room F), after groundworks, revealed foundational structural evidence, Contexts (20), (21), (22) and (23). Context (19) was one homogenous dumped deposit starting at ground level and sealing Contexts (20), (21), (22) and (23). Context (19) consisted of a hard rubble deposit and was a mixture of dark brown, sandy clay, chalk gravel and fragmented CBM. This deposit was excavated to a maximum depth of 0.35m.



Figure 9: Room F looking north

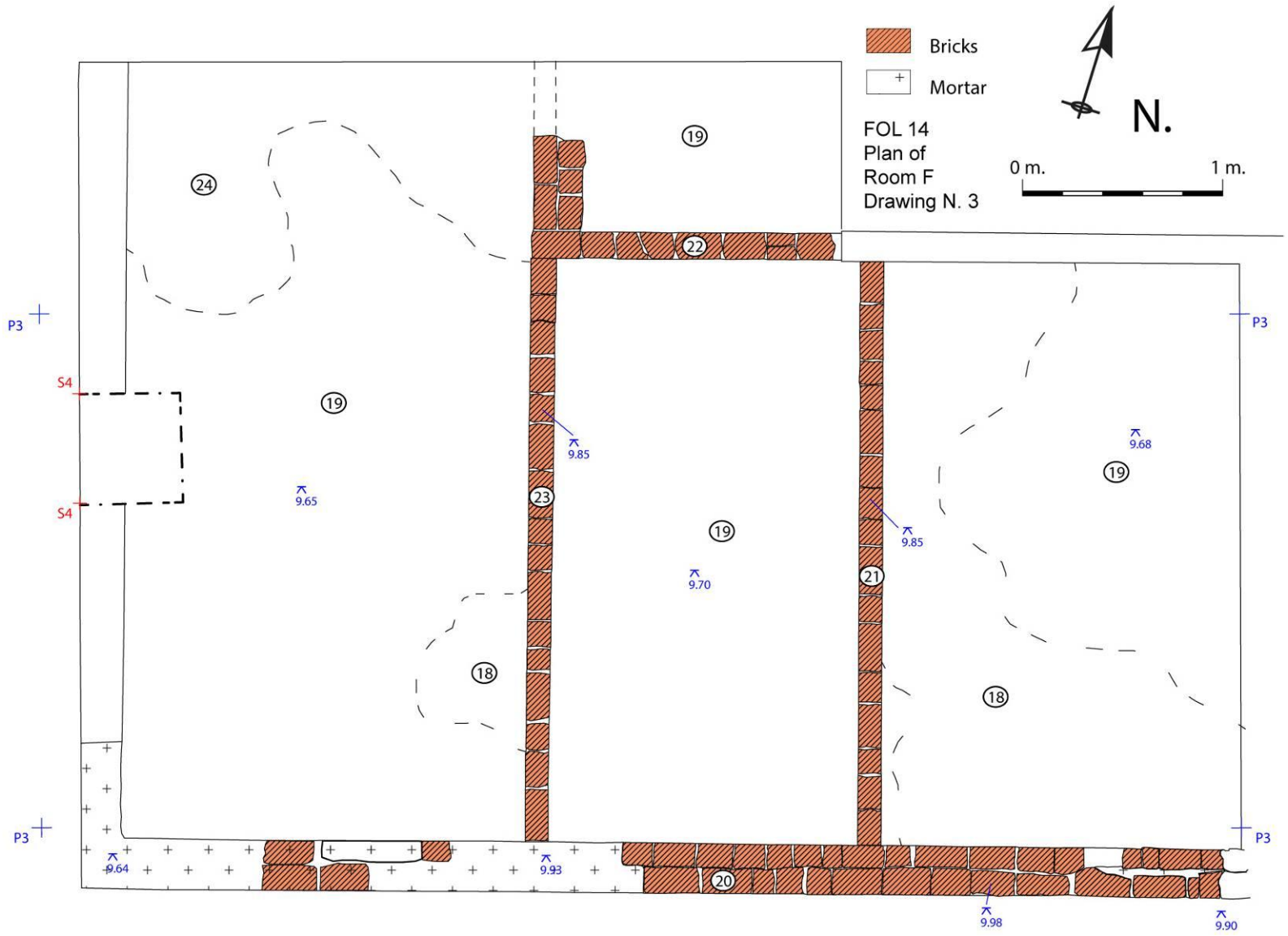
