

44 EASTGATE, BEVERLEY,
EAST YORKSHIRE

ARCHITECTURAL AND ARCHAEOLOGICAL
OBSERVATION, INVESTIGATION AND RECORDING

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**ARCHITECTURAL AND ARCHAEOLOGICAL OBSERVATION,
INVESTIGATION AND RECORDING,
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EXECUTIVE SUMMARY

In October 2006, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mitchell James Contractors Ltd on behalf of Taylor Syms Marketing and Public Relations Ltd, to undertake a programme of archaeological and architectural survey at 44 Eastgate, Beverley, East Yorkshire (NGR TA 03768 39342). The project involved the detailed recording of the upstanding building which occupies approximately half of the area of the site. This recording was achieved through a combination of drawn and photographic survey, augmented by documentary research. In addition, the excavation of a substantial drainage trench through the yard to the west of the street frontage building was also monitored. The work was made a condition of Listed Building Consent to convert the existing building into commercial premises.

The site probably lies within a plot of land in Eastgate which formed the Minster “workgarth”, used to store the materials needed for work at the Minster and other church property, and where the craftsmen had their workshops. An inventory taken in 1549 refers to the (work) house within the gates, three (work) houses adjoining, the long work house, and the garth, with a gatehouse also being mentioned. By 1585 a house and orchard appears to have stood on the former work garth site.

A lack of dating evidence, in the form of artefacts, makes it difficult to place any of the archaeological deposits uncovered in the main drainage trench excavated through the site firmly within the late medieval period. However, given that the uppermost deposits recorded in the trench section all appear to be the remains of yard surfaces, and that they are set at the correct level for the adjacent 18th century building, it seems likely that the underlying deposits are 17th century and earlier. If this is the case, then it is tempting to see a robbed out chalk block wall footing exposed at the west end of the main trench as being the remnants of a late medieval or early post-medieval boundary. There may have been a contemporary platform for another structure to its east, and the remains of a further chalk foundation at depth at the east end of the trench. A possible 12th-early 13th century moulded architectural fragment recovered from this part of the trench may represent a piece salvaged from the demolition of an ecclesiastical structure or one which was carved in the workgarth, although it had been reused at a later date.

Documentary evidence suggests that there was an occupied house on the site prior to the construction of the existing building in c.1735. The building survey uncovered no convincing evidence to suggest that it pre-dates the 18th century or that it incorporates any remains of an earlier building. The street frontage building was a separate house for much of the 19th century, with two and perhaps sometimes three separate dwellings in the rear range extending to the west. It is clear from the 18th and 19th century documentation that there were a large number of buildings, workshops, stables and other structures to the rear of no. 44, which was formerly known as Suddaby’s Yard and later Dickinson’s Yard.

In 1920, the site was sold to a motor engineer, beginning a long association with the garage/motor repair business. It is probable that the yard adjacent to the rear range was roofed over at some point in the 1940s or 1950s to create a workshop. The street frontage building appears to have retained a shopfront until the road widening of the 1960s, after which the existing arched opening was inserted, accompanied by some relatively major internal alterations. The existing shop front, recessed from the arched opening, was created when the building became a bookshop and cafe.

1 INTRODUCTION

Reasons and Circumstances for the Project

- 1.1 In October 2006, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mitchell James Contractors Ltd, on behalf of Taylor Syms Marketing and Public Relations Ltd, to undertake a programme of archaeological and architectural survey at 44 Eastgate, Beverley, East Yorkshire (NGR TA 03768 39342), prior to and during the refurbishment of the Grade II Listed Building.
- 1.2 The archaeological project involved two phases of work. Phase 1 comprised the detailed recording of the upstanding building which occupied approximately half of the area of the site; this recording was achieved through a combination of drawn and photographic survey, augmented by documentary research. Phase 2 comprised the monitoring and recording of the groundworks associated with the refurbishment, which included a large drainage trench that was excavated through the yard to the west of the street frontage building.
- 1.3 The architectural and archaeological recording work was made a condition of Planning Permission and Listed Building Consent to demolish the existing garage workshop, to allow for extension and alterations to provide office accommodation (applications DC/06/05289/PLF and DC/06/05290/PLB, conditions 3 and 4 in both cases). The scope of the work was defined in guidance given by the Humber Archaeology Partnership Sites and Monuments Record (HAP SMR), which was amended and refined, leading to the production of an EDAS methods statement (see Appendix 4). This methods statement was accepted as being the “written scheme of investigation” for the required archaeological work by East Riding of Yorkshire Council on 6th December 2006 (DC/06/08988/CONDET and DC/06/08992/CONDET).
- 1.4 The on-site architectural and archaeological recording was completed in February 2007, but the reporting was delayed as the building contractors, Mitchell James Contractors Ltd, went into receivership. The subsequent owner of the site, Mr N Marsay, then commissioned the completion of the report and archive in February 2011.

Site Location and Description

- 1.5 The building and adjacent yard to the south forming the subject of the survey lie on the west side of the southern end of Eastgate, close to Beverley Minster (see figures 1 and 2). The site is bounded to the south by buildings associated with the former Old Vicarage, to the north by a private dwelling, to the east by Eastgate itself and to the west by a narrow alleyway accessed via Minster Yard North.
- 1.6 Prior to the commencement of the survey work, the building had been most recently used as a bookshop. During the survey work, the wall plaster was removed from parts of the ground floor, although on the whole plaster stripping remained limited. The first floor had been lined with plasterboard not long before re-development commenced on the site, and no stripping out was therefore undertaken here.
- 1.7 The building is listed as being of Special Architectural or Historic Interest (Grade II) (see Appendix 3). As far as can be determined, the building has not been the subject of any previous detailed survey work. However, the buildings along Eastgate are covered by general architectural studies of Beverley (e.g. Miller *et al*

1982; Hall & Hall 1973) and the development of the Eastgate area from the medieval period onwards is discussed in more general works on Beverley (e.g. Brown 1989; Horrox 1989; Neave 1989; Forster 1989).

Aims and Objectives

1.8 The aims of the survey work were two fold:

- to produce a pre-conversion survey of the existing structures on the site, through a combination of drawn, photographic and written records. This pre-conversion survey would then be enhanced as necessary by additional records made while alteration and refurbishment was in progress.
- to monitor the groundworks in the adjacent yard, to observe and record any archaeological deposits that might be uncovered.

Survey Methodologies

1.9 As noted above, the scope of the recording work was defined by guidance given by the Humber Archaeology Partnership Sites and Monuments Record (HAP SMR) and a subsequent EDAS methods statement (see Appendix 4). Four main elements of work were involved.

Documentary research

1.10 Documentary research was undertaken by Dr Susan Neave (2007) to illustrate the history of the site and to provide a context for the standing and/or buried remains. This research was undertaken at the following archives and repositories:

- the Brynmor Jones Library, University of Hull (HUL);
- the East Riding Archive Office, Beverley (ERA0), including the Registry of Deeds (RDB);
- the National Archives (formerly known as the Public Record Office) (TNA).

A full list of the sources consulted, together with their references, is given in the bibliography below.

Building recording

1.11 A general photographic record was made of the whole of the ground floor of the building, together with close-up photography of significant details, with coverage of the upper levels limited to features of historic interest. The guidelines produced by English Heritage (2006, 10-12) were followed. Subject to access, all photographs contain a graduated scale, and artificial lighting in the form of electronic flash was used where necessary. A total of 20 colour digital photographs were taken, as well as 18 35mm colour prints, 27 35mm black and white prints and 10 35mm colour slides. Each photograph has been catalogued and indexed, and a representative sample of the photographs are appended to the report (see Appendix 1). A selection of the photographs have been used to illustrate this report.

1.12 The building was required to be the subject of a drawn record. This comprised a 1:50 scale ground floor plan, a 1:100 first floor plan of the front (east) end only, together with a 1:50 scale north-south section through the rear (west) range. Existing plans of the building prepared by SALT Architects were used as the basis for the drawn record. All drawings were prepared according to the guidelines established by English Heritage (2006, 8-10). Sufficient notes were also taken to allow the preparation of a detailed description of the building.

- 1.13 The main phase of building recording took place on the 2nd and 29th November 2006. During subsequent watching brief visits, the interior was periodically re-inspected to see if any further structural information emerged during the conversion works.

Watching brief

- 1.14 An archaeological watching brief on the below-ground works associated with the conversion of the building took place intermittently between the 23rd and the 30th January 2007. Following standard archaeological procedures, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual context number and detailed information was recorded on *pro forma* context sheets. A total of 22 archaeological contexts were recorded; these are all described in the following text as three digit numbers (e.g. 005) (see also Appendix 2). In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of all monitored groundworks were indicated on a site plan, and more detailed drawings were made of each area as necessary; a 35mm photographic record was also maintained. No artefacts were recovered from the watching brief, apart from a large fragment of moulded masonry; this was the subject of a specialist report (see Appendix 2).

Report and archive

- 1.15 A detailed written record of the building was prepared from the observations made on site, and this analyses its form, function, history, and sequence of development, as far as is possible using the previously gathered information. The building is also placed within its historical, social and architectural context, where possible, as are the buried archaeological remains which were also uncovered during the external groundworks.
- 1.16 An archive of material relating to the project, which includes field notes, survey data and drawings, and photographic negatives, prints and slides, has been deposited with the East Riding of Yorkshire Museum Service (site code EGB 06; museum accession no. 2009/011). The photographic prints taken for the building recording have been deposited with the HAP SMR.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 2.1 The following chapter provides an outline of the development of the Eastgate area from the later medieval period onwards, together with more detailed information relating to no. 44 Eastgate and its various ownerships. A large part of this information has been provided by Dr Susan Neave (2007).

The Development of Eastgate

- 2.2 Eastgate lies within the gated and ditched boundary circuit of the medieval town, and is first mentioned in documentary sources in 1239 (Miller *et al* 1982, 34). It is one of the best known and most historic streets in Beverley, running between Wednesday Market in the north and Flemingate to the south. Its name derives from the fact that a colony of Easterling weavers settled in Beverley outside the South Bar during the reign of Henry II (Sherwood 2002, 37). However, the street was in existence by the late 11th century, and it may well have been in existence for some time before that; its slightly sinuous alignment might suggest that it followed a natural watercourse through the largely waterlogged ground which formerly characterised this area (Evans 1992a, 271).
- 2.3 The initial development of the Eastgate area was dependant on draining the land that lay immediately to the north of the ridge of boulder clay on which the Minster had been built, and this was only really complete by the late 11th century (Horrox 1992). Reclamation was achieved by infilling and digging drainage ditches, and for much of the Middle Ages the area to the north of the Minster was characterised by a network of ditches. As soon as drainage was complete, a trackway is likely to have developed linking the western end of Flemingate with the rest of the town further to the north, and this effectively defined the east side of the large open space in front (north) of the Minster.
- 2.4 The emergence of Eastgate as an identifiable and important road was primarily due to two factors. One was the development of the Beverley Beck as the town's main waterhead, and a need for a route to connect the settlement and industrial area which grew up here with the centre of the town (Horrox 1989, 50). The second factor was the progressive infilling of the open space to the north of the Minster, which was defined by Eastgate on the east and Highgate on the west. This process of infilling is visible by c.1265, when there is a reference to land on the west side of Eastgate (Horrox 1992). However, the central island of property appears to have not been fully occupied throughout the Middle Ages, and late medieval subsidy assessments suggest that it was a relatively humble and even marginal area.
- 2.5 The first firm archaeological evidence for the establishment of buildings on the east side of Eastgate dates to the late 11th century, immediately after the Norman Conquest in around the 1070s or 1080s. By the end of the 12th century this area had been parcelled out into properties, although actual development did not start on some plots until later on; in the reign of Henry II, Guisborough Priory held a toft (house plot) and garden on the east side of Eastgate. The land appears to have been first used for industrial purposes, such as cloth making, smithing and leather working, as evidenced from excavations undertaken on the east side of Eastgate, at nos. 33-35 (Evans & Tomlinson 1992).

- 2.6 The area to the immediate north of the Minster was almost certainly occupied by prebendal residences before the end of the 13th century, and was also used by craftsmen working on the Minster (see below); there were major works in progress at the Minster after the fire of 1188, after the collapse of the tower in c.1213, and again in the 13th and 14th centuries (Miller *et al* 1992, 9). The area to the north of the Minster and bounded by Highgate and Eastgate was also used as a market place, although this declined from the 12th century when much of the trade was transferred to the northern (Saturday) market place (Allison 1989, 219).
- 2.7 From the 14th century onwards, there was a growing pressure on land, and the area around Eastgate came to be used more and more for housing. There is some documentary evidence to suggest that the area was used for speculative, low-cost housing and 15th century references support the picture of relatively dense, low status housing, possibly interspersed with more substantial properties. Ecclesiastical landlords also owned, and perhaps had built, clusters of small dwellings, for example St Michael's chantry in the Minster owned an unspecified number of tenements in Eastgate, and in 1446 the Minster fabric fund held six tenements and five cottages (Horrox 1992).
- 2.8 Beverley's increasing wealth led to many of the principal streets being paved from the 14th century onwards, and there is archaeological evidence to suggest that street levels in this part of the town were deliberately raised using wood and chalk foundations from the 13th century onwards. The medieval burgage plots in Beverley are typically long and narrow, laid out at right angles to the streets, with a house or shop on the street frontage and yards and gardens to the rear (Miller *et al* 1982, 22-23); the plots are well illustrated in the area of infilling between Highgate and Eastgate.
- 2.9 There appears to be little published information on Eastgate in the early post-medieval period, but it is assumed that the rate of new building or re-building was affected by the same slump in the town's economy which has been seen in other parts of Beverley; in 1599 it was claimed that 400 houses in the town were decayed and uninhabited (Pevsner & Neave 1995, 282). Similarly, such activities were probably stimulated by the growth in the town's economic prosperity which began in the mid 18th century and lasted until the 1830s (Neave 1989, 117-118). Eastgate itself may have become fashionable after Sir Charles Hotham built his large Palladian mansion, Hotham House, in the street in 1716-21, although it was never lived in by the family and was demolished half a century later (Pevsner & Neave 1995, 313). Several of the surviving houses on the west side of the street date from the 18th century, although those on the east were demolished in the late 1980s and early 1990s as part of the Beverley Friary development.

