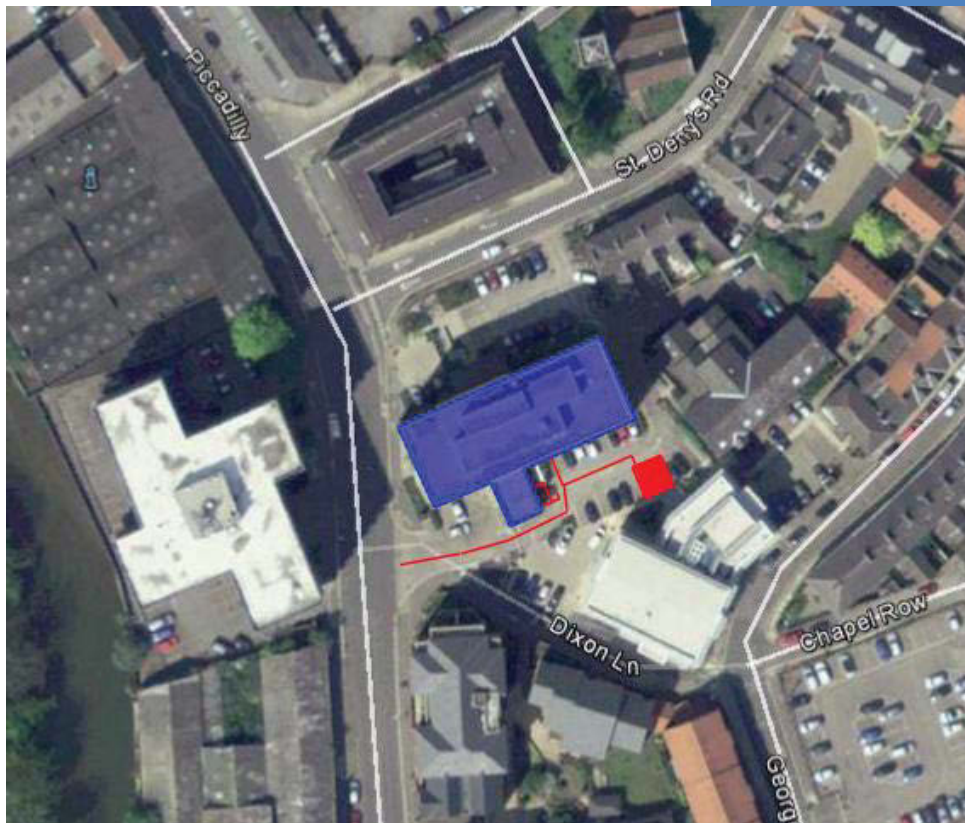


United House, Piccadilly,
York, North Yorkshire

Archaeological Watching Brief Report



LS Archaeology
www.lsarchaeology.co.uk
lsarchaeology@gmail.com
01653 618 279
0791 248 5125

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Site: United House, Piccadilly, York, North Yorkshire

Site Codes: YUH 16

County: North Yorkshire

NGR: SE 60695 51501

Planning Application No: 15/02924

Development: Housing redevelopment

Date of Issue: 16/06/2016

Site Dates: 01/03/2016 to 13/03/2016

Project by: LS Archaeology, Whitwell on the Hill, North
Yorkshire, YO60 7JJ. Tel: 01653 618279

Client: Prospect Archaeology / Ascot Investments Ltd

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SUMMARY

An archaeological watching brief at United House, Piccadilly, York, North Yorkshire, took place as part of a programme to evaluate the presence of any archaeological features that may be disturbed by any groundwork related with the new redevelopment.

The main work consisted of the excavation of a trench that housed the new substation, and associated cabling trenches. The only archaeological features recorded within the trench; consisted of the foundations of a 19th century brick wall that cut through a dark grey medieval deposit (occupational /alluvial).

1. INTRODUCTION

- 1.1 This report summarizes the findings of the archaeological watching brief, as part of the planning condition for the United House redevelopment scheme.
- 1.2 The following archaeological watching brief report has been prepared for Prospect Archaeology on behalf of Ascot Investments Ltd, and complies with the planning conditions set by the City of York Council (CYC; planning reference 15/02924) and the recommendation of the City of York Archaeologist, John Oxley.