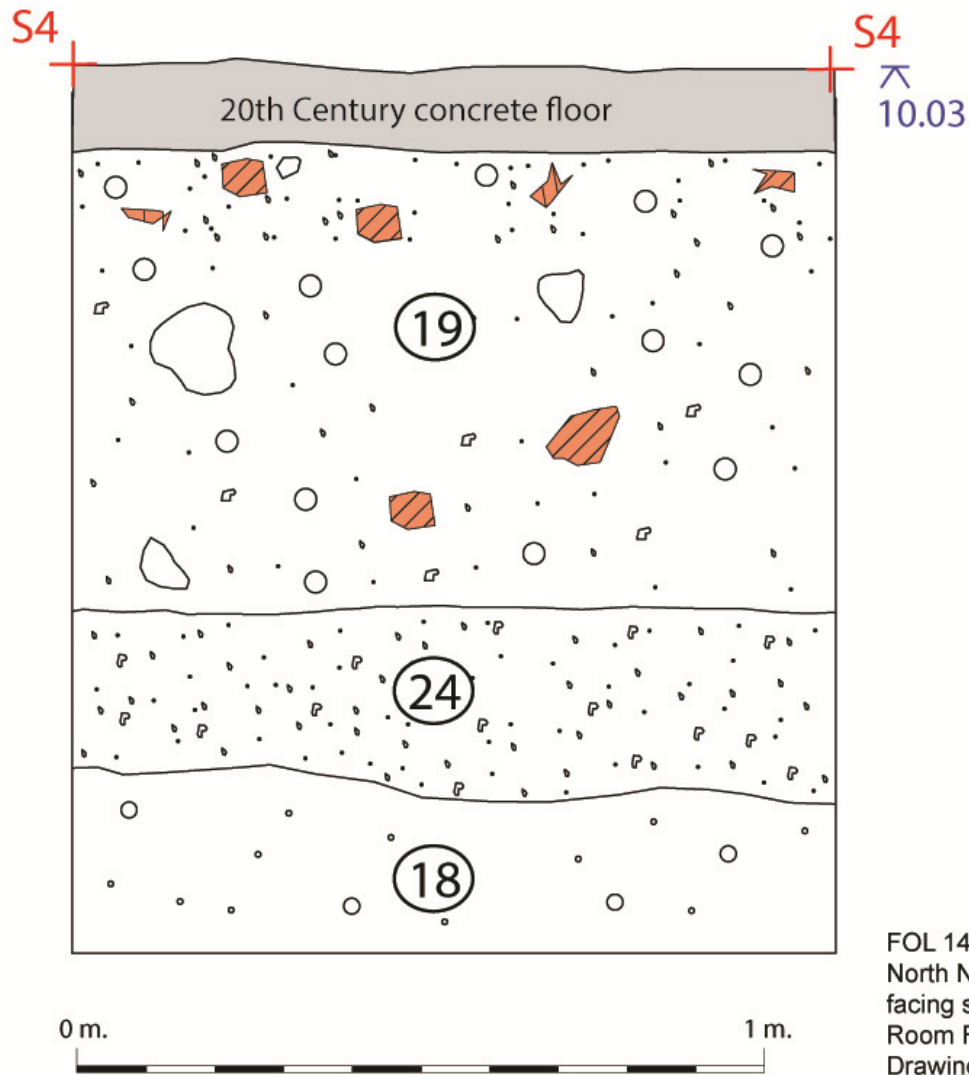


Figure 10: Plan of Room F



FOL 14
 North North-west
 facing section
 Room F
 Drawing N. 4

The removal of Context (19), revealed three internal partition walls (Contexts (21), (22) and (23)), a former structural wall (Context (20)) and windblown sand (Context (24)) measuring 0.35m in depth. (Context (24)) was gathered towards the north west part of the room. Context (24) sealed reddish clay deposit Context (18), a natural deposit(Figure 10 and 11).