No. 44 Eastgate

Early history

- 2.10 The existing house, which was built on the site of an earlier property around 1735, lies on the west side of Eastgate, towards the south end in the shadow of Beverley Minster. To the south is the Old Vicarage, which in the 18th century was described as standing on the site of the medieval chantry priests' chambers (Neave 2000, 202). Early documents show that these chambers occupied part of a plot of land in Eastgate which was used as the Minster "workgarth". This was where the materials needed for work at the Minster and other church property were stored, and where the craftsmen had their workshops. An inventory taken of wood, stone and other building materials remaining in the "late work garth" in 1549 refers to the

(work) house within the gates, three (work) houses adjoining, the long work house, and the garth (Neave 2000, 208). A gatehouse is also mentioned (ERAO, DDCC/139/65).

- 2.11 In 1548 the Minster lost its collegiate status, and became simply a parish church. It was stripped of its assets by the Crown, which included a considerable amount of property in Beverley, amongst which was the workgarth. Later in the 16th century the Crown granted many of the properties taken at the Reformation to the Corporation of Beverley. A grant of 1585 refers to a house and orchard in Eastgate called the Workgarth, measuring about one acre; presumably the old workshops had been demolished and a private house had been built there (Neave 2000, 208). Although the measurement is not precise, it indicates that the workgarth occupied a large site, which must have extended from Minster Yard North some distance north along Eastgate, encompassing the land on which no. 44 Eastgate was later built. The Corporation may have sold the house and orchard in Eastgate soon after 1585.

The 18th century

- 2.12 In 1712 William Gorwood, a plumber and glazier, mortgaged a house and garden on the west side of Eastgate, together with "one stable and gatestead adjoining on the Minster Yard" (ERAO RDB, A/633/902). The "gatestead" may have been the old gatehouse into the workgarth; access to the rear of no. 44 Eastgate is still via Minster Yard North. Two years later, in 1714, Gorwood sold the property to William Croser (Crosier) of Beverley (ERAO RDB, E/224/392), and an indenture of mortgage dated a few days after the sale makes reference to the property having previously been occupied by Thomas Talboy (ERAO RDB, E/225/393). In 1672 a John Talboy was living in a dwelling with two hearths in this part of the town, and so perhaps this was the same house (TNA, E179/205/504).
- 2.13 William Croser was an oatshiller. Oats were grown extensively on the Wolds, and "shilling" refers to the process of removing the grain from its husk before it was ground to make oatmeal. In the 17th century the making of oatmeal was one of Beverley's three principal trades, and in the early 18th century the town still had a guild of oatshillers (Neave 1989, 115; Poulson 1829, 808). Beverley had eight oatshillers in 1774, but only one by 1802 (Allison 1989, 115).
- 2.14 In 1718, four years after buying the Eastgate property, William Croser and his wife Hester conveyed it to John Chapman of Hull, a carrier (ERAO RDB, F/244/517). This was almost certainly a mortgage, rather than a sale. By this date an "oatmeal house" had been built on the site. When the property was sold in 1734 it also had a mill, presumably a horse-powered mill for grinding the oats (HUL, DDCV/15/392).
- 2.15 On 26th March 1734, John Chapman of Hull (now referred to as an innholder) and his wife sold the property to Barbara Read of Beverley, spinster (HUL, DDCV/15/392). Barbara Read came from a well-connected York merchant family and was probably the daughter of Mrs Elizabeth Read of Beverley (ERAO, PE 1/6). In September 1737 Barbara Read mortgaged her "newly built" messuage, garth and garden on the west side of Eastgate with the stable and "little house called a gatestead" adjoining Minster Yard to a relative, John Read of York esquire, alderman (ERAO RDB, P/64/158). It was then described as being in the occupation of Debora(h) Read, obviously a relative. This gives a date of around 1735 for the present building on the site; the steep pantile roof, and the brick cornice on the rear wing, are typical of this date.

- 2.16 In 1759 Barbara Read made her will, in which she requested that she be buried in St Mary's church, near her mother (HUL, DDCV/15/397). She died in 1766, aged 81 (ERAO, PE/1/6). In 1770 her heirs, including her maid, Grace Earlsman, who must have lived with her in Eastgate, sold the house and land to James Piercy (Percy) of Beverley, an innholder. By this date the house and garden were described as formerly in the occupation of Debora Read, then of Barbara Read, and now of George Gibson. Included in the sale was a stable together with "a little house or tenement called gatestead then or late in the occupation of John Duncan" (ERAO RDB, AM/509/865).

The 19th century

- 2.17 James Piercy made his will in 1784, when he described himself as "gent" (HUL, DDCV2/64/104). He died in September 1786 at the age of 67, followed by his widow Isabel in December 1802 at the age of 89. They were both buried at St Mary's church (EYFHS 1995, 8). Isabel's son, John Gardham, a grocer and postmaster, sold the Eastgate property in May 1803 to Joseph Purden of Beverley, husbandman (EYFHS 1995, 8; ERAO RDB, CG/120/189). The deed refers to the house, gardens and stables, and to two other tenements or dwelling houses with the garden and outbuildings adjoining the Minster Yard. In 1805 Joseph Purden and Thomas Denton were named as the joint occupants of the property fronting onto Eastgate; Denton may have lived in the rear wing (ERAO, DDBC/1/12). By 1820 the property had passed to Joseph's nephew, John Purden of Scarborough, who in October of that year sold it to the Revd. Joseph Coltman, incumbent of the Minster (ERAO RDB, DI/153/190).
- 2.18 In the following year (1830) Coltman sold the greater part of the property to William Hewson, a bricklayer, although he retained some of the garden together with the small properties adjoining Minster Yard (ERAO RDB, DL/26/27). In 1825 Coltman built a schoolroom attached to the vicarage. Part of this building was later described as standing on freehold land belong to Coltman, and so it must have replaced the Minster Yard tenements purchased from Joseph Purden (Neave 2000, 209). The Minster vicarage was refronted in grey brick around this time, and the stable block behind was presumably built on the piece of garden purchased from Purden.
- 2.19 The property sold to Hewson was described as a house (now 44 Eastgate) with stables, cowhouses and yards, together with a piece of ground 94 ft 6 in by 10 ft on the back part (i.e. rear) of the house (ERAO RDB, DL/26/27). Wood's 1828 plan of Beverley depicts a substantial range of buildings extending back from the street frontage, which presumably represent the stable and various outbuildings; the west end of the rear range wraps around the north end of the relatively narrow rear yard which has an access from Minster Yard North (see figure 3). In 1851, when he was aged 63, William Hewson was living there with his wife Margaret, an unmarried daughter, also called Margaret, and his son Stephen, a chemist's apprentice (TNA, HO 107/2359). Two more children, William and Ann, had died in childhood, and another, Mary, was married (EYFHS 1997, 75; ERAO RDB, IM/62/79). The Hewsons employed one house servant, Ann Gibson. At this time, William Hewson was described as a master bricklayer employing four men (TNA, HO 107/2359). Margaret Hewson, William's wife, died in 1858 at the age of 68 (EYFHS 1997, 75). In 1861 the household comprised William, his son Stephen, now described as an apothecary, Stephen's wife Sarah and their five-month old daughter, Ann (TNA, RG 9/3569). The detailed Ordnance Survey map of 1854 (sheet 4) provides further information on the layout of the buildings to the rear of

the main house, on either side of the now widened yard and around the north end; in all, a potential total of nine structures are shown (see figure 4).

- 2.20 William himself died in 1862 aged 74 (EYFHS 1997, 75). In his will dated 1859 he left his furniture and household effects to his son Stephen, with the rest of his property to be divided equally between Stephen and his other children, Margaret, now Margaret Padget, and Mary Smyth (ERAO RDB, IM/62/79). A notice in the Beverley Guardian in January 1863 advertised for sale the premises of the late Mr W Hewson, bricklayer for more than 40 years, comprising three houses, one of them fronting Eastgate, with stables and sheds (Beverley Guardian, 17 January 1863).
- 2.21 The property was sold to Samuel Suddaby, another bricklayer who already seems to have been living on part of the premises, and presumably working for Hewson (ERAO RDB, IM/63/80). In addition to the house fronting Eastgate, with its stable, cowhouse and yard, and the associated garden, the deed of sale refers to three houses adjoining each other in the occupation of William Hood, Thomas Gabbetis, and Samuel Suddaby. This was presumably the back wing of no. 44, advertised in the press as two houses but perhaps temporarily subdivided to create three separate dwellings. Reference is also made to a piece of ground measuring 209 square yards with a building or brewhouse erected thereon near Highgate, which Hewson had perhaps acquired separately.
- 2.22 Suddaby immediately sold a small piece of ground to the Revd. John Birtwhistle, incumbent of the Minster, enabling the clergyman to enlarge the schoolroom attached to the vicarage (ERAO RDB, IM/64/81; Kent 1989, 257). Birtwhistle was also granted a right of way from Minster Yard North.
- 2.23 In April 1863 Samuel Suddaby ("bricklayer etc, builder") announced in the Beverley Guardian that he had commenced business on premises lately occupied by William Hewson deceased (Beverley Guardian, 4 April 1863). In 1871, when he was living in Eastgate with his wife Ann and two children, Margaret and Henry, he was described as a bricklayer employing 26 men and five boys (TNA, RG 10/4769). With such a large workforce, Suddaby must have been engaged in much building work in the Beverley area during the 1860s-70s.
- 2.24 In 1871 Suddaby's neighbours, all listed as separate householders, included George Brusby, wheelwright, Mary Suddaby, widow (followed by an empty house), and William Suddaby, sawyer. There is little doubt that the first two, and perhaps all three, were living within the curtilage of no. 44 Eastgate. Brusby's household included his wife Margaret and his mother-in-law, Margaret Suddaby, almost certainly Samuel Suddaby's sister and mother (TNA, RG 10/4769).
- 2.25 Samuel Suddaby had died by March 1878 when his premises in Eastgate comprising three houses and a large yard, sheds, stables, etc, "long used for the building trade", were advertised for sale (Beverley Guardian, 2 March 1878). The late occupants were Samuel Suddaby deceased, George Brusby and Robertson Scruton. However, the sale may not have actually taken place; no transaction is recorded in the Registry of Deeds and by 1881 George Brusby had obviously moved into the main part of the house, fronting onto Eastgate (TNA, RG 11/4741). The other part, now described as nos. 1 and 2 Suddaby's Yard, was let to William Scruton and William Blyth. Scruton was a tanner's labourer, and lived there with his wife Sarah and four young children while Blyth, a tailor, lived there with his wife Grace and a young niece (TNA, RG 11/4741).

- 2.26 George Brusby seems to have had a chequered career. In 1871 he was working as a wheelwright but in 1879 he is listed as a greengrocer, and had perhaps turned the front of the house into a shop (TNA, RG 10/4769; Kelly's directory, 1879). In 1881, when he was living there with his wife and five children, he was unemployed (TNA, RG 11/4741) and in 1882 he was described as a cowkeeper and bird seller (White's Directory, 1882).
- 2.27 Frederick White, a tinner, had moved to 44 Eastgate by 1891, with his son, mother and a housekeeper (TNA, RG 12/3907). The houses in Suddaby's Yard seem to have been let to Richard Todd, a railway porter, and John Reed, a tanner's labourer. The detailed Ordnance Survey map of 1892 (sheet 210/8/24) depicts no. 44 with a number of structures forming a long range to the rear (see figure 4); these must be the two or three separate houses in Suddaby's Yard. These structures lie on the north side of the large L-shaped yard, and there is a gated access from Minster Yard North. The east-west arm of the yard is divided by a north-south wall with an access into the east part under an arch off Eastgate. On the south side of the yard is a further narrow range of outbuildings, and there are other structures at the north end of the north-south arm of the yard which wraps around the other properties on Eastgate; these must represent the various sheds and stables mentioned in the documentary sources, and it is clear that there was originally a large collection of buildings within the complex. A photograph, provisionally dated to the c.1890s depicts the street frontage building (Sumner 1991, n.p.; see plate 1).

The 20th century

- 2.28 In 1901 William Goff, a tanner's labourer, and Tom Rook, a shoemaker, lived in Suddaby's Yard with their families, and William Mires, a blind man from Kilkenny, was at 44 Eastgate with his wife Annie and their two sons. They had three boarders: John Sheridan and William Appleton, both employed as tanner's labourers, and Sophia Rearson, a widow (TNA, RG 13/4461). Tanning is thought to have employed more men than any other occupation in Beverley in 1901, with major tanyards located in Flemingate and Keldgate (Brown 1989, 138).
- 2.29 By 1920 no. 44 Eastgate was owned by Arthur Humphreys, a Bridlington schoolmaster, and Hannah Witty of Beverley, widow (who also owned 33-37 Highgate); they sold it that year to Arthur Dickinson, a motor engineer (ERAO RDB, 215/346/296). The deed states that the property then comprised three houses, one numbered 44 Eastgate and the other two at the rear. The 1921 trade directory lists Mrs Sarah Hoskins, milliner, at 44 Eastgate, and she probably rented the shop at the front (Kelly's Directory, 1921). In 1927 Dickinson was the owner-occupier of no. 44, then described as a dwelling house, yard, garages and motor works (ERAO, CCER/3/9/4). A house in "Dickinson's Yard", presumably part or all of the rear range, was let to Frank Boynton. The 1933 directory lists Dickinson simply as a cycle engineer but in a deed dated the same year he described himself as a cycle and motor engineer (Kelly's Directory, 1933; ERAO RDB, 466/430/337); this deed relates to the purchase of the house next door, no. 42, which he sold two years later to Lily Dickinson, spinster (ERAO RDB, 516/438/328).
- 2.30 In 1946 Arthur Dickinson sold no. 44 Eastgate and the associated land and buildings to Stanley Gordon Brentano and Kenneth Edward Brentano of Beverley, engineers, members of a Beckside family (ERAO RDB, 713/171/139).
- 2.31 Eastgate was widened in the early 1960s. A Victorian wing that had been added to the east end of the vicarage in the 19th century was demolished, together with

three small cottages (nos. 46-50) that stood between the vicarage and no. 44, although no. 44 itself was not affected (see plate 1). By this date the remnant of the Dominican friary, on the opposite side of the road, was surrounded by factory buildings. An elaborate brick gateway and section of wall surrounding the site (probably built in the late 16th century when part of the friary was converted to a house) was moved to the west side of Eastgate to protect it, and it now forms part of the boundary wall of the Old Vicarage (Neave 2000, 209).

