

**ARCHAEOLOGICAL WATCHING BRIEF REPORT:  
LAND ADJACENT TO TICKHILL HOUSE, 56 SUNDERLAND STREET,  
TICKHILL, SOUTH YORKSHIRE**

Planning Reference: 10/00711/FUL  
NGR: SK 5971 9325  
AAL Site Code: TISS 12  
OASIS Reference Number: allenarc1-126907



Report prepared for Mr and Mrs Bradley

By  
Allen Archaeology Limited  
Report Number 2012043

May 2012



The  
Authority on  
Archaeological  
Planning  
Services



## Contents

Executive Summary	1
<b>1.0</b> Introduction	2
<b>2.0</b> Site Location and Description	2
<b>3.0</b> Planning Background	2
<b>4.0</b> Archaeological and Historical Background	2
<b>5.0</b> Methodology	3
<b>6.0</b> Results	4
<b>7.0</b> Discussion and Conclusions	5
<b>8.0</b> Effectiveness of Methodology	5
<b>9.0</b> Acknowledgements	5
<b>10.0</b> References	6
 <b>List of Appendices</b>	
Appendix 1: Colour Plates	7
Appendix 2: Post- Roman Pottery Archive	9
Appendix 3: Context Summary List	10

## List of Figures

- Figure 1:** Site location, with the development site shown in red  
**Figure 2:** Plan showing location of site, with the site outlined in red and areas observed marked in blue. Ditches recorded shown in solid black  
**Figure 3:** Plan of footings showing archaeological features and location of sections in Figure 4  
**Figure 4:** Section drawings, located on Figure 3

## List of Plates

- Plate 1:** General view of the development area, looking north-west from the south-east corner of the site  
**Plate 2:** South facing section showing wall footing 103 (Figure 4 A – B), looking north. Scales are 1m  
**Plate 3:** North facing section showing pit [106] and mortar spread 108 (Figure 4 C – D), looking south. Scales are 1m and 0.5m  
**Plate 4:** North facing section of well [123] (Figure 4 E – F), looking south. Scales are 1m  
**Plate 5:** East facing section through ditch [126] and pit [127], looking west. Scales are 1m and 0.5m  
**Plate 6:** East facing section of ditch [111] (Figure 4 G – H), looking west. Scale is 1m

## Document Control

Element	Name	Date
Report prepared by:	Dr Edward Oakley	21/05/2012
Illustrations prepared by:	Dr Edward Oakley	21/05/2012
Report edited by:	Chris Clay	22/05/2012
Report produced by:	AAL 2012043	22/05/2012

Allen Archaeology reports are printed double sided on 100% recycled paper to reduce our carbon footprint.

## Executive Summary

- Allen Archaeology was commissioned by Mr and Mrs Bradley to undertake an archaeological watching brief during the groundworks for a new dwelling on land at Sunderland Street in Tickhill, South Yorkshire.
- The site lies in an area of archaeological interest, to the east of the medieval core of the town and to the west of the Grade II Listed 19<sup>th</sup> century Tickhill House.
- Two ditches were exposed, running east – west and north – south. A single sherd of 14<sup>th</sup> to 15<sup>th</sup> century pottery from one of the ditches was the only dating evidence. The line of the north – south ditch was continued by a collapsed boundary wall. Although dating was sparse, these linears may be the former remnants of burgage plots as they do not follow the existing system of boundaries within the settlement.
- The groundworks also identified two undated stone lined wells and two undated pits.

## **1.0 Introduction**

- 1.1 Allen Archaeology Limited (hereafter AAL) was commissioned by Mr and Mrs Bradley to undertake an archaeological watching brief during the groundworks for a residential development on land at 56 Sunderland Street, Tickhill, South Yorkshire, to satisfy a planning condition issued by Doncaster Metropolitan Borough Council.
- 1.2 The archaeological watching brief conforms to current national guidelines, as set out in the Institute for Archaeologists '*Standard and guidance for an archaeological watching brief*' (IfA 1999, revised 2001 and 2008), and a specification prepared by this company (AAL 2011).
- 1.3 The documentary and physical archive will be submitted to Doncaster Museum within twelve months of the completion of the project.

## **2.0 Site Location and Description**

- 2.1 Tickhill is situated approximately 5.8km west of Bawtry and 10km south-south-east of the centre of Doncaster in the administrative district of Doncaster Metropolitan Borough Council. The current site is located to the east of the historic core of the town, and forms a rectangular plot of land immediately to the north of Sunderland Street. The site is centred on NGR SK 5971 9325 and lies at a height of approximately 15m above Ordnance Datum.
- 2.2 The bedrock geology consists of Lenton Sandstone formation with no overlying superficial deposits recorded (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

## **3.0 Planning Background**

- 3.1 Full planning permission has been granted for '*the erection of a 5 bedroom detached house and integral garage on approx 0.2 ha of land*' (Planning Application 10/00711/FUL). Permission was granted subject to conditions, including the undertaking of a programme of archaeological monitoring and recording by a suitably competent archaeologist. The scheme of works will comprise the monitoring of all groundworks for the scheme, and the recording of any archaeological remains exposed, effectively '*preserving the archaeology by record*'.
- 3.2 The approach adopted is consistent with the guidelines that are set out in *Planning Policy Statement 5 (PPS5)* (Department for Communities and Local Government 2010) which was in place when the planning condition was issued, and with the guidelines set out in the National Planning Policy Framework which superseded PPS5 in March 2012 (Department for Communities and Local Government 2012).