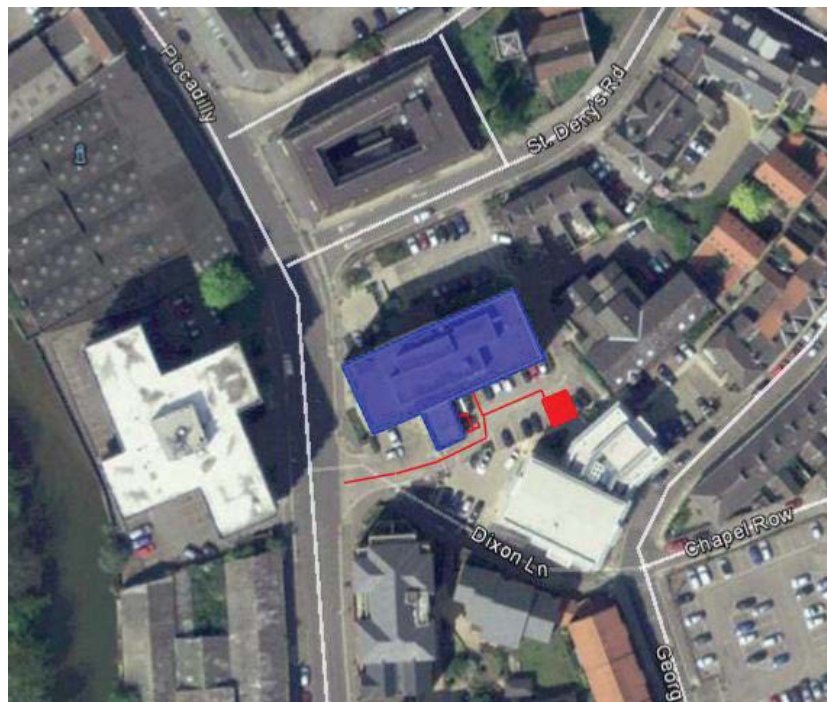


Figure 1: Google Map showing the United House (in Blue) and the area monitored by the watching brief (in red)

- 1.3 The work has been undertaken in accordance with the Standard and guidance for an archaeological watching brief (Chartered Institute for Field Archaeologists 2014).

2. PLANNING BACKGROUND

- 2.1 Planning permission was previously granted for conversion from offices to residential use in September 2015 (15/01769/ORC). A further application has been made for change of use of the ground floor for retail use and for external alterations to the building. In addition to these a new

substation with associated cabling is required and a new cycle store and generator are to be constructed.

- 2.2 Consultation with the City of York Archaeologist has established the need for an archaeological watching brief during the excavation of foundations and cable trenches associated with the new building element of the redevelopment. Whilst the sub-station is permitted development, the site falls within the Area of Archaeological Importance (Ancient Monuments and Archaeological Areas 1979), with the requirement of an Operation Notice.

3. SITE DESCRIPTION

- 3.1 The site comprises the building and associated hard-standing United House (centered on SE 60695 51501) fronting Piccadilly Road. The ground gently slopes westwards, from 10.15m AOD to the east to 9.05m AOD to the west.
- 3.2 The former office space of United House has been redeveloped for retail and residential use. The main structure of the building has been retained, with minimal ground disturbance consisting of the installation of a new Substation and associated cabling trenches located to the south of the building, and the excavation of the foundations for the generator house, which may all potentially impact on archaeological deposits.

4. GEOLOGY

- 4.1 The underlying geology is Sherwood Sandstone Group overlain by Alne Glaciolacustrine Formation silty clay.

5. ARCHAEOLOGICAL BACKGROUND

- 5.1 The City Archaeologist identified United House as the site of Maison Dieu (a medieval almshouse) and raised the possibility of burial associated with the medieval Church of Stephen (which was located to the south of Dixon Lane) being present.
- 5.2 Excavation at the junction of Dixon Lane and George Street recorded remains of Roman, Saxon and medieval date, including human remains believed to be medieval (NMR excavation index).

6. AIMS AND OBJECTIVES

- 6.1 The purpose of the Watching Brief was to record any archaeological deposits disturbed during groundwork at the above site with the aim of any significant collected data to contribute to the archaeological knowledge of York.
- 6.2 The programme of archaeological observation and recording comprised of archaeological supervision of all groundwork below 300mm from current ground surface to include excavation of foundation and service trenches.
- 6.3 The field work was carried out by LS Archaeology between the 1st and 13th of March 2016.

7. METHODOLOGY

- 7.1 The archaeological watching brief consisted of monitoring the excavation of a trench for the installation of the Substation, the excavation of the Generator House foundations and associated cabling trenches (Figure 2).
- 7.2 Modern deposits were recorded in section and by record. All archaeological deposits and features were planned at a scale of 1:20 on drafting film (permatrace). A sections was drawn at a scale of 1:10, including heights above Ordnance Datum.
- 7.3 The mitigation strategy and methodology on the Written Scheme of Investigation was adhered throughout the whole project.