- 2.32 No. 44 continued as a motor engineering business for some years, and it was known as the Minster Garage. Access to the workshop was via Minster Yard North, but there was a petrol pump on Eastgate. More recently, the premises were used as a bookshop and cafe.

3 STANDING BUILDING RECORDING

Introduction

- 3.1 For ease of description, the ground floor of the building, and part of the first floor, has been divided into a number of parts, with each assigned a unique letter reference code which is used in the following text and accompanying figures. In addition, in the following text, that part of the building behind (i.e. to the west of) the main street frontage is referred to as the rear range, whilst “modern” is taken to mean dating to after c.1945.
- 3.2 Throughout the following description of the building, reference is made to the building photographic record. These photographs are referenced in the text using bold type, the numbers before the stroke representing the film number and the number after indicating the frame (e.g. **2/1**). Appendix 1 provides a catalogue of the building photographic record, the photographic location points, and small size copies of the photographs (duplicated shots not illustrated). Some of the colour photographs have been used to illustrate this report.

Location and Plan Form

- 3.3 As has previously been stated, the building stands on the west side of Eastgate, towards its southern end, and close to Beverley Minster. The frontage building and rear range are aligned north-east/south-west, but for the purposes of description are considered to be aligned east-west. The east elevation of the frontage building opens directly onto Eastgate, with no garden or yard to the front (see plate 2). The yard (GF5) to the south of the rear range was formerly covered but the roof was removed during the course of the conversion works. The only access into this area is via a narrow alleyway leaving the north side of Minster Yard North.
- 3.4 The frontage building is rectangular in plan, with maximum external dimensions of 6.90m long (north-south) by 6.10m wide (east-west) (see figure 5). The rear range is also approximately rectangular in plan, although it is angled slightly, approximately one third of the way along its length from the frontage building. It has maximum external dimensions of 16.60m long (east-west) by 4.95m wide (north-south); the former covered yard to the south (GF5) is of a similar length but 7.45m wide. The walls of both the frontage building and the rear range have an average width of 0.30m, although in several places in the range they are much narrower, only a single brick in width.

Structure and Materials

- 3.5 The frontage building is of two storeys and has a relatively steeply-pitched pantiled roof with short ridge stacks at the east end. The rear range is also of two storeys with an attic, covered by a pitched pantiled roof with a central ridge stack. The structural framework of both parts of the building is formed by load bearing external walls, originally with wooden beams and joists supporting the internal floors, although many of the former have been replaced in steel.
- 3.6 Both parts of the building are built of brick, although detailed examination shows that a number of different types of brick have been used, perhaps representing different phases of construction. A fuller account of the dimensions, appearance and distribution of these brick types is given in the circulation description below. No evidence was uncovered during the survey for the presence of timber-framing within the building, and neither was any *in situ* stonework observed.

External Elevations

Frontage building

- 3.7 The principal elevation of the frontage building faces east onto Eastgate (**1/15, 2/16a-2/17a** and **3/27a-3/28a**) (see plates 2 and 3). It is now of two bays, built of whitewashed brickwork (average dimensions 230mm by 110mm by 60mm), laid in no overall bonding pattern, but with areas that approximate to a rough Flemish bond and set with a lime mortar. There is a wide centrally-placed ground floor opening with a three-centred arched head on the east elevation, within which a modern recessed shop front is visible. To the south, the central opening is flanked by a shallow recess housing a petrol pump, above which a swinging arm supporting the fuel line is fixed to the wall (**1/18, 2/20a** and **3/29a-3/31a**) (see plate 3). The recess has a three-centred arched head and was formerly a doorway leading into a passage to the south of the main ground floor room (GF1). To the north of the central opening, there may be a blocked opening with a wooden lintel, probably a former doorway. Above, to the first floor, a pair of windows had modern glazing, with a band of render over them rising to the base of the pantiled roof slope; a small rectangular wall-tie plate is set between the windows.
- 3.8 The majority of the south gable is rendered, marking the profile of the cottages formerly standing to the south and demolished during the 1960s road widening scheme (**1/16-1/17, 2/18a-2/19a** and **3/24a-3/26a**) (see plate 2). Above the render, the gable retains tumbled-in brickwork; the brickwork supporting the east roof slope is stepped out to resemble a kneeler. At the base of the east end, a small section of brickwork projects forward from the wall face, although it appears to be contemporary with the brickwork of the east elevation. The north gable is obscured by the property to the north, whilst only a small part of the west elevation projects beyond the rear range. Of this part, the ground floor contains a blocked doorway which has been subject to much modern alteration, whilst to the first floor, there is a small window, again with modern glazing.

Rear range

- 3.9 The north elevation and west gable of the rear range were not accessible at the time of the survey. Where they could be examined, both were built of handmade red brick (average dimensions 230mm by 110mm by 60mm) laid in a rough English Garden Wall bond (one stretcher course to each header course) and set with a lime mortar; the mortar was understruck, with a thin recessed line to the horizontal joints. There was no obvious change in the brickwork at the change of angle in the south elevation. The west gable contains a pair of blocked first floor windows, the heads of which appear to have been set at a lower level than the existing examples in the east elevation (**1/7, 2/12a-2/13a, 3/5a-3/6a** and **4/20a-4/23a**) (see plate 4); the gable is butted by the yard wall running to the west, which is built of modern machine-made bricks. The detailed Ordnance Survey map of 1892 (see figure 4) shows that the rear range originally continued further to the west than at present, and the presence of the blocked first floor windows in the present west gable suggests that this structure was of a single storey.
- 3.10 Described from west to east (**3/9a**) (see plate 4), the ground floor of the south elevation had a doorway at the very west end, giving access to the westernmost ground floor room (GF4). To the east, there was a wide inserted opening with a steel lintel, framed out with MDF boards at the time of the survey. The east side of the opening was formed by a slightly projecting brick pier; beyond, there may have been the remains of a blocked window, and then a further doorway with a

segmental brickwork head also giving access to room GF4. To the east of the doorway, there was another wide inserted opening, panelled out like the first, and then an area of breeze-block alteration. The remainder of the ground floor was rendered, and no features were visible, with the exception of a narrow doorway, again blocked with breeze-blocks. To the first floor, there are four windows, all with modern glazing. Two of the windows were positioned towards the west end of the first floor, whilst the other two were set at approximately equal centres along the remainder of the elevation; these were once both wider and slightly deeper (3/8a). A stepped and diagonal-set brick cornice runs the full length of the first floor above the windows, but does not continue around onto the west elevation of the frontage building. The attic of the rear range was lit by three modern dormers (1/22-1/24).

Yard area

- 3.11 Prior to survey, the yard to the south of the rear range had most recently been used as a workshop for the garage (GF5), and was crossed by four trusses (1/5-1/6 and 2/8a-2/11a). The western truss was constructed entirely in bolted softwood, and was of tie-beam and principal rafter form with angled struts. Each principal supported a single plank purlin; the common rafters butted the purlin to either side, and rose to a plank ridge-piece. The other three trusses were all identical apart from a coating of blue paint. The roof had once been provided with a number of sky-lights.
- 3.12 The removal of the roof and subsequent clearance during the conversion works revealed limited further structural information about the yard walls. Little was visible in the east wall (3/7a and 4/24a), whilst the majority of the south wall was formed by the back of the former stable block of the adjacent Old Vicarage site (3/10a). The section of wall to the east of the stable block appeared to be contemporary with the stable itself, but that to the west was clearly a later addition, forming part of a small single storey building (3/11a); both the 1854 and 1892 Ordnance Survey maps show that a long narrow range, presumably of a single storey, formerly ran along the south side of the yard, attached to the stable block and adjoining structures (see figure 4). There may once have been a doorway or opening in this small building leading into the yard to the rear of the south range, but this is not certain.

Circulation Description (see figure 5)

Ground floor

- 3.13 At the time of the survey, the principal access into the frontage building was through the arched opening in the east elevation, which led to doorways positioned at either side of the recessed modern shop front. The doorway at the north end opened into a narrow passage set to the north of the ground floor room (GF1); the partition wall separating the two was of modern appearance and therefore this passageway was almost certainly also a modern creation. The passageway appeared to have the remains of a chimney breast and fireplace on the north wall; subsequent plaster stripping revealed an area of disturbance / blocking to the rear (8/4), presumably associated with the former flue opening. At the west end of the passage, a softwood staircase with plain treads and risers ascended to the first floor.
- 3.14 There were two doorways positioned at the south side of the shop front. One gave access to the ground floor room proper (GF1), whilst the other led into a narrow passage set to the south of the room. This passage could once be reached

externally through the blocked doorway in the east elevation now housing the petrol pump. The eastern 1.30m of the passage was covered by a low arched brick vault (1.60m in height) (**1/19** and **3/20a-3/21A**), whilst at the west end, there was another brick arch over the doorway here (**1/20** and **3/22a**), with a straight joint in the adjacent brickwork of the south wall; beyond the doorway, the south wall was built entirely of modern machine made brick. This doorway led out into a small room situated to the rear of the frontage building. This had most recently been used as a toilet block, and contained few features of interest. Few historic features were also exposed in the main ground floor room itself (GF1) during the conversion works; the room was crossed by a north-south aligned boxed-in beam, whilst there was a blocked doorway in the west wall formerly giving access to the toilet block room situated at the west end of the south passage.

- 3.15 The majority of the west wall had been removed in modern times, leaving a wide opening leading into room GF2, the eastern ground floor room of the rear range. During the conversion works, a blocked doorway was revealed in the east end of the south wall of the room, possibly set within a wider opening with splayed jambs. Adjacent to the opening was a shallow recess, again with splayed sides (**1/14** and **3/23a**); the section of wall containing the opening and recess was noticeably thicker than the remainder of the south wall to the west, although it was not possible to ascertain if the splayed features were historic or modern. The remains of a thin brick cross-wall projected from the north wall into the room.
- 3.16 Beyond the west end of the room, the rear range changes angle slightly in plan. It is probable that there was once a more substantial cross wall here, separating room GF2 from GF3 to the west. This cross wall is shown on the Ordnance Survey plans of 1854 and 1892, although it is interesting that only the later edition depicts the change in angle, and then only on the north side of the building (see figures 4). This cross wall had been removed at the time of the survey, and had been replaced by three parallel I-section steel girders in the ceiling on the same alignment. The main surviving feature within room GF3 was the projecting chimney breast / fireplace in the west wall, flanked by an existing doorway to the north and a tall but narrow blocked opening to the south; when viewed from within GF4, it was noted that the north doorway was once wider and had been narrowed. No details of the fireplace were revealed during the conversion works (**3/19a**).
- 3.17 The western room on the rear range's ground floor (GF4) also had the remains of a projecting chimneybreast and fireplace in the west wall, which had been subject to several phases of alteration (see plate 5). The chimneybreast appears not to have originally projected so far from the wall, the remains of a fireplace with a three-centred arched head being a later addition. This was itself later partly infilled and the fireplace opening reduced in size (**1/8**, **1/11**, **2/14a** and **3/12a**). The fireplace arch was crudely cut away at the south end; the recess to the south had once been fitted with shelving, although the way in which the fireplace was damaged, together with disturbance apparent in the adjacent brickwork, suggested that there may once have been a small bread oven or range positioned here (**3/13a**).
- 3.18 A possible straight joint was visible in the brickwork of the north wall of this space (GF4), towards its east end (**3/14a**); where the plaster was removed, the bricks were seen to be red, handmade (average dimensions 240mm by 150mm by 60mm), laid in no particular pattern (but with occasional stretches of headers) and set with a lime mortar. By contrast, the brickwork of the east wall was very similar to that noted in the south range's west elevation, although it incorporated a number of re-used bricks of late medieval / early post-medieval appearance (**1/9-1/10**, **1/12-1/13**, **2/15a** and **3/15a-3/16a**) (see plate 6). Removal of the ceiling revealed

the room to be crossed by a single east-west aligned I-section steel girder, with softwood north-south aligned joists over; these had formerly been obscured by a lath and plaster ceiling and supported softwood boards with an average width of 0.20m. Approximately two-thirds of the way across the room, towards the east end, and aligned on a slight inset to the north wall, a second north-south aligned girder crossed the room. This girder appeared to mark a joint between two different areas of ceiling joists and floorboards, suggesting, together with a number of blocked holes visible towards the top of the room's east wall, that this area may once have formed a separate space, perhaps accommodating a staircase (**3/17a-3/18a**). As noted in Chapter 2 above, the rear range formerly continued further to the west, probably as a single storey structure.