## **4.0 Archaeological and Historical Background**

- 4.1 There is no evidence of prehistoric activity in the vicinity of the site, and only limited evidence for Roman activity with some metal finds being the only recorded evidence in this area (South Yorkshire Historic Environment Record (hereafter SYHER) 04090/01).
- 4.2 Tickhill is not mentioned in the Domesday Survey of 1086 AD, however there is some suggestion that it was in the vicinity of the former settlement of Dadsley (Hey 1979, 33). In addition, a

major castle was built here by Roger de Bully as part of his estates following the conquest, possibly on a new site devoid of settlement. Tickhill became the centre of a new administrative area known as the Honour of Tickhill (Hey 1979, 42 and 50). The castle passed to Robert de Belleme the Earl of Shrewsbury who added to the defences at the castle in 1102 following his backing of the wrong successor to the crown. After Robert was banished the castle reverted to the crown (*ibid.*).

- 4.3 After the establishment of the castle Tickhill grew to become an important medieval town and was at one time the second wealthiest town in South Yorkshire (Hey 1979, 51). The town focussed on the market place, in an area traditionally know as 'Sunderland,' meaning land set aside for a special purpose (Hey 1979, 50). The majority of archaeological activity within the area relates to the medieval development of Tickhill and the proposed development area is situated some 400m east of the market place. Medieval burgage plots can be seen in the present layout of the town mainly centred on the market place and stretching towards the castle but the development site also lies within in an area of postulated medieval burgage plots (Lines 2010). Evidence for burgage plots have been found on excavations nearby (SYHER References 0426/01 and 04206/02).
- 4.4 Tickhill saw a gradual decline during the late 15<sup>th</sup> and 16<sup>th</sup> centuries and, lacking communication links and industrial resources, the role of Tickhill became that of a small country town, losing its borough status (Hey 1979, 72).
- 4.5 There are many Listed Buildings in Tickhill, with the majority being focussed on the historic core around the marketplace and castle. The closest, Tickhill House, lies less than 50m to the east of the development site and consists of an early 19<sup>th</sup> century hammer-dressed stone dwelling of two storeys, with three bays and a two storey wing to the rear (English Heritage List Entry Number 1314768).
- 4.6 The site itself formerly formed part of a formal garden for the adjacent Tickhill House. The area was laid out with features such as ponds, a fountain, trees, shrubs and a driveway.

## 5.0 Methodology

- 5.1 The archaeological watching brief was carried out by Allen Archaeology between the 30<sup>th</sup> March and 2<sup>nd</sup> April 2012. The footings for the new building were excavated using a JCB wheeled excavator fitted with a 0.8m wide toothless bucket.
- 5.2 All exposed plan and section surfaces were inspected for any archaeological features and deposits to determine the stratigraphic sequence. Each context observed was recorded on pro-forma AAL context record sheets, accompanied by section drawings at appropriate scales. A photographic record was maintained throughout the watching brief with selected shots included as an appendix to this report (see Appendix 1).
- 5.3 Each layer, deposit or feature was allocated a unique three digit identifier (context number), and accorded a written description, a summary of these are included in Appendix 3. Three digit numbers within square brackets refer to structures or cuts (e.g. pit [106]).

## 6.0 Results (Figures 3 and 4)

- 6.1 The uppermost layer recorded was topsoil 100 which consisted of a dark brown sandy silt up to 0.6m thick and was observed in all sections. Modern pottery was recorded in this layer but not retained.
- 6.2 The topsoil sealed intermittent mixed orange and brown sandy silt 104, which was very variable in thickness, extending up to a maximum of 0.65m thick. This deposit was interpreted as a horizon relating to root disturbance, tree boles, etc associated with the former gardens that occupied the site. This layer sealed a natural geological deposit, 101, which consisted of a silty sandy limestone brash.
- 6.3 Below 100, and observed in the northernmost footing, was the collapsed remnant of a probable former boundary wall footing consisting of loosely bonded brick, limestone and mortar 103. This was sealed by a thin layer of material consisting almost entirely of coal and charcoal fragments and lumps 102 which probably represents a discrete dump from a hearth or fire.
- 6.4 Towards the south-west corner of the site topsoil 100 sealed thin mortar spread 108 which was 0.06m thick and was interpreted as a discrete dump of building waste. It overlay a shallow sided undated pit [106] that contained a natural silting deposit of brown sandy silt 107.
- 6.5 Two undated wells were uncovered during the groundworks. The first was located in a trench for an internal wall footing, [119]. This consisted of a sub-circular feature with an estimated diameter of c.1.4m with vertical sides and a flat base. It was filled with an initial silting 117, which was 0.4m thick. This was sealed by a partial collapse of the well lining which consisted of roughly hewn limestone blocks 116. Seven courses (0.8m deep) of the remaining unbonded stone lining 118 survived. The upper fill of the well consisted of a light brown sandy silt with occasional crushed limestone 115 and represents a deliberate backfilling event. Sealing this was a thick layer of limestone and brick rubble with occasional glass and iron fragments 114 which was 1m thick and is likely to represent a levelling layer following the abandonment of the feature. Due to the depth of the feature, it was not possible to safely access the excavations to undertake detailed recording.
- 6.6 The second well, [123], was of an estimated 2.65m diameter and at least 0.5m deep, although the full depth was not observed. The well was lined with regular courses of roughly hewn limestone of dry stone construction 122. A light pinkish brown sandy silt 124 acted as an infill material between the lining 122 and the construction cut [123]. The well was backfilled with mid brown sandy silt with limestone rubble 121. Cut into the top of this fill was modern drain 120.
- 6.7 The works revealed two ditches, one running east – west and one running north – south. The east – west ditch was exposed in two sections of the footings towards the east side of the site, but was not observed to the west. The easternmost section, [126] contained a single silting deposit of mid brown sandy silt, 100 that contained a single sherd of 14<sup>th</sup> to 15<sup>th</sup> century pottery. To the south was an intercutting pit [127]. Due to the similarity of the fill of the pit 128 with ditch fill 110, it was not possible to discern a relationship.
- 6.8 The western ditch section, [111] had steeper sides and contained two undated fills, primary silting deposit 112 and a secondary backfill 113, both devoid of finds.