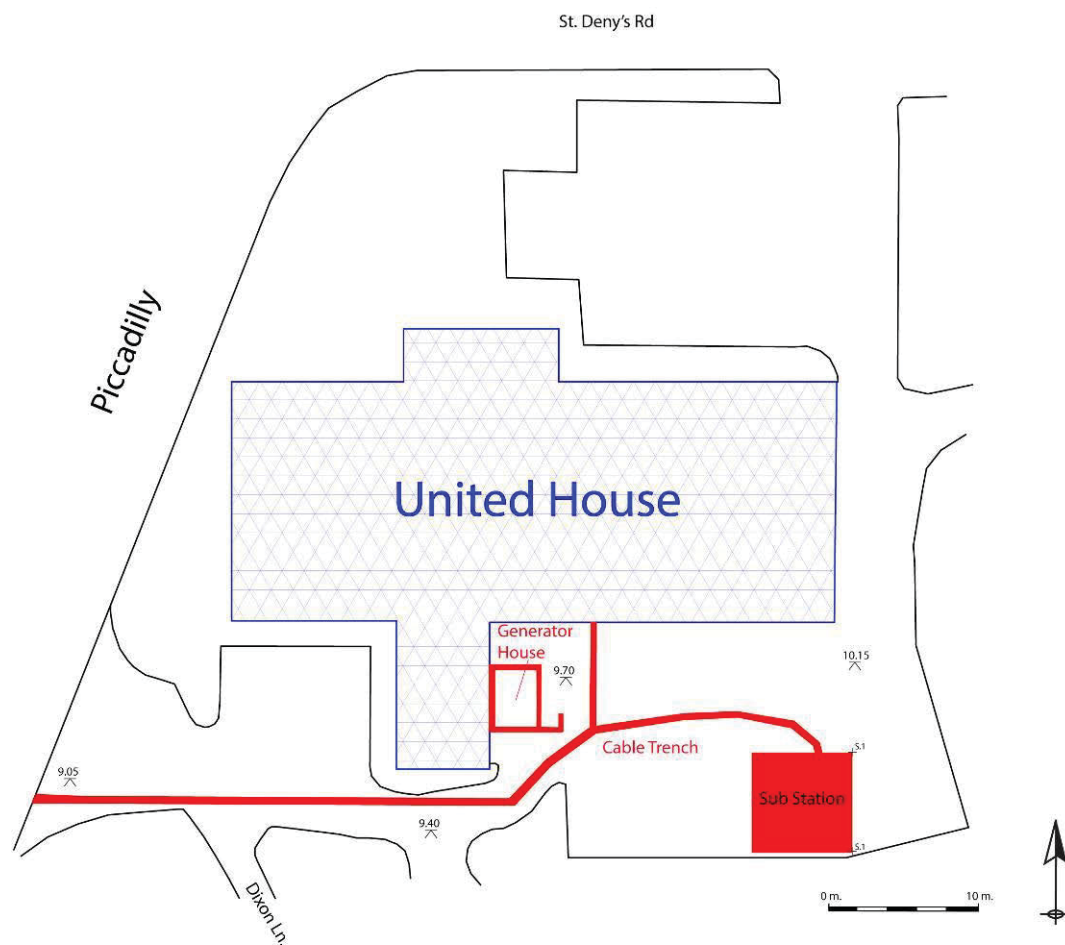


Figure 2: plan showing the location of the Substation, the Generator House and related cable trenches (in red)

8. RESULTS

- 8.1 The erection of the Substation, located to the southeast corner of the United House car-park area, required the excavation of a trench measuring 6.7m in width and length and 0.9m deep. The associated cabling trenches, which linked the Sub Station with United House and the main located in Piccadilly road, measured 0.6m in width and 0.8m in depth.

- 8.2 The foundation trenches for the Generator House, located on the southern side of United House along the eastern wall of the south extension, were excavated to 0.8m in depth measuring 0.8m in width.



Figure 3: Cable trench looking west



Figure 4: Generator House foundation trenches

- 8.3 No archaeological deposits were identified within the foundations of the Generator House. The main deposit consisted of a mixture of modern rubble and sandy clay soil.
- 8.4 The excavation of the Substation trench, revealed a sequence of modern (19th Century) deposits overlaying a grey brown silty clay deposit of medieval date, measuring in average 0.4m (context 7).
- 8.5 The removal of the tarmac surface (context 1) revealed the presence of a former floor surface, made of regular yellow sandstone block measuring 0.4m in length 0.2m wide and deep (context 2), laid on top of a 0.1m deep sandy gravel deposit (context 2).
- 8.6 Along the northern and southern side of the trench, cutting through context 2 were two shallow gullies (context 9 and 11) excavated in order to lay a metal pipe (context 13).