First floor

- 3.19 As stated above, at the time of the survey, the only access to the first floor of the building was via the staircase rising from the passage on the north side of the frontage building's ground floor (GF1). This staircase rose to a small landing area, with a further modern staircase adjacent rising to the attic of the rear range. The first floor of the frontage building (1F1) comprised a single room with fireplaces to the north and south walls; it was crossed by north-south aligned joists, all of which were stop-chamfered.
- 3.20 The remainder of the first floor, together with the attic of the rear range, had all been refitted relatively recently, before the conversion works forming the subject of this report commenced. Therefore, little material was removed from these areas and consequently no historic structural information was exposed.

4 ARCHAEOLOGICAL WATCHING BRIEF

Introduction

- 4.1 Following the demolition of the former workshop area (GF5) occupying the yard to the south of the rear range, a steel frame for a new building was erected in the resulting space. This was supported by a series of concrete-filled steel piles which were driven across and around the yard space (see plate 7). A total of 26 piles were driven in total, laid out on a grid pattern arranged over three east-west aligned rows (see figure 6). The piling operation was not subject to any archaeological monitoring for two reasons. Firstly, given the nature of the operation, and based on previous experience of monitoring similar piling works, it was thought unlikely that any substantive archaeological information would be uncovered. Secondly, a large east-west aligned service trench had to be excavated across the whole site, extending beyond the area of piling, and this was more likely to yield more interesting information which could then be recorded.
- 4.2 Prior to the start of the external ground works, the yard surface was formed by a patchwork of concrete surfaces relating to its former garage workshop use. There were also a number of features which had caused significant disturbance to the buried archaeological deposits, such as a former inspection pit and a hydraulic ram for a car lift, as well as numerous services crossing the site. In order to locate the main foul water drains, three limited areas of excavation were initially undertaken using either a JCB 3CX wheeled excavator with a 0.90m wide toothed bucket or a 360 degree tracked mini-excavator with a 0.60m wide toothed bucket.
- 4.3 The first area (Area 1) was located to the east of centre of the yard. The area of excavation measured 2.85m long, 0.90m wide and a maximum depth of 1.40m below ground level (BGL) (6.67m AOD). The second area (Area 2) was set at the very east end of the yard, and was c.2.00m long, 0.90m wide and up to 1.80m deep BGL (6.23m AOD), while the third area (Area 3), at the western end of the yard, was of similar dimensions to Area 2. Then, between 29th to 30th January 2007, these three areas were linked to form a single trench, measuring c.23.0m long and 1.0m wide overall, with an average depth of 1.50m BGL, although in several places this increased to a maximum of 1.80m BGL (6.23m AOD). There was a short return to the north, at the very west end of the trench, dug to replace an old brick manhole chamber, whilst to the west of centre, a shallow arm c.1.0m deep was excavated to investigate the nature of the rear range's foundations. The main trench was excavated in sections, which were then successively backfilled, which made continuous recording difficult; however, sufficient observations and measurements were taken during each phase (and during the earlier excavations) to allow a composite south-facing section along its whole length to be constructed.
- 4.4 In some places, due to the depth and unstable nature of the sides of the trench (which was unshored), health and safety considerations meant that it was not possible to examine the lowest exposed deposits in detail, and this made detailed recording difficult. Also, many former and extant drains were uncovered in the trench, most of which were modern plastic pipes. Although these are shown on the excavation plan, together with an indication as to the depth BGL at which they were observed (see figure 6), they were not generally given context numbers unless they impinged upon the trench's south-facing section.

Results of the Watching Brief (see figure 6)

- 4.5 Prior to the start of excavations, the yard surface was formed by a mixture of concrete (009), 0.05m thick, and two similar deposits of a compacted dark brown/black gritty silt with frequent inclusions of handmade red brick fragments (001 and 005). The latter deposit (005) lay in the western half of the section, and also contained laminated bands of ash and charcoal, and areas towards its base where the brick fragments appeared to form the remains of a surface; overall, this deposit was up to 0.42m thick. It overlay a thin layer of compacted light brown/cream coloured lime mortar (016), 0.24m thick, which was probably a bedding layer for 005 above. Below the brown/black gritty silt (001) in the eastern part of the section there was a second layer of compacted dark brown/black silt 0.16m thick containing a high proportion of brick and pantile fragments (002).
- 4.6 It is probable that all of the contexts noted above are the remains of yard surfaces, some relatively recent and associated with the garage use but others potentially earlier, perhaps relating to the original construction of the rear range (see Chapter 5 below). They overlay two much deeper deposits, each occupying approximately half the length of the section. The eastern half of the section was formed by a compact black clayey silt (003), up to 0.68m thick, with frequent chalk flecks and fragments of brick/tile; this had been partly disturbed by the excavation of a c.1.0m deep cut (013) for a service pipe which was filled with a mixture of the adjacent deposits (014). The western half of the section comprised a 0.6m thick deposit of a mixed light brown/buff gritty sand and lime mortar, with moderately frequent inclusions of abraded red handmade brick and pantile fragments (006).
- 4.7 At its east end, the black clayey silt (003) overlay a deposit formed by alternating bands of a light brown gritty sand/lime mortar with a very high charcoal content (010), up to 1.04m thick overall. The laminated bands sloped gently downwards from east to west and were generally free of brick and tile fragments, although this deposit did contain a large fragment of moulded masonry (see below). This deposit had been disturbed both by the piling and before this by the excavation of a trench for a large 0.30m diameter plastic pipe, set at a depth of 1.80m BGL (6.23m AOD). By pulling the fill of the pipe cut away from the face of the section, a small undisturbed area was able to be exposed. Here, the alternating bands (010) overlay a clean dark brown/black silt loam (011), c.0.32m thick, and also a concentration of chalk rubble (012), with individual pieces up to 0.40m long set into a matrix of light brown gritty lime mortar and clay. Although this material had been very much disturbed by the plastic pipe, the concentration of rubble here might indicate the position of a former wall footing in this area.
- 4.8 In contrast, the mixed light brown gritty sand and lime mortar deposit (006) in the approximate centre of the section overlay a spread of clean firm dark brown/black silty clay (007); the spread was c.4.0m long and up to 0.24m deep. This material sloped gently downwards at either end before becoming lost amongst other contexts, but in section it had the appearance of either a former floor surface of a structure or perhaps more likely a platform for a structure. The silty clay (007) overlay a deeper (up to 0.64m thick) but similarly shaped deposit of compacted chalk/lime mortar and light brown clay (008), containing a high proportion of red handmade brick and tile fragments; some of the larger brick fragments had dimensions of ?mm by 150mm by 60mm. Beneath this, in the very bottom of the trench, a shallow sticky wet clay and peat band (015) was visible, which continued beneath the base of the trench, which was at 1.62m BGL (6.42m AOD) here.

- 4.9 Extending to either side of the possible platform/structure (007/008) in the approximate centre of the trench were mixed chalk/lime/mortar layers (004 and 021), both of which contained much brick and tile rubble and which were up to 0.6m thick. The western of these two deposits (021) was cut by what appeared to be a north-south aligned robber trench (017), c.1.20m deep and 0.90m wide with vertical sides; this appeared to have been excavated to remove a substantial wall (018) on the same alignment. Only the lowest two courses of the wall remained *in situ* and it was not possible to examine it in detail due to the depth of the trench. However, it appeared to be built of squared chalk blocks, up to 0.50m long, roughly coursed and bonded with clay. There was also a noticeable difference in the sequence of deposits to the west of the former wall line (018) compared to those to the east which are described above. To the west, a compact mixed gritty red-brown sand/lime mortar (022), up to 0.42m thick, overlay a thin level band of mid-brown sticky silty clay 0.12m deep containing frequent tile fragments (019). This in turn overlay a fairly clean stiff dark brown clay (020), which continued beneath the base of the trench.
- 4.10 As stated above, a short length of trench was excavated to the north of the main trench to expose the footings of the rear range. However, this was only c.1.0m deep and it revealed no new deposits; the ground here was also much disturbed by modern services. The footings of the rear range were observed to consist of a further seven courses of brickwork (to 0.66m below the threshold of the adjacent doorway). At this point, they gave way to coursed squared chalk blocks, up to 0.20m long, which continued beneath the brickwork for at least a further 0.20m. In addition, a few very small exploratory holes were made adjacent to the south wall of the yard, along the rear of the former Old Vicarage stables, revealing that the brickwork of this wall extended at least a further 0.5m below the existing ground level.
- 4.11 Surprisingly, given the depth and length of the main drainage trench, virtually no pottery or animal bone was recovered from the site, although the nature of excavation would have made any such recovery difficult. The only significant find was a single fragment of moulded architectural masonry, which was recovered from deposit 010, at the very east end of the trench. This fine-grained oolitic limestone fragment measured a maximum of 0.73m long, 0.31m wide and 0.25m thick (see figure 7 and plate 8). The stone takes the form of a clustered shaft of three rolls, the central roll raised to form a ridge with the outer rolls slightly flattened. Traces of worn fine tooling survive on the display face, with rough diagonal striated chisel tooling to the flattened rear side. The profile of the fragment suggests that it formed part of an internal jamb or arch, perhaps a deeply splayed and moulded doorway, of an ecclesiastical building, similar to that seen at the north end of the north transept of Beverley Minster, although this is not the only possible source (see below). The fragment had been reused and bears traces of mortar on the decorated surface; the reddish discolouration also indicates that it has been burnt at some point in time. It is comparable to other masonry fragments recovered from excavations at the nearby Dominican Priory (Foreman 1966, 97), and it is potentially of 12th to early 13th century date (see Appendix 2).

5 DISCUSSION AND CONCLUSIONS

- 5.1 As has been noted above, the development site probably lies within a plot of land in Eastgate which formed part of the Minster “workgarth”, where materials needed for work at the Minster and other church property were stored and where the craftsmen had their workshops. An inventory taken in 1549 refers to the [work] house within the gates, three [work] houses adjoining, the long work house, and the garth, with a gatehouse also being mentioned. By 1585 a house and orchard appears to have stood on the former workgarth site.
- 5.2 A lack of dating evidence, in the form of artefacts, makes it difficult to place any of the archaeological deposits uncovered in the main drainage trench firmly within the late medieval period. However, given that the uppermost deposits recorded in the section all appear to be the remains of yard surfaces, and that they are set at the correct level for the adjacent 18th century building (see below), it seems likely that the underlying deposits are 17th century and earlier. If this is the case, then it is tempting to see the robbed out north-south aligned chalk wall footings (018) at the west end of the trench as being the remnants of a late medieval or early post-medieval boundary. The marked differences in stratigraphy on either side of this wall line suggest that deposits 019 and 020 to the west, and 021 to the east, were laid down when the wall was still standing; if the wall did form a boundary of the workgarth, then perhaps the mixed chalk/lime/mortar make-up of layers 021 and its probable contemporary deposit 004 further to the east might be explained by waste being dumped here.
- 5.3 It seems likely that deposit 008 represents dumped material built up to create a building platform, with the layer of clay (007) above perhaps being either a floor surface or more likely a levelling layer on which a structure formerly stood; these deposits might be contemporary with the wall alignment (018). It may also be that the alternating bands of material (010) at the east end of the trench are the remains of a platform for a property fronting onto Eastgate. The fragment of potentially 12th-early 13th century moulded masonry recovered from deposit 010 might easily have come from either the Minster or the nearby Dominican Friary, as has been suggested for other similar fragments found in this area (e.g. Rawson & Jobling 2004, 11), and there are other late 12th-13th century fragments in the street frontage wall just to the south of no. 44. The piece may result from the demolition of part of an ecclesiastical building or, given the proximity of the site to the workgarth, perhaps it is an item that was carved but never used, either because it was found to be surplus to requirements or was perhaps defective in some way. However, the stone does show signs of burning, and so is perhaps connected with the fire at the Minster in 1188 and/or the collapse of the tower in c.1213 (Miller *et al* 1982, 9). It was also reused at a later date, and may be associated with the disturbed chalk foundation (012) seen at depth in the east end of the drainage trench, or another chalk wall footing (018) seen further to the west.
- 5.4 It is also possible that the wet sticky clay and peat mix (015) seen in the very bottom of the excavated trench, under the dumped material (008), represents the remains of waterlogged deposits which previously occupied the area to the north of the Minster; excavations on the adjacent 33-35 Eastgate site suggest that the reclamation of this area was complete by the late 11th century (Evans 1992b, 7).
- 5.5 Documentary evidence suggests that there was an occupied house on the site prior to the construction of the present building, and one of the occupants was William Croser, an oatshiller. In March 1734 the property was sold to Barbara Read of Beverley, and in September 1737 she mortgaged her “newly built”

messuage, garth and garden on the west side of Eastgate with the stable and “little house called a gatestead” adjoining Minster Yard to a relative, John Read of York. This description suggests that the existing standing building on the site was erected in c.1735. It may be therefore that deposits 006 and 003 comprise levelling material that was laid down at around this date, to either raise the yard level to that of the new building or perhaps more likely to raise the level across the whole site to allow the building to be built. The western wall (018) may still have been standing when this levelling was undertaken, but it was robbed out by a trench (017) before the yard surfaces associated with the new building were put down.