- 6.9 The north – south ditch [125] was observed in one section towards the east side of the site and was steep sided with a single undated fill 109. It aligned with the collapsed wall 103 to the north and may form a component of the same boundary.

## **7.0 Discussion and Conclusion**

- 7.1 The watching brief revealed a series of linear features which may represent boundary ditches of former burgage plots, one aligned east – west and one aligned north – south. The line of the north – south ditch was continued by the collapsed remains of a stone wall in the northern part of the footings, and it aligned closely with an extant boundary to the north. However this extant boundary is a modern feature and as such the shared alignment appears to be coincidental.
- 7.2 Dating evidence for these features was restricted to a single late medieval pottery sherd from one of the ditches, making any dating of the features rather speculative. The ditches are not shown as extant boundaries on historic mapping of the site from the mid 19<sup>th</sup> century to the present however, so they are likely to have been infilled prior to this date. The site formed part of an area of gardens belonging to the adjacent early 19<sup>th</sup> century Tickhill House, a situation that persisted until the area was gradually subdivided and developed for housing during the later 20<sup>th</sup> century.
- 7.3 Two stone lined wells were also exposed on the site. Although undated they are likely to predate the use of the site as gardens associated with Tickhill House, as they too are not apparent on historic mapping, which shows the site as gardens until the later 20<sup>th</sup> century. The wells may have been used to provide water to earlier dwellings fronting Sunderland Street to the south, and backfilled when the area was developed as gardens. The archaeologist on site was also informed that there was a garden fountain located over well [119] in the centre of the site. The removal of this feature is likely to account for the deep demolition dump 114 overlying the well.
- 7.4 Below the topsoil was an uneven and intermittent soil horizon, and this may present the landscaping of the site to form gardens in the early 19<sup>th</sup> century.

## **8.0 Effectiveness of Methodology**

- 8.1 The archaeological scheme of works was appropriate to the scale and nature of the proposed development. It has identified a number of undated pits and other features, as well as two ditches of a tentative late medieval date. The watching brief has served to make a permanent record of these features prior to their destruction by development.

## **9.0 Acknowledgements**

- 9.1 Allen Archaeology Limited would like to thank Mrs and Mrs Bradley for this commission and the groundworkers for their co-operation during the watching brief.



## 10.0 References

AAL, 2011, *Specification for an archaeological watching brief: Land adjacent to Tickhill House, 56 Sunderland Street, Tickhill*, Allen Archaeology Limited, unpublished planning document

Department for Communities and Local Government, 2010, *Planning Policy Statement 5: Planning for the Historic Environment*, Department for Communities and Local Government, London

Department for Communities and Local Government, 2012, *National Planning Policy Framework*. London, Department for Communities and Local Government

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

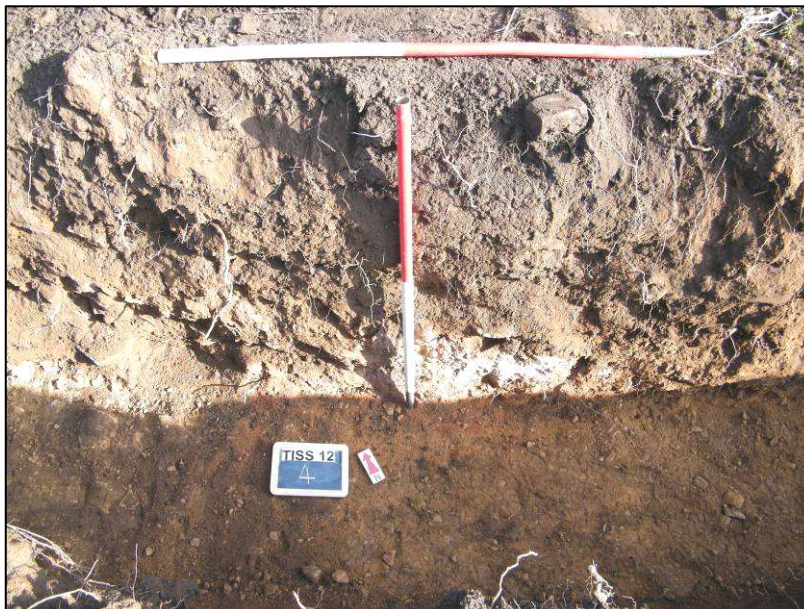
IfA, 1994 (revised 2001 and 2008), *Standard and guidance for an archaeological watching brief*, Reading, Institute for Archaeologists