The partition walls, (Contexts (21), (22) and (23)) consisted of a single course of 18th-19th century bricks positioned header to header (running bond) with exposed grey mortar. This course of bricks enclosed an area that measured 1.50m in width and 3.00m in length.

Context (20) was 5.80m in length and measured 0.15m in depth and 0.25m in width. Abutting this wall are the two partition walls, (Contexts (23) and (21)).

Figure 11: Section drawing showing the stratigraphy in Room F

Room G

This is a small room which functions as a passage way, connecting room E with rooms H and M, and also provides access to the south garden area (Figure 2). It measured 1.80m in length and 1.40m in width. The floor in this room consisted of a 0.15m deep layer of concrete, Context (36), deposited above a dark brown, silty sand clay mixed with fragmented chalk and gravel, Context (37). Context (37) had a depth of 0.05m and lay above the natural, Context (18).



Figure 12: Room H looking east and structure [27]

Room H

Measuring 4.70m in length and 4.40m in width, Room H (Building B, The Smithy Workshop, Rawlins, 2013) is located between Room B and Room I with a door fronting the main street, a door accessing Room I and another door leading to room G (Figure 2).

Similar to Room G, the floor in Room H, Context (25), consisted of a layer of grey concrete measuring 0.15m in depth. Context (25) sealed Context (26), a made up ground, consisting of dark brown, silty sand clay material mixed with fragmented chalk stones and gravel.

Adjacent to the eastern door of Room H within Context (26), lay the remains of 18th -19th century brick (laid header to header, running bond) and mortar wall, Context (27). This structure measured 1.30m in length and 0.23m in width.

A service trench excavated at the center of the room confirmed that Context (26) extends beyond a depth of 0.30m.

Room I

Room I (Building B, Wheelwright /Fuel Room, Rawlins, 2013) is located to the east of Room H and measures 4.70m in length and 3.60m in width (Figure 2). The stratigraphy in this room appeared to be similar to Room H, with the floor consisting of a layer of concrete, Context (28), measuring 0.15m deep. Context (28) sealed a dark brown, silty sand clay material mixed with fragmented chalk stones and gravel -Context (29). Context (29) was exposed to a depth of 0.05m.



Figure 13: Room I looking south towards Room L

Room J

Room J (Building B, The Stable, Rawlins, 2013) was 3.80m long and 2.80m wide and is located to far east of the house, adjacent to Room I (Figure 2).

The floor (existing in small patches) consisted of stacked bricks, Context (30), laid on their side and bonded with dry sand. Context (30) sealed a dark brown, silty sand clay material mixed with chalk gravel, Context (31). This context was the same as Contexts (26) and (29).

It is possible that this room functioned as a small stable associated with the workshops H and J. Tether ties were observed on the northern wall of this room.



Figure 14: Room J looking west

Room L

Room L was small and measured 3.30m in length and 2.80m in width and was located at the eastern end of the house and was formerly accessed via the garden (Figure 2).



Figure 15: Room L looking west

The floor in this room consisted of a layer of grey concrete Context (32), measuring 0.15m in depth.

Context (32) sealed a made up ground that consisted of dark brown, silty sand clay material mixed with fragmented chalk gravel, Context (33), and was similar to Contexts (26) and (29) and (31).

Room M

Measuring 3.40m in length and 2.40m in width this small room (Building B, The Wash House, Rawlins, 2013) is located at the back of the house to the west of Room L. Access to this room is through Room G (Figure 2).

Similar to Rooms L and G, the floor in Room M consisted of a layer of grey concrete, 0.15m in depth, Context (34). Context (34) sealed a dark brown, silty sand clay material mixed with chalk gravel, Context (35). Context (35) was simialr the made up ground found in rooms G, H, I, J and L.