- 5.6 The documented c.1735 date for the existing building was largely confirmed by the surviving architectural evidence, and there was nothing to suggest that it incorporates any remains of an earlier structure. The size and form of the bricks exposed in the north wall of room GF4 might suggest that they were 17th century in date, although they could of course be re-used here from an earlier building either on the same site or elsewhere in the vicinity; the same applies to the chalk blocks forming the footings of the rear range's south wall. It is however possible that the frontage building and the rear range are not exactly contemporary; although similar sized bricks are used in both, there is some difference in the bonding pattern, and it seems odd that the diagonal-set cornice of the rear range is not used on the frontage building, where one might have expected a relatively higher level of decorative treatment.
- 5.7 In its original form, the frontage building was probably represented by a single room on the ground and first floors (GF1 and 1F1); the passage on the north side of the ground floor is a recent creation, and the staircase was originally placed elsewhere. In contrast, the passage to the south is contemporary with the frontage building, and it would have once provided access to the rear yard, running between no. 44 and the other cottages formerly located to the south. The disposition of the fireplaces in the rear range, together with other structural evidence, indicates that this structure was always divided into two dwellings and perhaps into three had a fireplace existed in the former wall between rooms GF2 and GF3. This is supported by the 18th and 19th century documentation, which provides evidence for the separation of the frontage building from the rear range, and the presence of two tenements in the rear range.
- 5.8 This arrangement continued into the late 19th century, when there is some suggestion that the rear range may have been temporarily sub-divided into three dwellings and that there may have been some commercial activity on site. It is clear from the documentation and the 1854 and 1892 Ordnance Survey maps that there were a large number of buildings, workshops, stables and other structures to the rear of no. 44, within what was formerly known as Suddaby's Yard and later Dickinson's Yard; many of these buildings are now demolished and the land re-developed. It is also likely that a wealth of structural evidence once existed within the standing buildings on the site which would have provided information for a sequence of alterations relating to the changing usage, access and circulation during the 19th century, as has been recorded elsewhere in Beverley, for example at Wood Lane (Dennison & Richardson 2007), and which is probably typical of this type of building in this location. However, the degree of modern alteration undertaken to the building, and especially to the rear range, has removed much of this evidence.
- 5.9 In 1920, the site was sold to a motor engineer, beginning a long association with the garage/motor repair business. It is probable that the yard adjacent to the rear

range was roofed over at some point in the 1940s or 1950s to create a workshop. The precise date of the surviving petrol pump on the street frontage is not known, although it is likely to be from this period. It was housed within the former passage opening on the south side of the building, presumably to keep the pavement clear but also perhaps to keep it within the property boundary and thus avoid a council rent which was usually charged in these cases (Berry 2004, 18); the swinging arm allowed the fuel line to be extended to cars parked on the street.

- 5.10 The frontage building appears to have retained a shopfront (itself probably a 19th century introduction) until the widening of Eastgate in the 1960s, after which the existing arched opening was inserted, presumably to allow easier access for cars from Eastgate although access to the workshop remained via Minster Yard North. It is probable that many of the former internal partitions within the rear range were also removed during this period, and the wide openings inserted in the south wall; the doorway to the south ground floor passage could also have been blocked up at this date, and the petrol pump inserted. The existing shop front, recessed from the arched opening, was created when the building became a bookshop and cafe.

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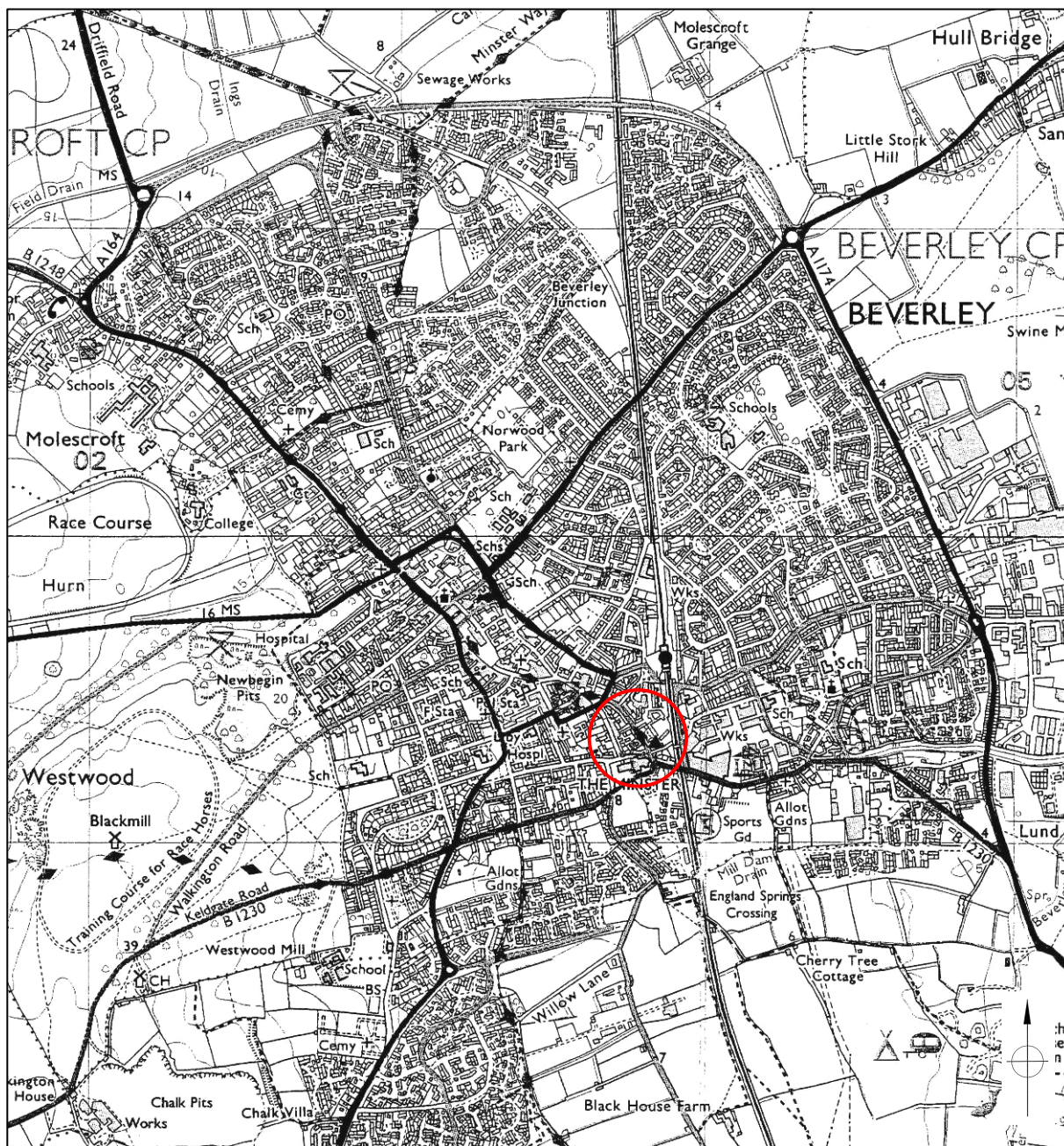
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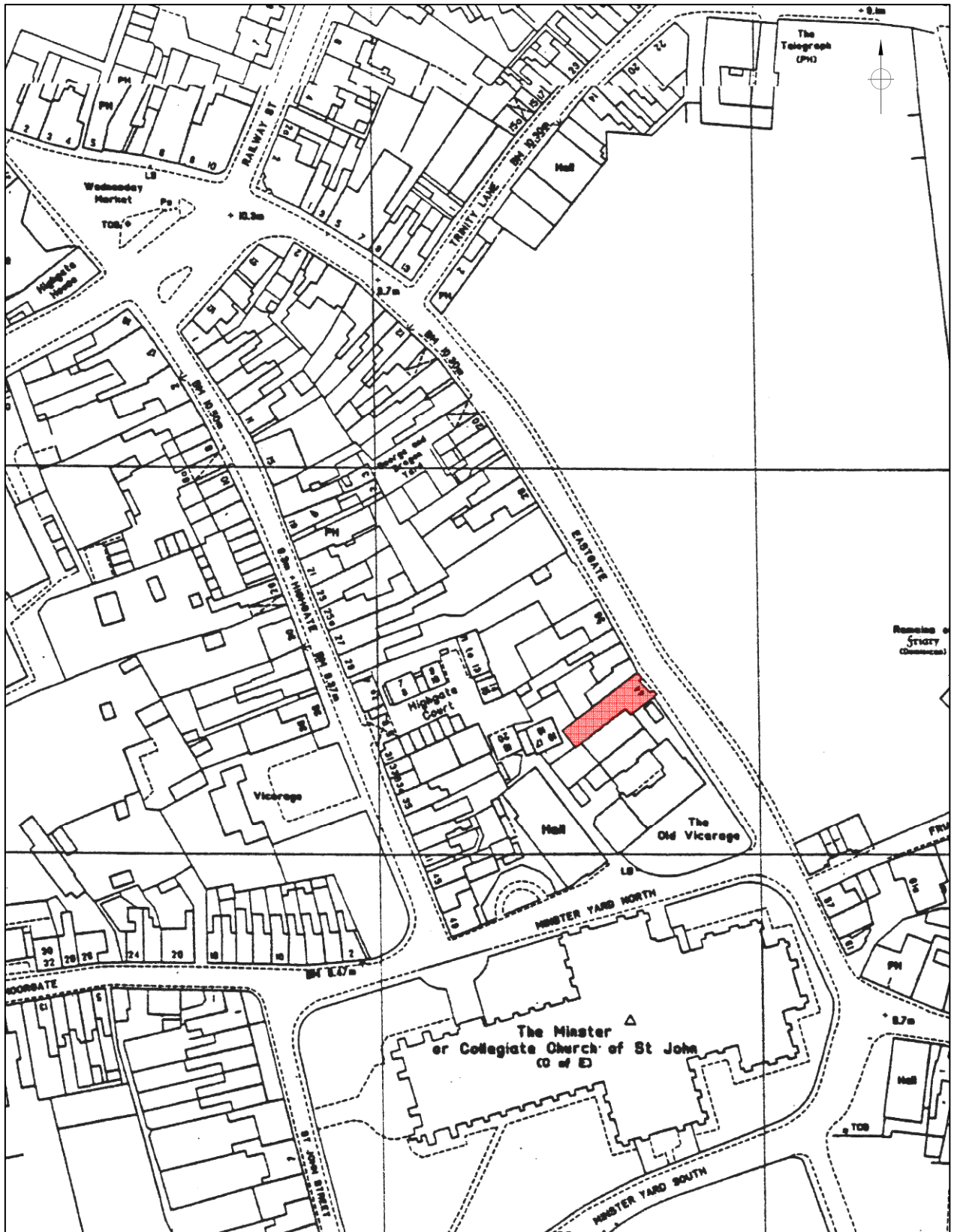
7 ACKNOWLEDGEMENTS

- 7.1 The architectural and archaeological recording at no. 44 Eastgate was originally commissioned by Taylor Syms Marketing and Public Relations Ltd, through SALT Architects and Mitchell James Contractors Ltd. The reporting element of the project was then commissioned by Mr N Marsay. EDAS would like to thank Bridget Hansford of SALT Architects, Jamie Dempster of Mitchell James Contractors Ltd and Nic Marsay for their co-operation during the project.
- 7.2 The on-site building recording was undertaken by Shaun Richardson and Richard Lamb, and the subsequent watching brief was done by Shaun Richardson and Ed Dennison. The historical research into the building and site was undertaken by Dr Susan Neave and Lisa Wastling provided the specialist report on the architectural fragment. Shaun Richardson produced the site archive and a draft report. The final report was produced by Ed Dennison of EDAS, with whom the responsibility for any errors remains.



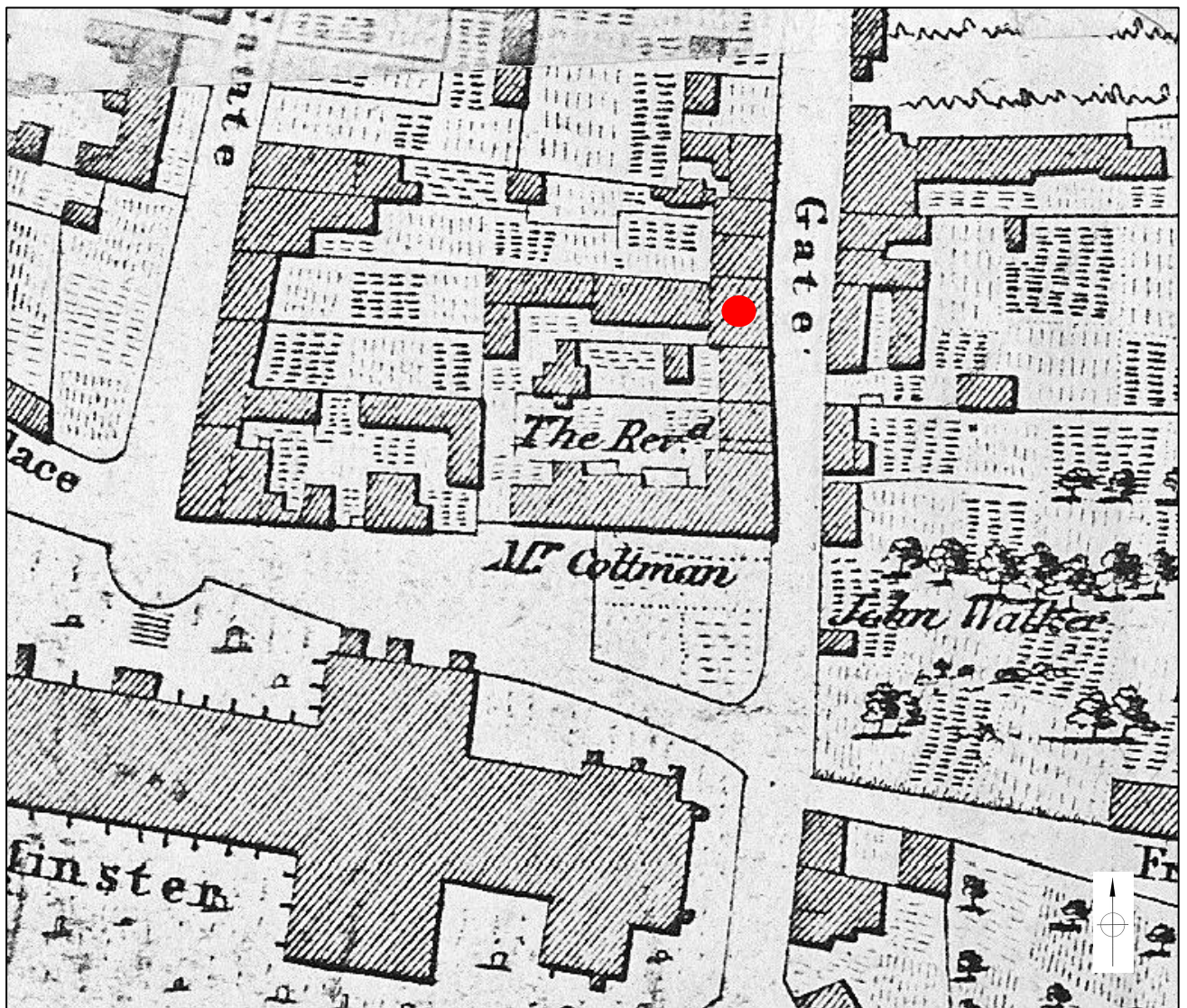
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TITLE		GENERAL LOCATION	
SCALE		NTS	DATE FEB 2011
EDAS		FIGURE 1	