Figure 5: east section of the Substation trench



Figure 6: east section of the Substation trench showing the metal pipe context 13

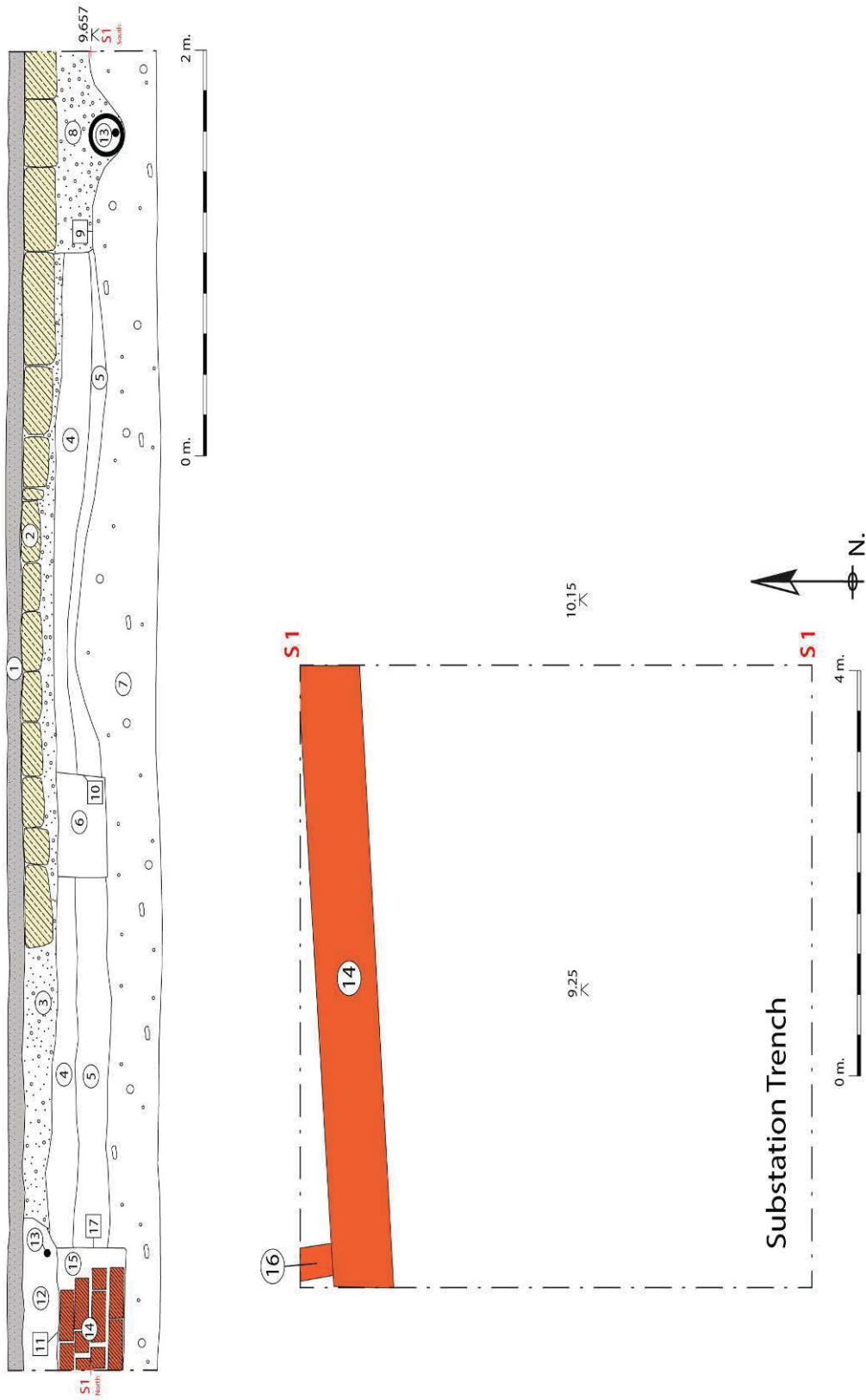


Figure 7: figure showing the section and plan of the Sub Station trench

- 8.7 Overlaid by context 3 was a dark silty clay deposit, measuring 0.2m in depth (context 4) laid on top of a grey clay deposit measuring 0.3m deep (context 5). Both these deposits appeared to be associated with the east to west foundation wall (context 14). Although of unknown date, it is likely that the brick wall (context 14) and the two deposits (context 4 and 5) belong to a late medieval date.
- 8.8 All the above described activity overlay a thick dark grey silty clay deposit (context 7) which contained a substantial amount of fragmented medieval pottery and occasional animal bone fragments (see Appendix 1 and 2). The majority of the sherds were 13th - 14th century in date and vessel types included jugs, storage jars and cooking vessels. The small animal bone assemblage contained mostly sheep/goat bones with some butchery and gnawing marks. Subsequently these items found within context 7 lean towards it being a deposit that most likely formed over time as combination of human (i.e. domestic/ burgages) and alluvial activity from the nearby River Foss.
- 8.9 Another small brick wall (context 16) was present, along the north-west corner of the Substation trench, abutting wall 14, and running on a north to south direction.



Figure 9: east section of the Substation trench wall 14



Figure 8: north section of the Substation trench wall 16

- 8.10 No other archaeological activity was recorded, as being been present within the Substation trench, and the related cable trenches.