Figure 16: Room M looking east

CONCLUSION

To damp-proof Old Inn Farm, all the floors within the twelve rooms had to be reduced by 0.35m. Monitoring of this groundwork took place under a watching brief between March 2014 and January 2019. The aim of the watching brief was to observe groundworks that may impact on archaeology which predated the original building. No archaeological deposits suggestive of earlier activity were observed during the watching brief.

The removal of 19th- 20th century flooring exposed made up ground that extended across most of the twelve rooms. The composition of this made up ground was consistent in appearance. Structural remains, such as walls pertaining to the original 18th century building, were present underneath later 19th-20th century wooden floors and concrete.

The southern part of the main house appeared to have had at least two phases of construction (18th century and late 20th century). Foundation walls related to these phases were found within Room E and Room F.

ARCHIVE

The site archive, including all material retrieved from site; the digital and paper record including plans and plates are to be the property of the client: Mr. C. Flash, Main Street, Folkton, North Yorkshire. LS Archaeology shall retain copyright of the Archaeological Watching Brief Report.

A copy of this report shall be uploaded to OASIS (Online Access to the Index of Archaeological Investigation) for inclusion on the online digital archive ADS (Archaeological Data Services).

BIBLIOGRAPHY

ClfA (2014); *Standard and Guidance for Field Evaluation, Institute for Archaeologists*

ClfA (2014); *Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials, Institute for Archaeologists*

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English Heritage (2008); *Management of Research Projects in the Historic Environment (MoRPHE). PPN 3: Archaeological Excavation*

Historic England (2015); *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers Guide*

Rawlins, D (2013) ; A Statement of Significance of 'The Old Inn Farmhouse, Folkton, Filey, North Yorkshire (David Rawlins Ltd)

APPENDIX 1

CONTEXT DATA

Area	Context	Type	Shape	Profile	Length (cm)	Width (cm)	Depth (cm)	Notes	Identified As
Room A	1	Floor	Linear	Flat	665	90	5	Floor in Room A. Made of large grey sandstone flags. Each flagstone are of different size, however the average measurement are 1.0m by 0.50m. Rooms A is the corridor which leads to rooms B, C, D, and G. Room A is the corridor that from the entrance leads to Rooms B, C, E and F.	19th Century
Room A	2	Layer	Deposit	Flat	665	90	30	Dark brown sandy silty clay material mixed with chalk gravel and fragments of CBM. Interpreted as preparation layer for the flags stone floor context 1. Excavated to a depth of 30 cm. from floor level.	20t Century .
Room B	3	Floor	Linear	Flat	370	360	0	20th century wooden floor in room B	20th Century.
Room B	4	Layer	Linear	Flat	370	360	0	20th century, grey concrete layer under the wooden floor context 3.	20th Century
Room C	5	Floor	Linear	Flat	460	340	0	Wooden floor similar to context 3.	20th Century
Room C	6	Layer	Deposit	Flat	460	340	30	Dark brown sandy silty clay deposit mixed with modern building material the same as Context (2). Excavated for a depth of 30cm.	20th Century
Room E	7	Layer	Deposit	Flat	400	360	10	Grey concrete floor in Room E.	20th Century

Area	Context	Type	Shape	Profile	Length (cm)	Width (cm)	Depth (cm)	Notes	Identified As
Room E	8	Layer	Deposit	Flat	340	220	35	Context (8), is made of a dark brown-sandy silty clay material (70%) mixed with small chalk angular fragments and small fragmented CBM (30%). Only excavated for the depth of 20cm.	20th Century
Room E	9	Layer	Deposit	Flat	340	220	15	Building material, consisting of loose grey sand gravel, and cement. Not excavated.	19th to 20th Century
Room E	10	Layer	Deposit	Flat	340	220	10	Layer of brown sand laid as the preparation deposit for the former floor encompassed by walls (12), (13), and (14). Not excavated.	19th Century
Room E	11	Layer	Deposit	Flat	340	220	0	Reddish brown silty clay deposit mixed with cobbles chalk and occasional fragments of CBM. Made up ground for former floor. Not excavated.	
Room E	12	Wall	Linear	Flat	242	30	65	West, mortar and brick wall surviving for a depth of 60cm. In phase with wall (13) and wall (14).	19th Century
Room E	13	Wall	Linear	Flat	350	24	65	South, mortar and brick wall surviving for a depth of 60cm. In phase with wall (12) and wall (14).	
Room E	14	Wall	Linear	Flat	220	24	65	East, concrete and brick wall surviving for a depth of 60cm. In phase with wall (12) and wall (13).	
Room E	15	Wall	Linear	Flat	80	20	10	Single line of bricks-laid sideways. Identified as a partition wall in Room E. It survived for the depth of 10 cm. Bonded with a poor-quality mortar. Associated with the hearth context (16)	