Lines, A., 2010, *Planning Recommendation Report*, South Yorkshire Council, unpublished planning document

**Appendix 1: Colour Plates**



**Plate 1:** General view of the development area, looking north-west from the south-east corner of the site



**Plate 2:** South facing section showing wall footing 103 (Figure 4 A – B), looking north. Scales are 1m



**Plate 3:** North facing section showing pit [106] and mortar spread 108 (Figure 4 C – D), looking south. Scales are 1m and 0.5m



**Plate 4:** North facing section of well [123] (Figure 4 E – F), looking south. Scales are 1m



**Plate 5:** East facing section through ditch [126] and pit [127], looking west. Scales are 1m and 0.5m



**Plate 6:** East facing section of ditch [111] (Figure 4 G – H), looking west. Scale is 1m

## **Appendix 2: Post-Roman Pottery Archive**

*By Kevin Trott*

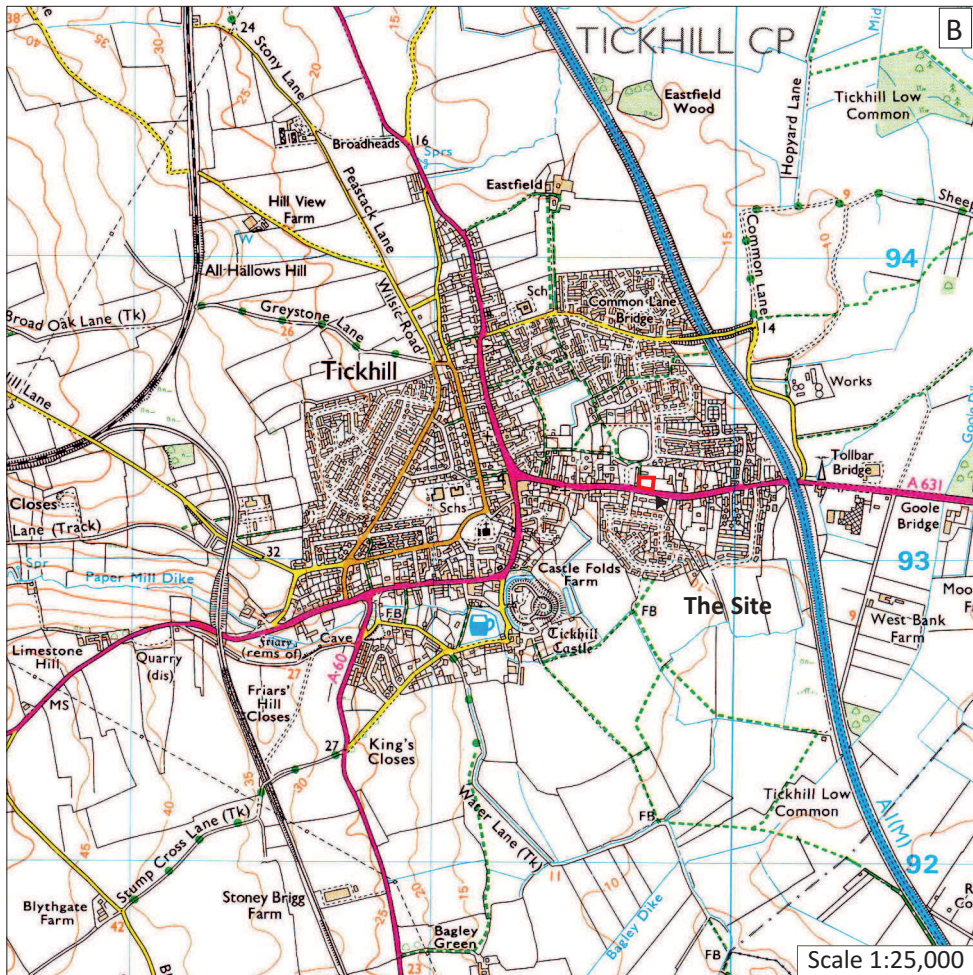
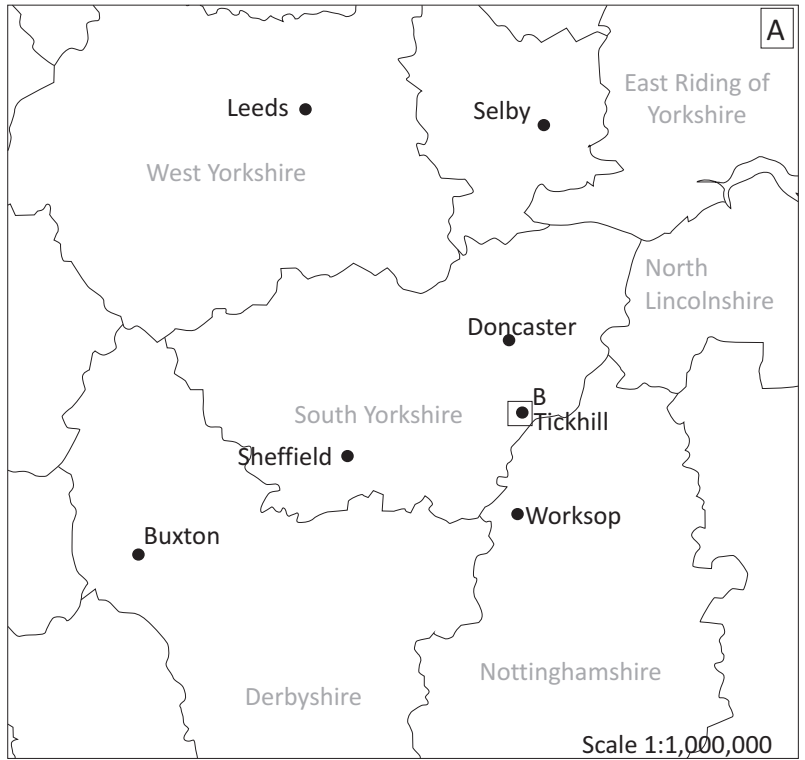
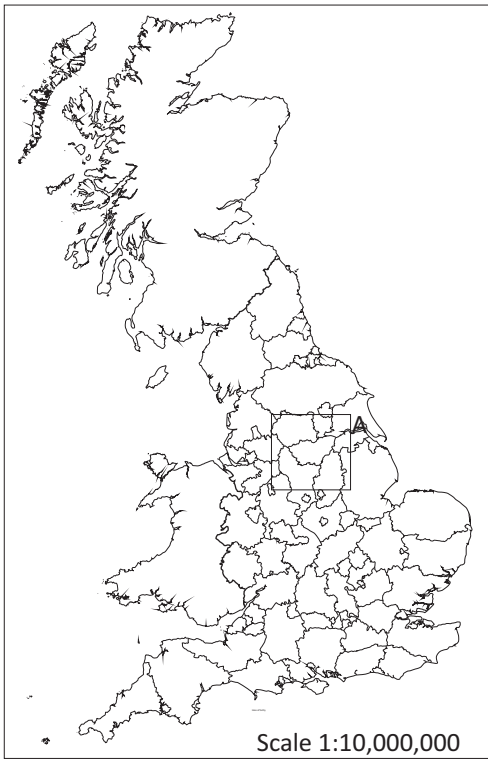
A single unabraded sherd (weighing 13 grams) from a Humber-type splashed glazed jug was recovered from fill 110 of ditch [126]. The oxidised fabric and external splashed olive glaze is reminiscent of the large globular jugs commonly found in 14<sup>th</sup> to 15<sup>th</sup> century deposits around the Humber Estuary area.