9. CONCLUSIONS

- 9.1 The archaeological watching brief consisted of the monitoring of the excavation for a single substation trench with associated service trenches that host electrical cables for the newly refurbished United House.
- 9.2 As a conclusion, no archaeological features were present within the limits of the monitored trenches. The excavation of the substation trench confirmed that the area have been heavily disturbed by post medieval and modern activity, where all the structural features recorded appears to be of post medieval date. The only archaeological evidence recorded within the limits of the evaluated area consists on a single deposit context 7, which appeared to be a thick deposit most likely to be of domestic or alluvial origin.
- 9.3 All the other service trenches also revealed no archaeology present within the impacted area.

10. BIBLIOGRAPHY

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APPENDIX 1

ANIMAL BONES BY JANE RICHARDSON

In total, eight animal bone fragments were recovered from a hand-excavated deposit (007). Bones were identified to taxa wherever possible, although lower-order categories (e.g. cattle-sized) were also used. As the assemblage was so small, all fragments were recorded. The data are summarised in Table 1.

The assemblage is of questionable value due to its very small size, although it does survive in good condition. The majority of bones are sheep/goat but cattle are probably represented too. Three bones display butchery marks and one has been gnawed.

No further analysis of the assemblage is required.

Table 1. Animal bone fragments by context

Context	Taxa	Element	Quantity
007	Sheep/goat	Humerus barrel (gnawed)	1
	Sheep/goat	Distal humerus (fused, dismembering cut)	1
	Sheep/goat	Astragalus	1
	Sheep/goat	Metacarpal (not a pair)	2
	Sheep-sized	Rib fragment (cut)	1
	Cattle-sized	Rib fragment (cut)	1
	Cattle-sized	Long bone fragment	1
Total			8

POTTERY ANALYSIS: YORK UNITED HOUSE

YUH16

Rachel Wood

1 June 2016

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Figure 8: Mwk1.

Figure 9: Sxwk1.

Summary

In May 2016 the author was commissioned to analyse a small assemblage of pottery from a watching brief conducted at United House, Piccadilly, York. This consisted of a total of fifteen sherds weighing 621.1g. The total Rim EVE for the assemblage was 0.075 and the total Base EVE was 0.22. The assemblage is almost entirely medieval in date, likely 12th to 15th century. Two sherds may date from the post medieval period.

Introduction

The assemblage analysed here was recovered as the result of a watching brief conducted at United House, Piccadilly, York, undertaken by LS Archaeology for clients Ascot Investments Ltd. There is well known Roman, Anglo-Saxon and Medieval archaeology in the area and the watching brief was deemed necessary in light of this.

The watching brief revealed eighteen contexts (including modern tarmac). The pottery analysed here was recovered from context (7), a dark deposit. The assemblage consists of a total of fifteen sherds of nine separate fabrics, weighing 621.1g collectively. Together these have total Estimate Vessel Equivalents (EVEs) of 0.075 (rims) and 0.22 (bases). Overall, the sherds were in moderate to good condition.

This report assesses the quantity, quality and composition of the pottery assemblage and gives an interpretation of the sherds and their use on the site.

Methodology

This analysis has been undertaken following the guidelines set out by Orton, Tyers and Vince in *Pottery in Archaeology* (1993) and the second edition of the same book by Orton and Hughes (2013).

The assemblage was sorted by fabric, each being identified by types of clay and inclusions present. The total sherd count and weight for each fabric is given. Where

possible the particular fabric has been identified with the aid of Mainman and Jenner's *Medieval Pottery from York* (2013). Unidentifiable fabrics were given a code based on their physical characteristics and inclusions present (see appendix for list) and given a description.

Only in one instance could define vessel form be identified. The most common forms have been listed for other fabrics in the assemblage. Estimated Vessel Equivalents were calculated for both rims and bases.

Fabrics

Brandsby-Type Ware

13th - 14th Century

Three sherds of this ware were identified; two body pieces and one base. All three displayed a green glaze on the exterior surfaces. The base had a diameter of 9cm, this being 10% of the whole. Jugs are the most common form in the ware.

Sandy Red Ware

13th - 14th Century

Two base pieces of this ware were identified. One was immeasurable, the other had a diameter of 9cm, this being 12% of the whole. Neither of these sherds displayed decoration. Jugs are most common form of this ware.



Figure 1: Brandsby-Type



Figure 2: Sandy Red ware.

Walmgate Ware

14th - 15th Century

Four body pieces were identified. Three of which displayed a white slipped exterior. The largest sherd displayed evidence of light burning or sooting suggesting its use as a cooking jar or one which had been warmed by a fire, perhaps containing wine or ale. Jugs and storage jars are the most common forms of this ware.

Fine White Splashed Ware

12th - 13th Century

One body piece of this ware was identified. It is likely to be from towards the base of a vessel given its thickness. This would explain the pale orange colour of the fabric. Vessels typically speaking are a darker colour towards their base as a result of differential firing. The only decoration on this sherd was an exterior yellow glaze.