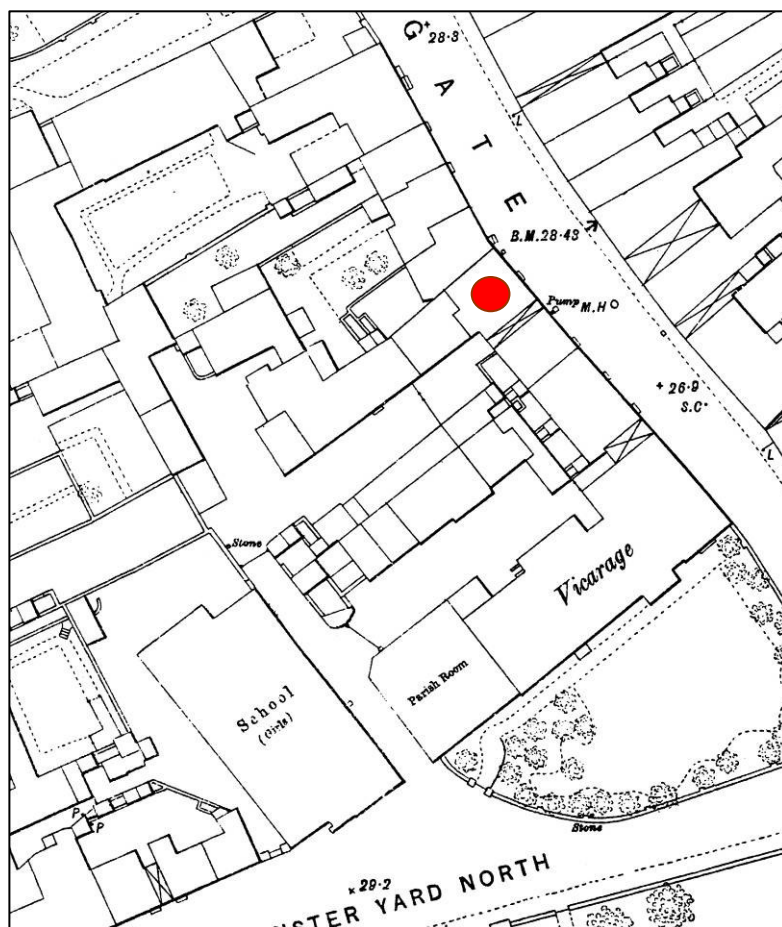
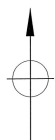
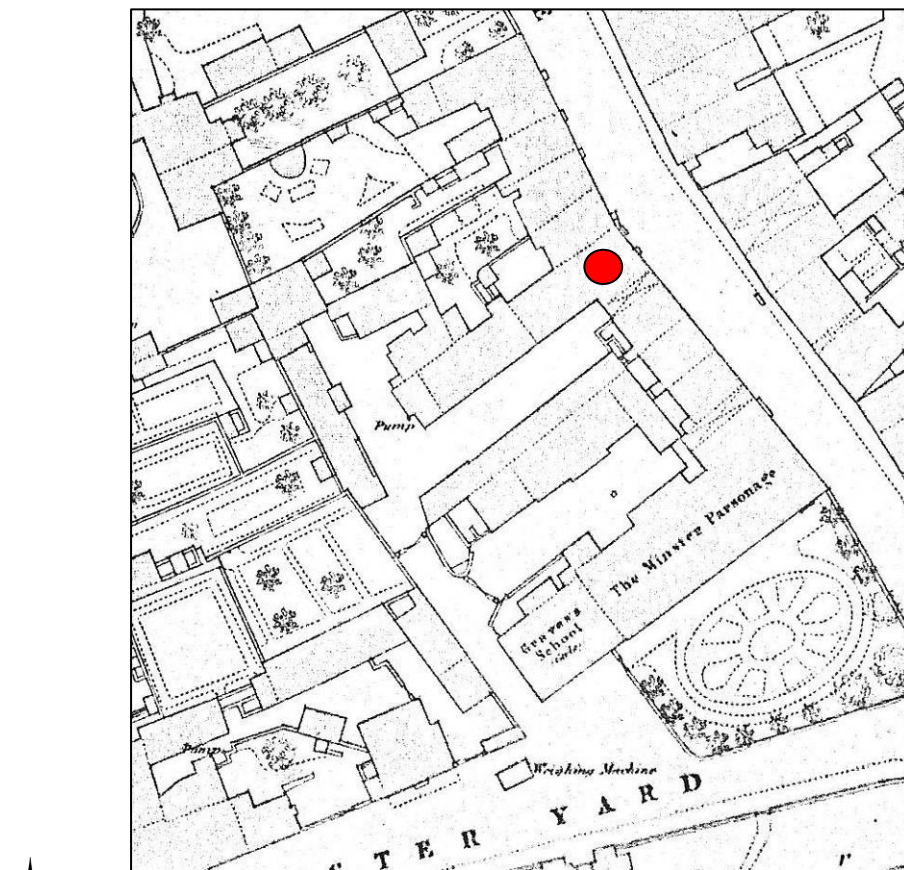


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TITLE		SITE LOCATION	
SCALE	NTS	DATE	FEB 2011
EDAS		FIGURE	2



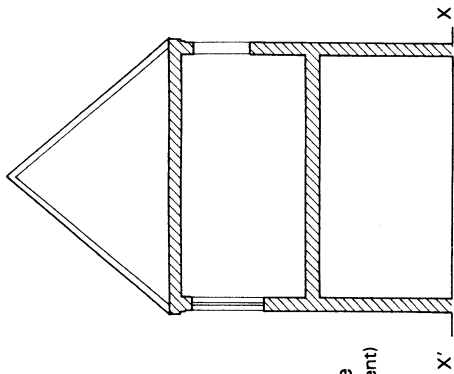
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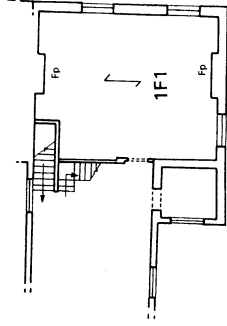
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Bottom: Ordnance Survey 1892 1:500 scale map, sheet 210/8/24

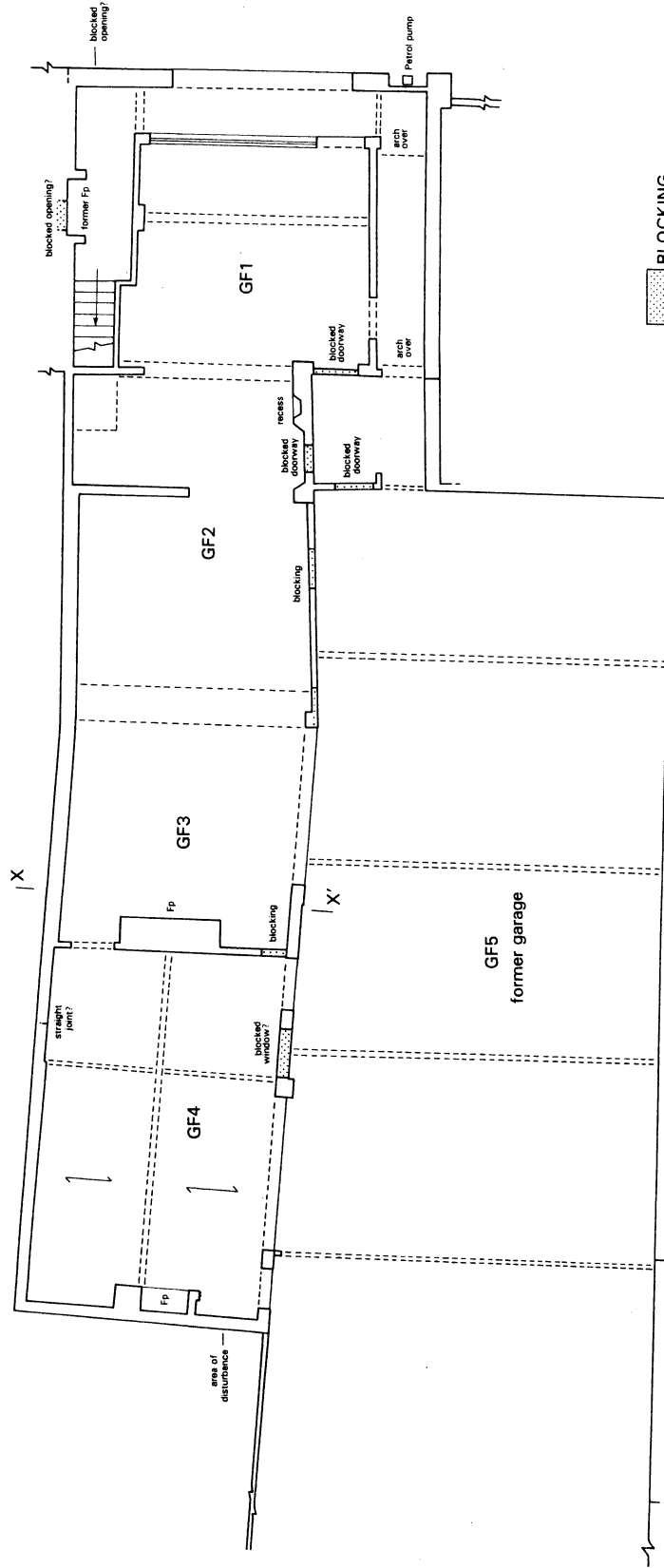
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TITLE		EARLY ORDNANCE SURVEY MAPS	
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EDAS		FIGURE	4



Section through rear range
(based on drawing supplied by client)



First floor plan 0 5m

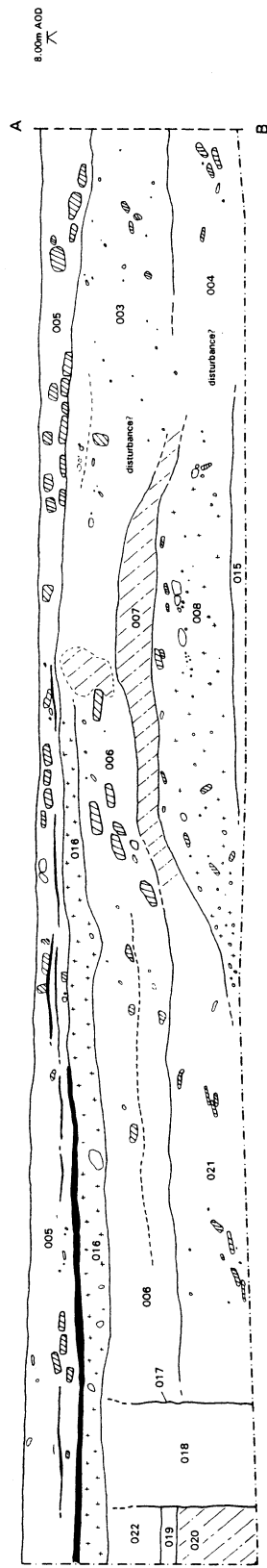


Ground floor plan

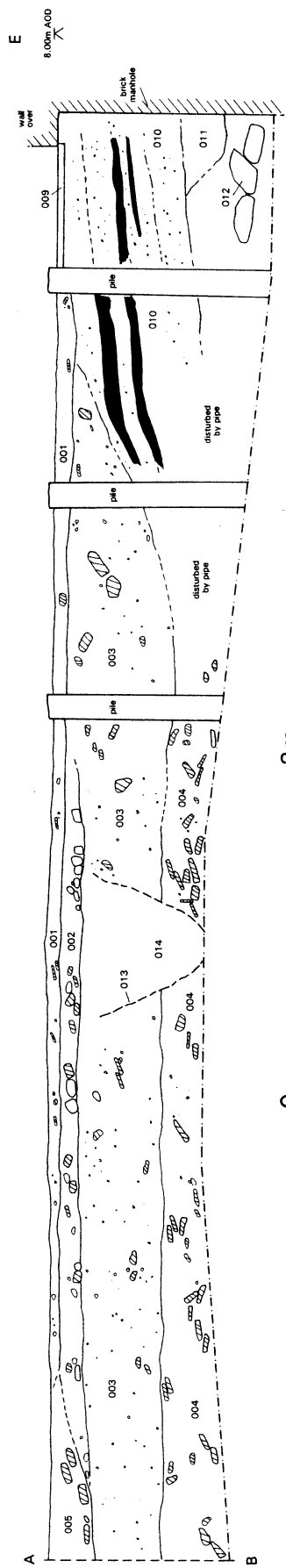
BLOCKING		ROOM IDENTIFIERS
	FIREPLACE	
	Fp	
	GF5	