The unabraded nature of this sherd indicates it has not been moved around in this context since it was originally discarded. This fragment should be retained in the site archive for future reference.

### Appendix 3: Context Summary List

Context	Type	Description	Interpretation
100	Layer	Friable, mid/dark brown sandy silt 0.5m-0.6m thick with occasional rounded pebbles and garden stones. Seals 100, 104 and 108	Topsoil
101	Layer	Compact, silty sandy limestone brash, with poorly sorted limestone inclusions. Sealed by 104	Natural
102	Layer	Friable mid-dark brown sandy silt, coal and charcoal rich with frequent charcoal lumps and occasional rounded small stones, 0.1m thick. Below 100, seals 103	Accumulation of waste over collapsed wall 103
103	Structure	Brick, limestone and chalk rubble footings bonded with a sandy mortar. Sealed by 102	Collapsed garden wall footings
104	Layer	Compact light brown/orange sandy silt 0.2m-0.3m thick with occasional small limestone inclusions. Sealed by 100, seals 101	Root disturbance/former garden soil
105	Void		
106	Cut	Shallow sides and concave base. Contains 107, cuts 101	Pit cut or ditch
107	Fill	Compact, mid brown sandy silt with occasional small limestone pebbles. Below 100, within [106]	Natural silting of [106]
108	Layer	Loose chalky silt with fragments of brick and limestone. Below 100, seals 101	Mortar spread
109	Fill	Compact mid brown sandy silt with occasional limestone fragments. Contained by [125], sealed by 100	Natural silting of boundary ditch [125]. Continues alignment of wall 103
110	Fill	Compact mid brown/orange sandy silt with rare stones and pebbles. Sealed by 100, contained by [126]	Natural silting of boundary ditch [126].
111	Cut	Linear, east – west aligned with steep sides, base not seen. 1.5m wide and at least 0.55m deep. Clear edges. Contains 112 and 113, cuts 104	Boundary ditch. Same as [126]
112	Fill	Loose, light brown sandy silt with crushed limestone. Up to 0.55m thick. Sealed by 113, contained by [111]	Primary silting of ditch [111]
113	Fill	Loose, light brown sandy silt with occasional limestone fragments. Up to 0.3m thick. Sealed by 100, seals 112, contained by [111]	Secondary backfill of ditch [111]
114	Layer	Loose, dark brown limestone and brick rubble with occasional glass and iron fragments. Up to 1m thick. Sealed by 100, seals 115	Demolition dump sealing well [119]
115	Fill	Loose, light brown sandy silt with crushed limestone. 1.1m thick. Sealed by 114, seals 116	Upper backfill of well [119]
116	Fill	Loose, mid brown sandy silt with limestone blocks. 0.9m thick. Sealed by 115, seals 117	Backfill of well [119], possible collapse of wall lining
117	Fill	Loose, light pinkish brown sandy silt with occasional limestone fragments. 0.4m thick. Sealed by 116, seals 118	Fill of well [119], derived from weathering of the natural
118	Structure	Roughly hewn limestone blocks measuring 0.3m x 0.2m x 0.15m. Regular even courses, dry stone construction with some running joints. 0.8m high (seven courses). Sealed by 117, seals 119	Lining of well [119], largely collapsed