Figure 3: Walmgate

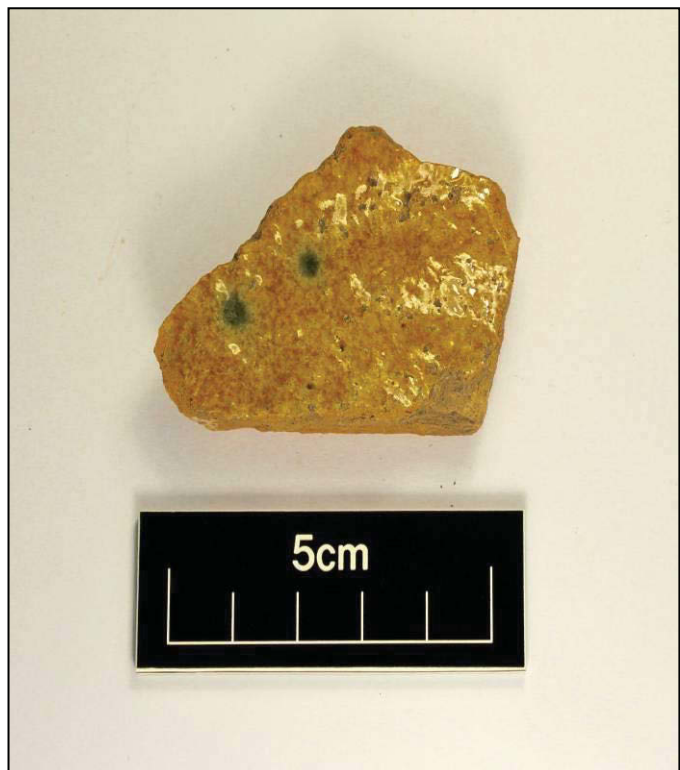


Figure 4: Fine White Splashed ware.

Humber Ware

Late 14th - Late 15th or Early 16th Century

One body sherd of this ware was identified. The glaze typical of this ware was absent on this sherd. Jugs and jars are the most common forms of this ware.



Figure 5: Humber

Moderately Gritted White Splashed Ware

12th - 13th Century

One rim sherd of this ware was identified. It had a diameter of 5cm, this being 7.5% of the whole. The sherd displayed a creamy-yellow slip and was identified as the rim of a flat-topped bowl.

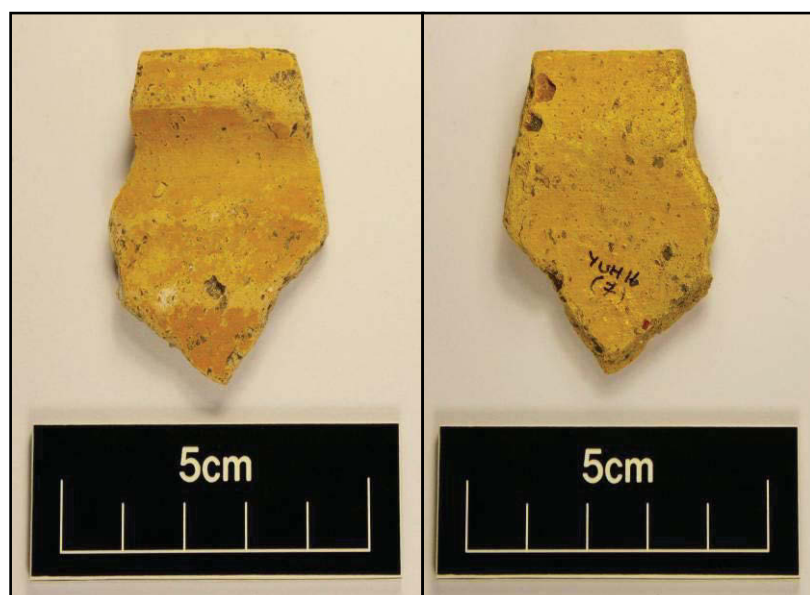


Figure 6: Moderately Gritted White

Gritty Ware

Late 11th - Early 13th Century

One sherd was identified. There are many variations of gritty ware. The fabric of this sherd displayed a pale grey core with orange margins and dark grey surfaces. No decoration was present. Gritty ware vessels were the main cooking pots in York over their period of production.



Figure 7: Gritty Ware.

Mwk1 (Mica-slipped/dusted, wheelmade, other glaze)

Medieval / Postmedieval

One body sherd of this fabric was identified. This is a reduced grey wheelmade fabric with mica inclusions. It has thin white margins and an orange-brown glaze is present on both surfaces. Three narrow spaced, indented horizontal lines were present on the exterior as decoration.

Sxwk1 (Sand/quartz/quartzite, other/unknown inclusions, wheelmade, other glaze)

Medieval / Postmedieval

One body sherd of this fabric was identified. This is a pale cream wheelmade fabric. A creamy-yellow glaze is present on both surfaces. The exterior has the addition of decoration in the form of two horizontal lines in brown glaze.