Area	Context	Type	Shape	Profile	Length (cm)	Width (cm)	Depth (cm)	Notes	Identified As
Room E	16	Hearth	Square	Square	100	70	15	Square hearth, the surrounding walls are made with a mixture of broken CBM and stones bonded with a poor-quality mortar. The hearth chamber measures 50cm in length, 40cm in width and 10cm in depth.	
Room E	17	Layer	Deposit	Flat	360	160	20	Similar to context (8) made of a brown sandy silty clay material (70%) mixed with small chalk angular fragments and small fragmented CBM (30%). Only excavated for the depth of 20cm.	
Room F	19	Layer	Deposit	Flat	580	390	35	Modern deposit made of a mixture of a dark brown sandy clay, chalk gravel and building material. The top 5cm consists mainly of fragments of CBM. To the West Context (19) was sealed by a 6cm thick concrete floor.	20th Century
Room F, Room E	18	Layer	Deposit	Flat	0	0	0	Natural reddish-brown clay deposit seen in Rooms E and F. Not excavated.	Natural deposit
Room F	20	Wall	Linear	Flat	580	25	15	South brick wall of the former building (room F). Runs for 580cm, on an east to west direction, it survived for the depth of 15 cm. and measures 25 cm in width. Each single brick measures 25.5 cm in length, 11.5 cm in width and 5.5 cm in depth. The bonding material is a white sandy concrete.	20th Century
Room F	21	Wall	Linear	Flat	300	11	10	Single line of bricks, laid flat. Identified as a partition wall in Room F. It survived for the depth of 10 cm. Same as wall (22).	20th Century

Area	Context	Type	Shape	Profile	Length (cm)	Width (cm)	Depth (cm)	Notes	Identified As
Room F	22	Wall	Linear	Flat	390	11	10	Partition wall in Room F, similar to wall (21) and runs parallel to it at a distance of 180 cm, on a north to south alignment. It only survived for the depth of 10 cm.	20th Century.
Room F	23	Wall	Linear	Flat	155	11	10	Brick wall, part of a former corridor on Room F. Runs for 155 cm on an east to west direction where it bound with wall (22). There was also the presence of few bricks laid flat, located at the west of wall (23), may belong to a former floor.	20th Century.
Room F	24		Deposit	Flat	0	0	15	Orange brown windblown sand, only present at the west side of Room F, under Context (19). Not excavated.	
Room H	25	Floor	Deposit	Flat	470	440	15	Grey concrete floor in Room G.	20th Century.
Room H	26	Layer	Deposit	Flat	470	440	5	Redeposited material made of a dark brown silty sandy clay mixed with fragmented chalk stones and gravel	20th Century
Room H	27	Wall	Linear	Flat	130	23	0	Remains of a brick wall, measuring 1.30m in length and 0.23m in width, bonded with a with mortar. This partition wall was located parallel to the internal south wall of Room H, at 1.70m distance and at a right angle from the Room H eastern wall. It is likely that this wall was associated with the former black smith and wheelwrights workshop.	18th/19th Century
Room I	28	Floor	Deposit	Flat	360	470	15	Grey concrete floor in Room I	20th Century