Context	Type	Description	Interpretation
119	Cut	Semi-circular as seen, vertical sides with a flat base. 0.8m deep, c1.4m diameter. Contains 115, 116, 117 and 118; cuts 104. Too deep to safely record	Construction cut of well
120	Feature	Linear aligned north – south. Steep sides with a flat base, 0.5m wide and 0.5m deep with a concrete backfill. Sealed by 100, cuts 121	Modern land drain
121	Fill	Loose, mid brown sandy silt with limestone rubble. 1.8m thick. Cut by 120, seals 122, sealed by 100, contained by [123]	Backfill of well [123]
122	Structure	Limestone blocks, 250mm x 150mm x 10mm. Roughly hewn, regular courses of dry stone construction method. Sealed by 124, contained by [123]	Stone lining of well [123]
123	Cut	Semi-circular as seen, vertical sides but base not exposed. 2.65m wide and least 1.8m deep. Clear edges. Contains 121,122 and 124	Cut of well
124	Fill	Loose, light pinkish brown sandy silt. Within well [123], sealed by 122	Backfill of well [123] construction cut, behind lining 122
125	Cut	Linear, running north – south, steep sides and base unseen. 1.4m wide and at least 0.5m deep, clear edges. Contains 109, cuts 101	Cut of boundary ditch
126	Cut	East – west aligned linear, steep sides, clear edges. Contains 110, cuts 101. Relationship with [127] unclear	Cut of boundary ditch. Same as [111]
127	Cut	Steep sided feature, appears to terminate within footing. Contains 128, cuts 101. Relationship with [126] unclear	Cut of probable pit, terminating within footings
128	Fill	Compact mid brown/orange sandy silt with rare stones and pebbles. Sealed by 100, contained by [127]	Natural silting of pit [127]



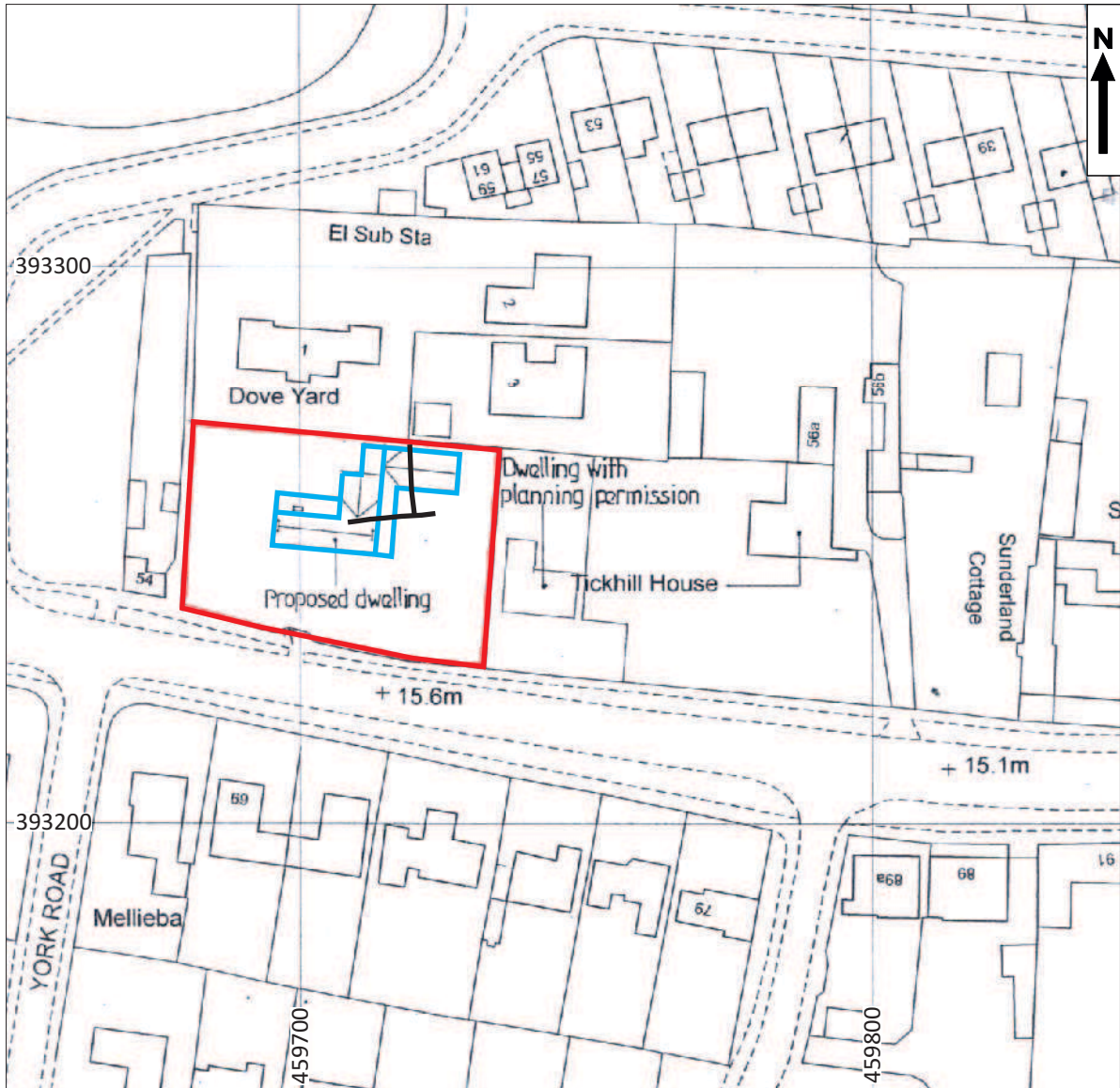
**Figure 1:** Site location with development site shown in red  
 © Crown Copyright 2006. All rights reserved. Licence Number 100047330