PROJECT	44 EASTGATE, BEVERLEY		
TITLE	FLOOR PLANS		
SCALE	AS SHOWN	DATE	FEB 2011
	EDAS	FIGURE	5

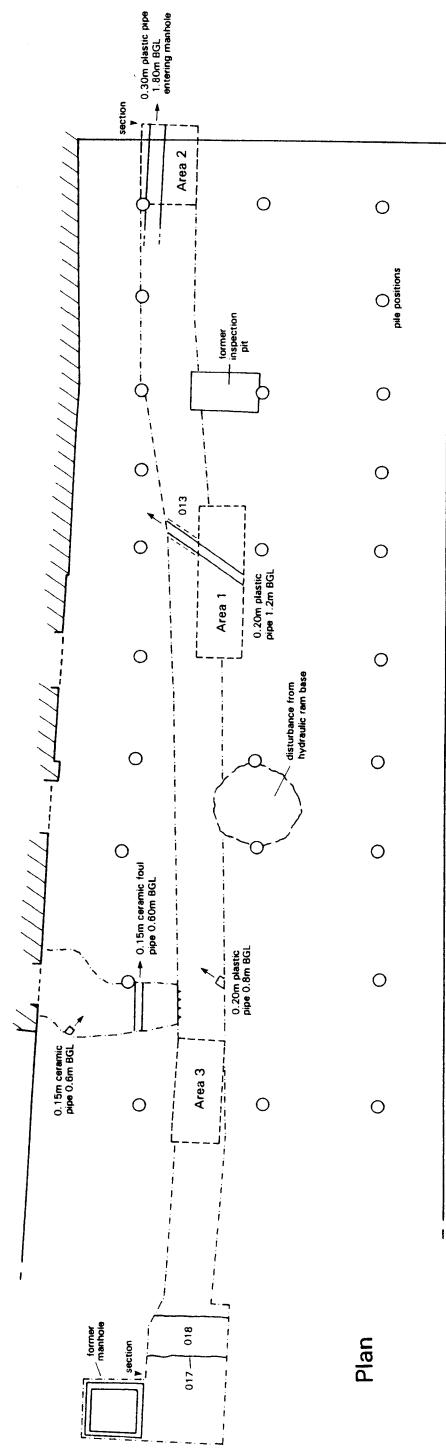
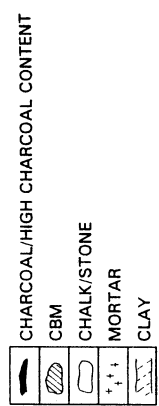
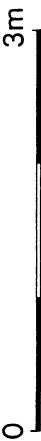
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E



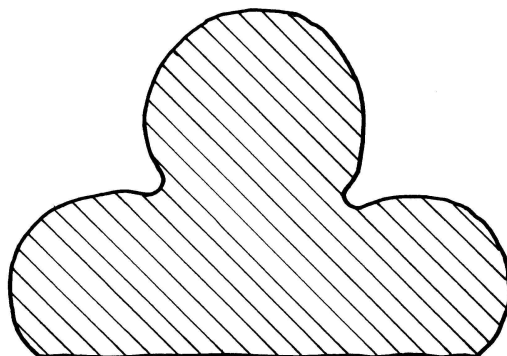
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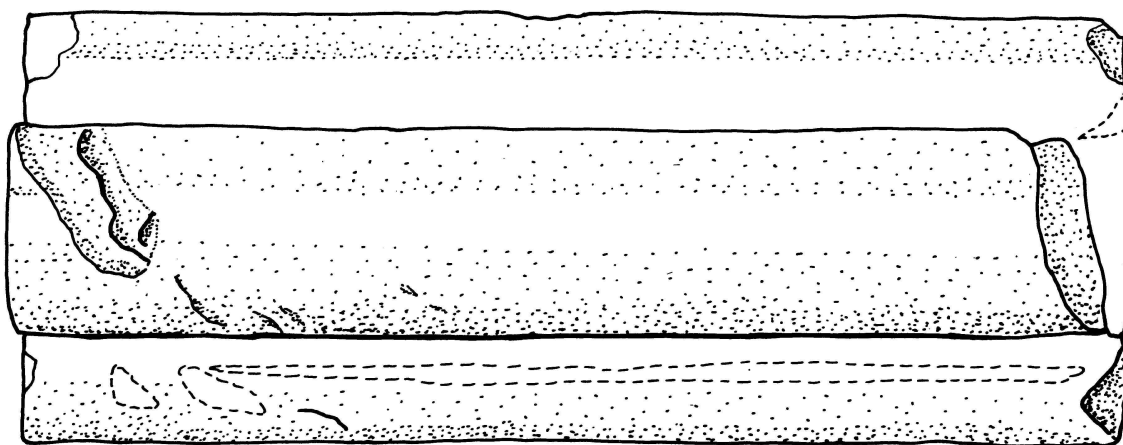
Plan



PROJECT	44 EASTGATE, BEVERLEY
TITLE	WATCHING BRIEF RESULTS
SCALE	AS SHOWN
DATE	FEB 2011
FIGURE	6

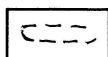


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|

0 300mm



Machine / modern scarring

PROJECT		44 EASTGATE, BEVERLEY	
TITLE		MOULDED STONE FRAGMENT	
SCALE	AS SHOWN	DATE	FEB 2011
EDAS		FIGURE	7



Plate 1: Eastgate looking north towards Wednesday Market c.1890s.
No. 44 is positioned on the left side of the road, between the roadside pump and the buildings with the dormer windows. The buildings to the south of No. 44 were demolished in the 1960s for road widening (Source: Sumner 1991, n.p.).



Plate 2: No. 44 Eastgate (left) with adjacent properties, looking north-west.



Plate 3: East elevation of frontage building, looking south-west.



Plate 4: Rear range after removal of GF5 roof, looking north.



Plate 5: Fireplace in GF4 west wall, looking south-west.



Plate 6: GF4 east wall, looking north-east.



Plate 7: East end of main trench, south facing section, looking north-east.



Plate 8: Moulded stone fragment recovered from context 010, after cleaning.

APPENDIX 1

APPENDIX 1: BUILDING RECORDING PHOTOGRAPHIC REGISTER

Film 1: Digital photographs taken 2nd / 29th November 2006

Film 2: 35mm colour prints taken 2nd November 2006

Film 3: 35mm black & white prints taken 29th November 2006

Film 4: 35mm colour prints taken 29th November 2006

Film 9: 35mm colour slides taken 3rd November 2006

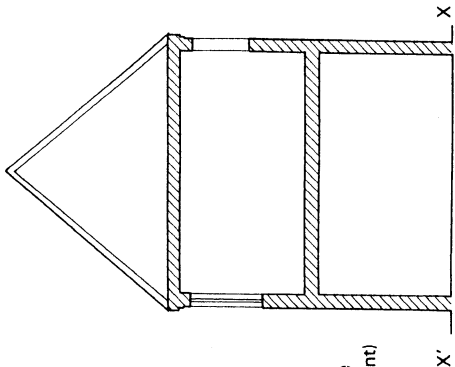
* = shot not printed

Film	Frame	Subject	Scale
1	5	GF5 before removal of roof, looking E	2m
1	6	GF5 before removal of roof, looking N	2m
1	7	W gable of rear range, looking N	2m
1	8	Fireplace in GF4 W wall, looking SW	1m
1	9*	GF4 E wall, looking NE	1m
1	10	GF4 E wall, looking NE	1m
1	11	Fireplace in GF4 W wall, looking SW	1m
1	12	GF4 E wall, looking N	1m
1	13	GF4 E wall, looking NE	1m
1	14	S wall of GF2, looking SE	1m
1	15	E elevation of 44 Eastgate, looking SW	2m
1	16*	E elevation of 44 Eastgate, looking W	2m
1	17	E elevation of 44 Eastgate, looking W	2m
1	18	Petrol pump, E elevation of 44 Eastgate, looking SW	-
1	19	Passage S of GF1, looking NE	-
1	20	Passage S of GF1, looking SW	-
1	21	Roof of rear range from 1F, showing change in angle, looking SE	-
1	22	S elevation of rear range after removal of GF5 roof, looking NE	1m
1	23	S elevation of rear range after removal of GF5 roof, looking NE	1m
1	24	S elevation of rear range after removal of GF5 roof, looking NE	1m
2	8A	GF5 before removal of roof, looking NE	2m
2	9A	GF5 before removal of roof, looking NE	2m
2	10A	S elevation of rear range, looking NE	2m
2	11A	S elevation of rear range, looking NE	2m
2	12A	W gable of rear range, looking N	2m

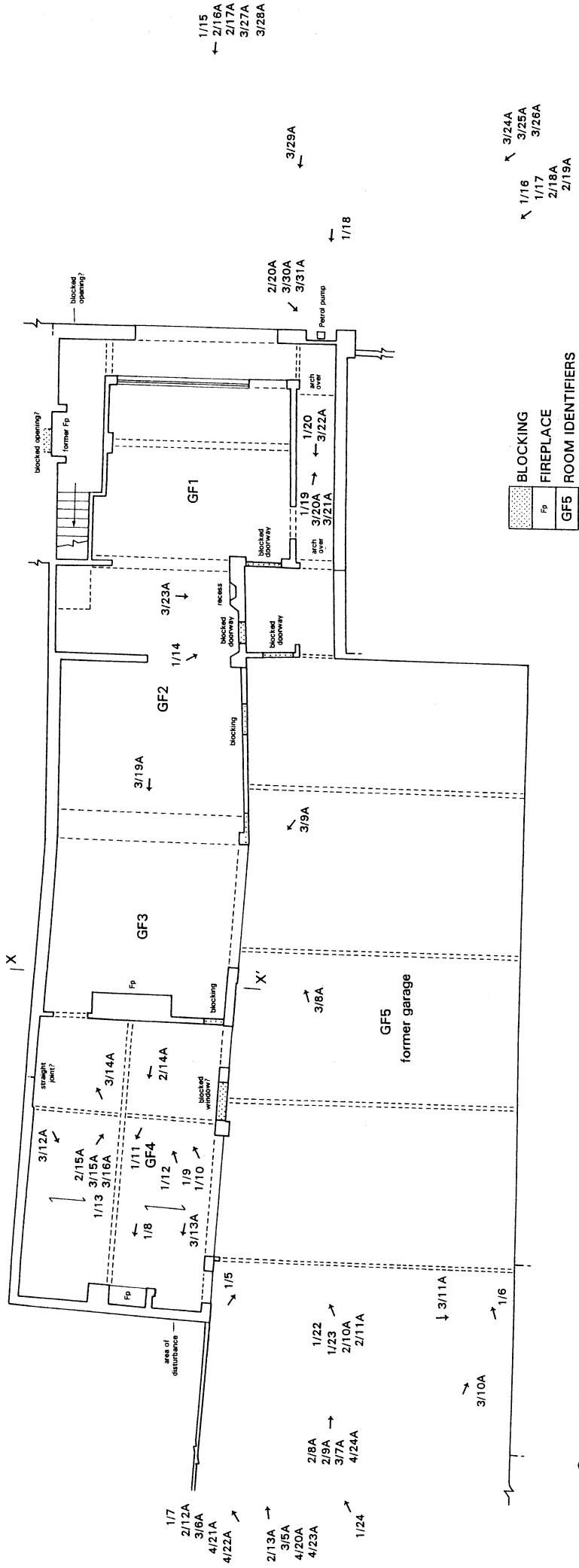
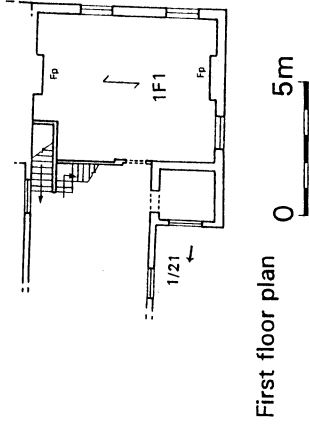
Film	Frame	Subject	Scale
2	13A	W gable of rear range, looking N	2m
2	14A	Fireplace in GF4 W wall, looking SW	1m
2	15A	GF4 E wall, looking NE	1m
2	16A	E elevation of 44 Eastgate, looking SW	2m
2	17A	E elevation of 44 Eastgate, looking SW	2m
2	18A	E elevation of 44 Eastgate, looking W	2m
2	19A	E elevation of 44 Eastgate, looking W	2m
2	20A	Petrol pump, E elevation of 44 Eastgate, looking S	-
3	5A	Rear range, looking N	2m
3	6A	W gable of rear range, looking N	2m
3	7A	GF5 after removal of roof, looking NE	2m
3	8A	S elevation of rear range, looking N (E half)	1m
3	9A	S elevation of rear range, looking W (W half)	1m
3	10A	S wall of yard, looking E	1m
3	11A	S wall of yard, looking SE	1m
3	12A	W wall of GF4, looking S	1m
3	13A	W wall of GF4 to S of fireplace, looking SW	1m
3	14A	N wall of GF4, E end, looking N	1m
3	15A	E wall of GF4, looking NE	1m
3	16A	E wall of GF4, looking NE	1m
3	17A	Ceiling over GF4, looking S	-
3	18A	Ceiling over GF4, looking S	-
3	19A	W wall of GF3, looking SW	1m
3	20A	Arch over passage to S of GF1, looking NE	1m
3	21A	Arch over passage to S of GF1, looking NE	1m
3	22A	Arch over passage to S of GF1, looking SW	1m
3	23A	Recess on S side of GF2, looking SE	1m
3	24A	E elevation of 44 Eastgate, looking W	1m
3	25A	E elevation of 44 Eastgate, looking W	1m
3	26A	E elevation of 44 Eastgate, looking W	1m
3	27A	E elevation of 44 Eastgate, looking SW	1m

Film	Frame	Subject	Scale
3	28A	E elevation of 44 Eastgate, looking SW	1m
3	29A	Petrol pump, E elevation of 44 Eastgate, looking SW	1m
3	30A	Petrol pump, E elevation of 44 Eastgate, looking S	1m
3	31A	Petrol pump, E elevation of 44 Eastgate, looking S	1m
4	20A	Rear range, looking N	1m
4	21A	W gable of rear range, looking N	1m
4	22A	W gable of rear range, looking N	1m
4	23A	Rear range, looking N	1m
4	24A	GF5 after removal of roof, looking NE	1m
9	1	W gable of rear range, looking N	2m
9	2	GF5 before removal of roof, looking N	2m
9	3	GF5 before removal of roof, looking E	2m
9	4	W gable of rear range, looking N	2m
9	5	GF4 E wall, looking NE	1m
9	6	Fireplace in GF4 W wall, looking SW	1m
9	7	GF4 E wall, looking N	1m
9	8	Petrol pump, E elevation of 44 Eastgate, looking SW	-
9	9	E elevation of 44 Eastgate, looking SW	2m
9	10	E elevation of 44 Eastgate, looking W	2m

PROJECT	44 EASTGATE, BEVERLEY		
TITLE	PHOTOGRAPHIC LOCATIONS		
SCALE	AS SHOWN	DATE	FEB 2011
FIGURE	EDAS	FIGURE	AP1/1



Section through rear range
(based on drawing supplied by client)



Ground floor plan

DIRECTION OF PHOTOGRAPH WITH
FILM AND NEGATIVE NUMBER

3/17A





Photo 1/5: GF5 before removal of roof, looking E.