Figure 8: Mwk1.



Figure 9: Sxwk1.

Conclusions

The wares in this assemblage have a fairly broad date range from the late 11th to the early 16th century. However, there does seem to be a focus within the sherds present around the 13th - 14th century. The majority of the wares present are known for their storage and cooking vessels suggesting that this small assemblage is fairly typical of the location and period. The total sherd count and weight for each fabric is laid out in the table below.

Fabric	TSC	Weight (g)
Brandsby-Type Ware	3	164.5
Sandy Red Ware	2	101.6
Walmgate Ware	4	219.5
Fine White Splashed Ware	1	28.6
Humber Ware	1	28.1
Moderately Gritted White Splashed Ware	1	11.9
Gritty Ware	1	6.3
Mwk1	1	51.7
Sxwk1	1	8.9
TOTALS	15	621.1

Table 1: Total sherd counts and weights for the fabrics present in this assemblage.

No further analysis of the assemblage is required.

Bibliography

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Orton, C., Tyers, P., and Vince, A. 1993 (1st Edition) *Pottery in Archaeology* (Cambridge University Press, Cambridge)

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Appendix 1: Fabric Coding

Scheme

Used to catalogue and organise a type-fabric collection. Inclusions are listed first, followed by construction and surface treatments.

Moderate / abundant inclusions - in upper case letters

b	Burnished
d	Tin-glazed
f	Salt-glazed
g	Copper-stained glaze
k	Other glaze
m	Mice-slipped / dusted
n	Slipped 'white' (high Munsell)
o	Other slipped
t	Knife-tirrmmed
w	Definitely wheel-made in whol
x	Moulded
y	Wheel not used / doubtful

Construction and surface treatments.

C	Organic
F	Flint
G	Grog
H	Shell
I	Ironstone
L	Limestone
M	Mica
N	Wares without obvious inclusions
S	Sand (quartz/quartzite)
V	Volcanic / igneous
X	Other / unknown

Appendix 2: YUH 16 Pottery Data

Context	Ware	Date	Weight (g)	Body	Rim Diam. (cm)	Rim %	Base Diam. (cm)	Base %	Form	Notes
7	Brandsby-Type	13th - 14th Century	110.4	X	-	-	-	-	-	-
7	Brandsby-Type	13th - 14th Century	23.2	X	-	-	-	-	-	-
7	Brandsby-Type	13th - 14th Century	30.9	-	-	-	9	10	-	-
7	Sandy Red	13th - 14th Century	21.1	-	-	-	Unmeas.	Unmeas.	-	-
7	Sandy Red	13th - 14th Century	80.5	-	-	-	9	12	-	-
7	Waimgate Ware	14th - 15th Century	25.1	X	-	-	-	-	-	-
7	Waimgate Ware	14th - 15th Century	18.3	X	-	-	-	-	-	-
7	Waimgate Ware	14th - 15th Century	61.9	X	-	-	-	-	-	-
7	Waimgate Ware	14th - 15th Century	114.2	X	-	-	-	-	-	Evidence of light burning/scotting.
7	Fine White Splashed Ware	12th Century (possibly 13th)	28.6	X	-	-	-	-	-	Likely to be close to the base due to the pale orange colour of the fabric.
7	Humber Ware	L14th - L15th/E16th Century	28.1	X	-	-	-	-	-	-
7	Moderately Gritted White Splashed Ware	12th - 13th Century	11.9	-	5	7.5	-	-	Flat topped bowl	-
7	Gritty Ware	L11th - E13th Century	6.3	X	-	-	-	-	-	Pale grey core, orange margins, dark grey surfaces.
7	Mwk1	Medieval - Postmedieval (probably 15th/16th Century)	51.7	X	-	-	-	-	-	Reduced grey fabric, mica inclusions, wheelmade. Thin white margins. Orange-brown glaze on both surfaces. Three indented horizontal lines, narrow spaced decoration.
7	Sxwk1	Medieval - Postmedieval	8.9	X	-	-	-	-	-	Pale cream fabric. Creamy-yellow glaze on both surfaces. Exterior has addition on two horizontal parallel glazed brown lines decoration.