Allenarchaeology



Lincoln  
 Birmingham  
 Cambridge  
 Southampton

[www.allenarchaeology.co.uk](http://www.allenarchaeology.co.uk)



**Figure 2:** Plan showing location of site with the site outlined in red and areas observed marked in blue. Ditches recorded shown in solid black

Site Name	Tickhill, Sunderland Street
Scale	1:1250 @ A4
Drawn by	E Oakley
Date	10/05/12

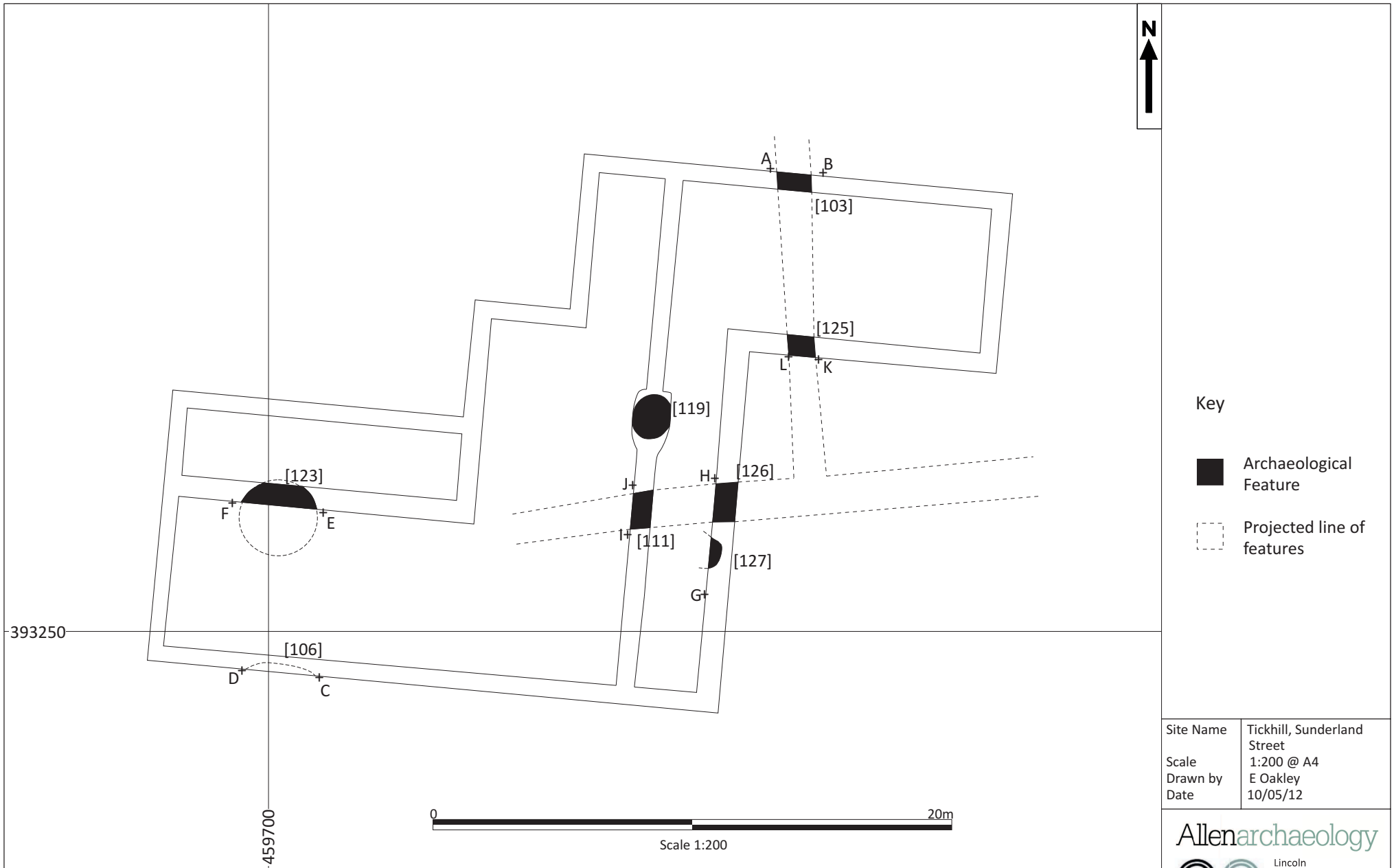
Allenarchaeology



Lincoln  
Birmingham  
Cambridge  
Southampton

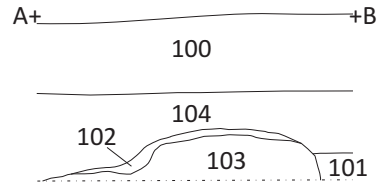
[www.allenarchaeology.co.uk](http://www.allenarchaeology.co.uk)



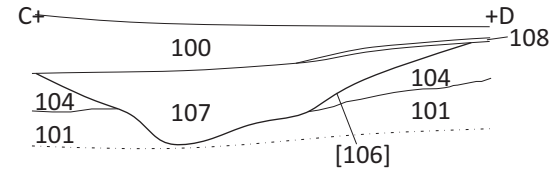


**Figure 3:** Plan of footings showing archaeological features and location of sections in Figure 4

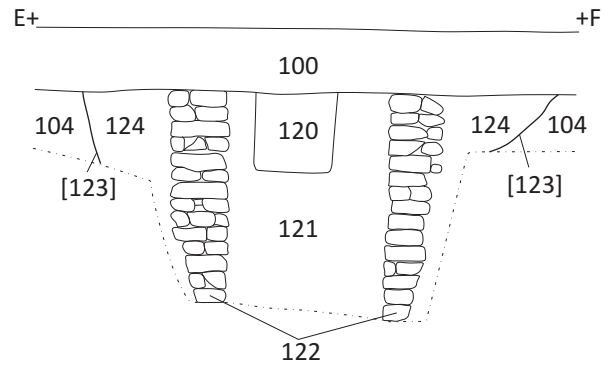
South Facing Section



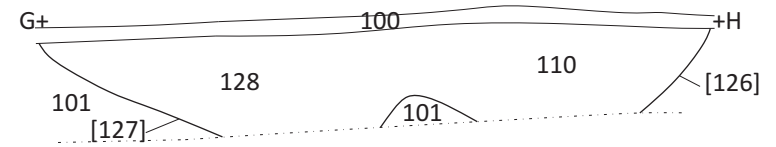
North Facing Section



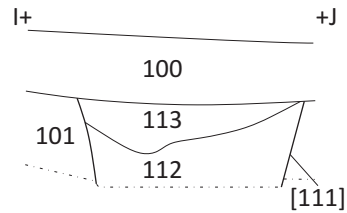
North Facing Section



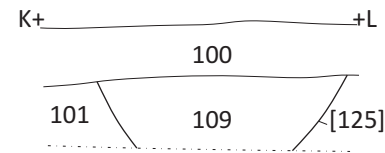
East Facing Section



East Facing Section



North Facing Section



Site Name	Tickhill, Sunderland Street
Scale	1:50 @ A4
Drawn by	E Oakley