Area	Context	Type	Shape	Profile	Length (cm)	Width (cm)	Depth (cm)	Notes	Identified As
Room I	29	Layer	Deposit	Flat	360	470	5	Redeposited material made of a dark brown silty sandy clay mixed with fragmented chalk stones and gravel. Same as Context (26)	18th/19th Century.
Room J	30	Floor	Deposit	Flat	370	280	10	Brick floor, bonded by dry sand, and bricks laid on their side. Most likely to be a floor for a stable. Iron rings fitted to the walls were observed, most likely used to tie animals. Bricks measured 21.5cm long, 10cm wide and 6cm deep.	20th Century.
Room J	31	Layer	Deposit	Flat	370	280	10	Redeposited material made of a dark brown silty sandy clay mixed with fragmented chalk stones and gravel. Same as Context (26) and (29)	18th/19th Century.
Room L	32	Floor	Deposit	Flat	320	250	15	Grey concrete floor in Room L.	20th Century.
Room L	33	Layer	Deposit	Flat	320	250	5	Redeposited material made of a dark brown silty sandy clay mixed with fragmented chalk stones and gravel. Same as Contexts (26) (29) and (31)	18th/19th Century.
Room M	34	Floor	Deposit	Flat	340	250	15	Grey concrete floor in Room M.	20th Century.
Room M	35	Layer	Deposit	Flat	340	250	5	Redeposited material made of a dark brown silty sandy clay mixed with fragmented chalk stones and gravel. Same as Contexts (26) (29) (31) and (33)	18th/19th Century.
Room G	36	Floor	Deposit	Flat	140	185	15	Grey concrete floor in Room G.	20th Century.

Area	Context	Type	Shape	Profile	Length (cm)	Width (cm)	Depth (cm)	Notes	Identified As
Room G	37	Layer	Deposit	Flat	140	185	5	Redeposited material made of a dark brown silty sandy clay mixed with fragmented chalk stones and gravel. Same as Context (26), (29), (31), (33) and (35).	18th/19th Century.



LS
Archaeology

Written Scheme of investigation (WSI) for an
Archaeological Watching Brief



Old Inn Farm, Main Street, Folkton, North Yorkshire

By Luigi Signorelli BA MA

March 2014

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Site: Old Inn Farm, Main Street, Folkton, North Yorkshire

Site Codes: OIFF 14

County: North Yorkshire

NGR: TA 0540 7970

Planning Application No: Pre planning

Development: Conversion of the Old Inn Farm for a new family home

Date of Issue: 10/03/14

Site Dates: TBC

Project by: LS Archaeology lsarchaeology@gmail.com

Home 01653648493 Mob. 07512485125

Client: Mr. Carl Flash

INTRODUCTION

This Written Scheme of Investigation (WSI) for an archaeological Watching Brief, details a programme of archaeological investigation and recording, to take place during the ground works associated with the above-named development at Old Inn Farm, Main Street, Folkton, North Yorkshire; Planning Application To Be Confirmed.

The following specification has been prepared for Mr C. Flash, in accordance with the planning conditions suggested as part of the appeal documentation, set by the Head of Planning Services, Development Management, Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, North Yorkshire.

THE PLANNING CONDITION

A standard archaeological condition has been placed on the development by the Scarborough Borough Council, on the advice of North Yorkshire County Council Heritage Unit (NYCCHU). The condition states: *'No development shall take place until the application has secured the implementation of a programme of archaeological work in accordance with the written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority. Development shall be carried out in accordance with the approved details (cf. PPG16, para.30; Circular 11/95, Model Clause 55).*

This document is the said 'Written Scheme of Investigation'.

From March 2010, PPG16 planning guidance was cancelled and replaced by PPS5 (Planning Policy Statement) *Planning for the Historic Environment*. This WSI has been produced in accordance with section HE12 of this new policy, and it also complies with the Guidance for an Archaeological Field Evaluation Institute for Field Archaeologists (1994, revised 2008). PPS5 has been replaced in 2012 by the National Planning Policy Framework, this report also complies with the guidance from NPPF 2012 and Standard and Guidance for an Archaeological Field Evaluation Institute for Field Archaeologists (1994, revised 2008).