APPENDIX 3

UNITED HOUSE CONTEXT INDEX

Context Number	Feature Number	Fill/Cut	Description
1	1	Fill	Modern top layer of tarmac
2	2	Fill	Stone surface- limestone
3	3	Fill	Gravel packing for limestone
4	4	Fill	Dark layer
5	5	Fill	Clay layer
6	6	Fill	Gap within clay cut
7	7	Fill	Dark material spread
8	9	Fill	Concrete back fill of pipe trench [9]
9	9	Cut	Cut of water pipe trench [9]

10	10	Cut	Cut of small square feature
11	11	Cut	Cut for water pipe trench [11]
12	11	Fill	Rubble and mortar fill over (13) in [11]
13	11	Structure	Lead water pipe (13) in [11]
14	15	Structure	Brick wall NE-SW in trench [15]
15	15	Cut	Foundation trench [15]
16	16	Structure	NW-SE wall visible on NW corner
17	15	Fill	Fill of trench for wall (14)
18	9	Structure	Clay drainage pipe in [9]

UNITED HOUSE CONTEXT DATA

Context number	Feature Number	Fill/Cut	Description	Shape	Profile	Length	Width	Depth	Notes	Drawing Numbers	Finds/ Samples
1	1	Fill	Modern top layer of tarmac	Layer	Squared	4	4	0.1	A layer of modern tarmac over an earlier stone surface [2]. [1] Was laid directly onto earlier stones. This was the modern tarmac for a car park post 1950.	Section 1	
2	2	Fill	Stone surface-limestone	Flat layer	Squared	4	4	0.2	A layer comprising of 90% compact light white yellow limestone bricks and 10% loose sand. This was a layer of worked limestone blocks used as a surface. The blocks were finely cut suggesting they were reused from a previous structure-potentially from York prison. Late 19th century-early 20th century.	Section 1	
3	3	Fill	Gravel packing for limestone	Spread layer	Squared	4	4	0.09	A loose mid yellow brown layer comprising of 60% sandy gravel and 40% sand. This was a layer of packing under the limestone surface. It was a mix of sand and gravel to bed the limestone blocks (2) onto an even surface. Probable	Section 1	

											similar date to (2).			
4	4		Fill		Dark layer	Spread layer	Squared	4	4	0.14-0.2	A friable dark grey brown 90% silty clay layer with 10% occasional stone and small cobbles. A thin dark layer possible urban occupation spread or silting from nearby River Foss. Mid 19th century in date probably-due to finds.	Section 1	Clay pipe CBM	
5	5		Fill		Clay layer	Spread layer	Squared	/	/	0.19-0.03	A compact spread consisting of 100% compact mid yellow orange clay. This thin layer of clay varied in depth. It was at its deepest at the south though not present in south section. A thin layer of clean clay making a possible clay surface?	Section 1		
6	6		Fill		Gap within clay cut	Linear	Squared	/	0.59	0.14	A patch of moderate 95% light yellow grey sandy silt clay with 5% occasional gravel inclusions. This was not present in the south section suggesting it ends in the south of the trench. A possible fill of a linear square cut cutting into	Section 1	CBM	

									Contains a ceramic and lead pipe. Mid-late 19th century.		
10			Cut	Cut of small square feature	Linear	Squared	/	0.59	0.14	The cut of a possible linear feature cutting into the clay layer (5). Runs N-S with straight sides and a flat base. Not present in the south section suggesting it terminates in the south. Possible utility ditch?	Section 1
11		11	Cut	Cut for water pipe trench [11]	Linear	Concave	6.7	0.75	0.2	A cut for the deposition of a lead water pipe. A modern service trench for a 40cm lead pipe.	Section 1
12		11	Fill	Rubble and mortar fill over (13) in [11]	Linear	Concave	6.7	0.75	0.2	A loose grey 100% gravel and mortar fill for the service trench [11] containing (13).	Section 1
13		11	Structure	Lead water pipe (13) in [11]	Linear	Round	6.7	0.04	0.04	A lead water pipe which runs along the NW side of trench A then turns at a right angle along the SW side and then again turns at a right angle to be fed into drain pipe (9). Probable pre 1970's as lead pipes ceased to be used in new construction.	Section 1

14	15	Structure	Brick wall NE-SW in trench [15]	Linear	Squared	6.7	0.5	0.4	A brick wall running along the NW side of the trench. Consists of 4 layers of bricks each measuring 25x12x10 cm bonded by a loose mortar made of sand/gravel and concrete.	Section 1	
15	15	Cut	Foundation trench [15]	Linear	Squared	6.7	0.6	0.4	The cut for the foundation of a wall that runs along the NW edge of trench A. Vertical edges and a flat base. Extends beyond the trench limits.	Section 1	
16	16	Structure	NW-SE wall visible on NW corner	Linear	Squared	0.6	0.2	0.8	A brick wall located on the south west corner of Trench A. Consisted of 8 layers of bricks 20x12x10 cm bonded with strong mortar.	Section 1	
17	15	Fill	Fill of trench for wall (14)	Linear	Squared	6.7	0.2	0.4	A hard very dark brown 95% clay silty sand fill with 5% small stones and occasional CBM. Identified as the backfill of a foundation trench for the wall (14).	Section 1	CBM
18	9	Structure	Clay drainage pipe in [9]	Linear	Circular	/	0.13	0.13	A hard red brown clay pipe drain within a modern cut.	Section 1	