Date	10/05/12

Allenarchaeology



www.allenarchaeology.co.uk

Figure 4: Section drawings, located on Figure 3



Allen Archaeology Limited  
Website: [www.allenarchaeology.co.uk](http://www.allenarchaeology.co.uk)

Company Registered in England and Wales No: 6935529

**Lincoln**  
**Unit 1C**  
**Branston Business Park**  
**Lincoln Road**  
**Branston**  
**Lincolnshire LN4 1NT**

**Birmingham**  
Arion Business Centre  
Harriet House  
118 High Street  
Birmingham  
B23 6BG

**Cambridge**  
Wellington House  
East Road  
Cambridge  
CB1 1BH

**Southampton**  
International House  
Southampton International Business Park  
George Curl Way  
Southampton  
SO18 2RZ

Tel/Fax: +44 (0) 1522 794400  
Email: [info@allenarchaeology.co.uk](mailto:info@allenarchaeology.co.uk)

Tel/Fax: +44 (0) 800 610 2545  
Email: [birmingham@allenarchaeology.co.uk](mailto:birmingham@allenarchaeology.co.uk)

Tel/Fax: +44 (0) 800 610 2550  
Email: [cambridge@allenarchaeology.co.uk](mailto:cambridge@allenarchaeology.co.uk)

Tel: +44 (0) 800 610 2555  
Email: [southampton@allenarchaeology.co.uk](mailto:southampton@allenarchaeology.co.uk)