ARCHAEOLOGICAL BACKGROUND

The proposed development lies within an area of high archaeological potential and significance within the historic core of Folkton village. Previous archaeological work in the area has revealed Prehistoric, Roman, Anglo-Saxon activity and evidence for medieval occupation of the 12th to 15th centuries, which continued to modern time.

Folkton is mostly known by the Prehistoric finds from a round barrow excavated in 1889 by Greenwell and again in 1969 by Brewster. Among the several inhumations and finds, the barrow is best known for one of the secondary burials. A grave containing a child inhumation accompanied by three chalk "drums", each decorated with a variety of incised designs. In addition a considerable quantity of material, mainly pottery and flint, was recovered from the mound. These finds include Peterborough Ware and Bronze Age sherds, plus scrapers and cores.

DEVELOPMENT

The planned development is for the conversion of the Old Inn Farm to a new dwelling with associated services.

In order to damp-proof the building all the ground floor in each room needs to be reduced by 0.30m, the new proposed extension will also require the same ground reduction, all this operation will be closely monitored by an archaeologist.

Consequently all the ground works including the excavation of the remaining services will be monitored by a qualified archaeologist.

MITIGATION STRATEGY AND METHODOLOGY

The supervising archaeologists will be Luigi Signorelli.

The guidelines for archaeological excavation issued by the *Institute for Archaeologists* (2008) will be adhered to throughout.

An archaeologist shall be present to monitor all ground works associated with the development. This is to include, as necessary: ground level reduction, ground levelling, the excavation of foundation and service trenches, and soak-aways.

In accordance with the advice of NYCC Heritage Unit, and archaeological best practice, the over-riding aim of the archaeological mitigation strategy will be one of the preservation *in situ* of the archaeology, wherever feasible. Given the relatively shallow depth of the majority of the foundation and other site works, it may be the case that archaeological remains will not be encountered. And to this end, it is not proposed to excavate any areas beyond the maximum necessary depth for the required ground works.

The client/developer acknowledges that it is their responsibility to fully fund all necessary archaeological work relating to their development, including all necessary fieldwork, post-excavation requirements, specialist analyses, reporting, archiving and museum deposition fees, and if necessary publication, as well as costs relating to the administration of the aforementioned.

In the first stage, it is proposed to begin with the reduction of the floor level in all the ground floor rooms. This is to be done in advance of any building work, with the time afforded to the archaeologist(s) to clean, sample and record as necessary any archaeological remains. The following strategy will be to excavate the new foundations of the extension annex at the rear of the house, all ground work will be carried out by hand, no mechanical excavator will be used during this operation.

It is proposed to cover the excavation of the services, with a continuous archaeological watching brief, with monitoring to take place during all the associated ground works.

The watching brief monitoring will be fulfilled only in accordance with the following criteria: all ground works that intrude below the level of the topsoil (or other 'modern' made ground layers) have been completed; all necessary archaeological recording has been completed; it is apparent that the site is archaeologically sterile.

If during the excavation or watching brief the contractors or plant operators notice archaeological remains, they should immediately notify the archaeologist.

A two-week notice period of the start of works must be given to both the archaeological contractor and to Scarborough Borough Council.

A back-acting mechanical excavator fitted with a toothless bucket must be used for all excavations, to assist the identification of archaeology. Where necessary it may be acceptable for the developer or their agents to use a toothed bucket to remove hard-standing surfaces.

Where archaeology is encountered the archaeologist must be afforded the time necessary to excavate record and sample exposed features.

Heavy plant is not to be operated in the vicinity of archaeologists engaged in excavation and recording.

No human remains are expected. However, if they are encountered a licence from the Ministry of Justice will be required if they are disturbed or need to be removed. A short delay may occur. Human remains will be treated in accordance with *Guidance for best practice for treatment of human remains excavated from Christian burial grounds in England* (EH 2005). All costs pertaining to this are the responsibility of the client/developer.

A standard single context recording system will be used to keep a document record of all archaeology encountered.

Where possible, all archaeological features as a minimum will be sample excavated to the following criteria: ditches 5%; pits 50%; post-holes 100%; burials 100%; linear structures (walls etc.) 5%;

Where possible, all archaeological features will be drawn in plan and section to either 1:10 or 1:20 scales on an archive stable *permatrace*.

Where possible, all archaeological features will be photographed as appropriate using both a 10-megapixel digital colour camera.

All archaeological finds pre-dating c.AD1900 will be collected. Later finds will be noted but not collected.

Bulk soil samples will be taken from sealed deposits, where a potential is identified for the survival of palaeo-environmental ecofacts or industrial residues. These will be assessed and analysed as necessary in the post-excavation phase. All costs pertaining to this are the responsibility of the client/developer.

If significant archaeology is encountered scientific dating or analysis may be required for the interpretation of the findings. In this instance, the potential for two such dates should be allowed for. All costs pertaining to this are the responsibility of the client/developer.

On completion of work, all records, photographs, finds and samples will be processed, cleaned, conserved, suitably stored and catalogued, in accordance with the *Institute for Archaeologists* guidance (2008) and the *First Aid For Finds* manual (Watkinson and Neal 2001).

Finds will be subject to specialist assessment as appropriate and where statistically significant:

- 1.a small pottery assemblage is likely. *Jane Young Pottery Consultancy* will undertake any necessary assessment;
- 2.in the unlikely event of human remains being discovered, *York Osteoarchaeology* will undertake any necessary analysis;
3. any significant assemblages of flint will be assessed by *Anthony Dickson of AD Archaeology*.
- 4.any significant assemblages of animal bone will be assessed by *Jen Wood of Lincolnshire County Conservation Laboratory*
- 5.all environmental soil analysis will be carried out by *James Racham*.

All costs pertaining to this are the responsibility of the client/developer.

Finds definable as 'treasure' in accordance with the Treasure Acts 1996 and 2003 will be reported to the local coroner. In the unlikely event that they cannot be removed on the day of exposure suitable security will need to be arranged. All costs pertaining to this are the responsibility of the client/developer.

Where unexpectedly complicated or significant archaeological remains are encountered NYCC will be contacted immediately for advice. Such instances may require variations from the WSI and special measures (such as increased staffing) to enable the facilitation of the archaeological condition. Where this becomes apparent the significance of the archaeology will be conveyed to the client/developer as soon as possible. All costs pertaining to this are the responsibility of the client/developer.

REPORT

Where possible, a report will be produced within 2 months of the cessation of excavations and monitoring. In some instances this deadline may be extended on account of external specialist schedules.

Hardcopies of the report will be provided to the client/developer, the Local Planning Authority and NYCCHU for inclusion in the SMR (Sites and Monuments Record). Digital copies will also be sent to the SMR and client/developer.

A digital copy of the report will be uploaded to the *Online Access to Index of Archaeological Investigations* (OASIS) archive: (<http://ads.ahds.ac.uk/project/oasis/>)

As a minimum the report will include the following:

1. Summary;
2. Site Code;
3. Planning and HER/SMR refs;
4. Dates of fieldwork;
5. National Grid Reference;
6. Location plan with scale;
7. Detail plan showing excavated/monitored areas and position of any archaeological features;
8. Section and plan drawings of archaeological deposits and features with scales and Ordnance Datum heights (where possible);
9. Photographs;
10. A written description of the methodology employed and analysis of any results, in the context of the known history of the area;
11. Specialist reports as necessary.

ARCHIVE

The archive, excepting any items of 'treasure' and human remains, is the property of the client/developer. However, it is the expectation of the archaeological planning condition that any archive will be deposited with a suitable local museum, with full ownership transferred.

The York Museum is identified as the most suitable institution to receive any archaeological archive.

LS Archaeology has a standing relationship with the York Museum, and it is anticipated that the museum will accept the archive, provided its terms and conditions are met.

The museum makes a charge for deposition of £75.00 per box. The client/developer should allow for the possibility of three boxes, together with the costs of the archive boxes themselves, as well as all necessary administration/courier costs, which it is their obligation to pay.