Photo 1/6: GF5 before removal of roof, looking N.



Photo 1/7: West gable of rear range, looking N.



Photo 1/11: Fireplace in GF5 west wall, looking SW.



Photo 1/13: GF4 east wall, looking NE.



Photo 1/14: South wall of GF2, looking SE.



Photo 1/15: East elevation of 44 Eastgate, looking SW.



Photo 1/18: Petrol pump, east elevation of 44 Eastgate, looking SW.



Photo 1/21: Roof of rear range from 1F, showing change in angle, looking SE.



Photo 1/22: South elevation of rear range after removal of GF5 roof, looking NE.



Photo 2/10a: South elevation of rear range with GF5 roof structure, looking NE.



Photo 2/20a: Petrol pump, east elevation of 44 Eastgate, looking S.



Photo 3/5a: Rear range, looking N.



Photo 3/7a: GF5 after removal of roof, looking NE.



Photo 3/8a: South elevation of rear range (E half), looking N.



Photo 3/9a: South elevation of rear range (W half), looking W.



Photo 3/10a: South wall of yard, looking E.



Photo 3/11a: South wall of yard, looking SE.



Photo 3/13a: West wall of GF4 to south of fireplace, looking SW.



Photo 3/14a: North wall of GF4 (east end), looking N.



Photo 3/16a: East wall of GF4, looking NE.



Photo 3/17a: Ceiling over GF4, looking S.

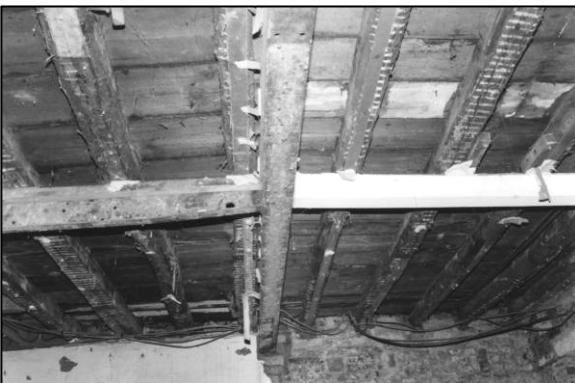


Photo 3/18a: Ceiling over GF4, looking S.



Photo 3/19a: West wall of GF4, looking S.



Photo 3/20a: Arch over passage to south of GF1, looking NE.



Photo 3/22a: Arch over passage to south of GF1, looking SW.



Photo 3/23a: Recess on south side of GF2, looking SE.



Photo 3/26a: East elevation of 44 Eastgate, looking W.



Photo 3/28a: East elevation of 44 Eastgate, looking SW.



Photo 3/29a: Petrol pump, east elevation of 44 Eastgate, looking SW.



Photo 3/31a: Petrol pump, east elevation of 44 Eastgate, looking S.

APPENDIX 2

APPENDIX 2: LIST OF RECORDED CONTEXTS AND ARTEFACTS

a) List of contexts

<i>Context</i>	<i>Description</i>
001	Compact dark brown/black gritty silt with frequent abraded small brick and pantile fragments, up to 0.12m thick.
002	Compact/firm dark brown/black silt with very frequent brick/chalk/pantile fragments, up to 0.16m thick. Yard surface?
003	Compact black clayey silt with chalk flecks and some brick tile fragments, up to 0.68m thick. Garden soil?
004	Compact mixed sticky light grey clay/chalk/lime mortar, with frequent brick and pantile fragments, at least 0.60m thick.
005	Compact layer of laminated and thin bands of black silt/ash/charcoal, alternating with chalky light brown mortar, with frequent brick fragments, 0.42m thick. Yard surface?
006	Compact layer of mixed light brown/buff gritty sand and light brown/cream lime mortar, with brick and pantile fragments, up to 0.6m thick.
007	Firm clean dark brown/black silty clay, up to 0.24m thick.
008	Compact mixed sticky light brown/buff chalk/lime mortar and light brown clay, with frequent brick and pantile fragments, up to 0.64m thick. Levelling layer?
009	Modern concrete, 0.05m thick.
010	Laminated bands of light brown gritty sand/lime mortar and similar but with charcoal, c.1.04m thick.
011	Compact clean black/dark brown silt loam, c.0.32m thick. Old garden surface?
012	Disturbed area/deposit of chalk footings, in a matrix of light brown gritty lime mortar and clay.
013	Cut for modern pipe, steeply angled sides, c.1.0m deep.
014	Fill of cut 013, formed by a mix of 003 and 004.
015	Sticky/wet dark grey silty clay and black peat mix - some very small abraded pieces of brick and tile?
016	Compact cream/light brown lime mortar, 0.24m thick. Bedding surface for 005?
017	N-S aligned cut with near vertical sides, c.1.20m deep. Robber trench for 018?
018	Substantial N-S alignment of squared chalk blocks, partly robbed out, c.0.80m deep. Former wall line, only two courses remain.
019	Sticky mid-brown silty clay with frequent pieces of tile and pantile, 0.12m thick.
020	Stiff dark brown silty clay, fairly clean, 0.6m thick.
021	Sticky mid brown chalk/clay/lime mortar with occasional brick/pantile fragments, 0.62m thick.

- 022 Compact layer of red brown mixed gritty sand/lime mortar, with occasional fragments of brick/tile, up to 0.42m thick. Similar to 006 but with slightly more mortar.

b) Specialist report on moulded stone fragment

44 Eastgate, Beverley: The Architectural Fragment

Lisa M. Wastling

A single fragment of moulded masonry was recovered from context (010) at the east end of the trench.

This is a section of a clustered shaft bearing three rolls, which was probably used within the interior of an ecclesiastical building. This fragment has been reused and bears traces of mortar on the decorated surface. The reddish discolouration of the piece also indicates that it has been burnt at some point in time.

Stylistically the fragment possesses a potential date range of the 12th to early 13th century. The introduction of claw tooling to the region is thought to occur in the later 12th century, becoming the dominant type in York c.1200 (Kemp and Graves 1996, 227). The fragment from 44 Eastgate bears worn fine ?striated tooling on the moulded surfaces and rough diagonal striated chisel tooling on the rear.

That the area now occupied by 44 Eastgate was once within a plot of land referred to as the Minster 'workgarth' is perhaps significant. The 'workgarth' was still in use at the dissolution of the monasteries in 1549, after which the Beverley Minster effectively took on the role of parish church (Lamburn 2000, 51).

The demolition of ecclesiastical structures in the area surrounding the Minster provided much masonry for re-use and reworking, and it is probable that much of this material was stored within the 'workgarth'. Large fragments of stone were likely to have been re-worked whereas smaller fragments would have been utilised in the construction of foundations and less prestigious structures.

During the excavation of the Dominican Friary (which was located on the opposite side of Eastgate to number 44), the source of a corpus of re-used architectural masonry was thought to have been the Minster, following the rebuilding of c.1220 (Foreman 1996, 97).

Numerous fragments also occur in the wall of 'The Old Vicarage' on Eastgate, adjacent to number 44. This wall includes a nook shaft seating of the late 12th or 13th century.

The clustered shaft fragment from context (10), four of the re-used fragments from the Dominican Friary and some of the fragments re-used in the Old Vicarage wall, display patches of the distinctive reddish colouring which occurs in limestone due to burning. Whilst this may be coincidental, it is worth mentioning that the rebuilding of the Minster is thought to have been precipitated by a combination of the fire damage which occurred in 1188 and the collapse of the tower in 1213 (Miller et. al. 1984, 9).

Catalogue

Clustered shaft fragment. Oolitic limestone. Consists of a rolled moulding with three rolls, flat to the rear, used internally. The reverse of the fragment bears diagonal striated chisel tooling and at the edges of the moulding towards the rear traces of ?striated finer tooling have survived. The decorated faces are worn, show reddish discolouration due to burning and bear fragments of mortar from reuse. The rear of the piece shows no sign of burning.

Dimensions L. 730mm W. 318mm Th. 250mm

Context 010

Bibliography

Foreman M., 1996. 'The Masonry' in M. Foreman, *Further Excavations at the Dominican Priory, Beverley, 1986-1989*, Sheffield Excavation Reports 4 (Sheffield), 97-103

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Lamburn, D.J. 2000 'The Minster and the Reformation' in R. Horrox (ed) *Beverley Minster: An Illustrated History*, 51-63

Miller K. *et al.* 1982 *Beverley, An Archaeological and Architectural Study* RCHME Supplementary Series: 4 (London, HMSO)

APPENDIX 3

APPENDIX 3: LISTED BUILDING DESCRIPTION

IoE Number: 167137

Location: 44 Eastgate (west side), Beverley, East Riding of Yorkshire

Date listed: 30 June 1987

Date of last amendment: 30 June 1987

Grade: II

C18. 2 storeys in painted brick with steep pantile roof. 2 windows, modern casements to 1st floor, The ground floor has been cut back, with a modern shop window with glazing bars and modern door. Tumbled brickwork to gable end. Rear range is also C18, with pantile roof and diagonal-set cornice. Modern casement windows with glazing bars. Included as part of a group.

Source: Images of England website (www.imagesofengland.org.uk)

APPENDIX 4

METHODS STATEMENT FOR A PROGRAMME OF ARCHITECTURAL AND ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING, 44 EASTGATE, BEVERLEY, EAST YORKSHIRE

1 SUMMARY

- 1.1 This methods statement details the work required to undertake a programme of architectural and archaeological observation, investigation and recording, to be carried out during above and below groundworks associated with the demolition of an existing garage workshop and the creation of new office accommodation at 44 Eastgate, Beverley, East Yorkshire.
- 1.2 This statement has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the architects, SALT Architects of Beverley, on behalf of the developer, Taylor Syms Marketing and Public Relations Ltd.
- 1.3 The contents of this statement have been discussed and agreed with the Humber Archaeology Partnership, and it forms the “programme of archaeological work” stipulated in conditions 3 and 4 of the approved planning permission (application DC/06/05290/PLB/EASTSE) (see below).

2 SITE LOCATION

- 2.1 No. 44 Eastgate lies on the west side of Eastgate, just north of the junction between Eastgate and Minster Yard North (NGR TA0376839325). The building lies on the street frontage, with a range running back to the rear (west). This range lies on the northern edge of the property plot, and the southern part, formerly an open yard, is now occupied by a garage workshop. No. 44 lies at the south end of a block of other buildings but the houses which formerly lay to the south have since been demolished.

3 PLANNING BACKGROUND

- 3.1 Full planning permission for the development was granted by East Riding of Yorkshire Council in September 2006, with two conditions which are relevant to the architectural and archaeological recording (application DC/06/05290/PLB/EASTSE).
- 3.2 Condition 3 states that: “No development shall take place until the applicant has secured the implementation of a programme of archaeological work to record those parts of the building(s) which are to be demolished, disturbed or concealed by the proposed development, in accordance with a detailed written scheme of investigation, which has been submitted by the applicant, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details (PPG 15, paras. 3.23-3.24)”.
- 3.3 Condition 4 states that: “No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Local Planning Authority. Development shall be carried out in accordance with the approved details (PPG 16, para. 30; Circular 11/95, Model Clause 55)”.

4 ARCHAEOLOGICAL BACKGROUND

- 4.1 Information from the Humber Archaeology Partnership states that the site of the proposed development lies within the core of the medieval borough of Beverley, on one of its principal streets. The route of Eastgate was laid out immediately after the Norman Conquest, probably in the 1070s, but certainly well before 1100. It provided a direct link between the Fish Market (now Wednesday Market) and the town's waterfronts at Grovehill, and later, at Beckside. Extensive excavations have taken place immediately opposite the development site, both at 33-35 Eastgate, and on the site of parts of the former Dominican Friary beneath the former Armstrong's factory site. All of these excavations have revealed deeply stratified and well-preserved sequences of medieval and earlier remains, ranging in date from the 8th to the 17th centuries. Similarly well-preserved remains have also been found to the rear of the development site, on nearby Highgate.
- 4.2 It is therefore considered highly likely that any below-ground works associated with development in this area would encounter archaeological deposits relating to the occupation of the site in the Middle Saxon, Anglo-Scandinavian, medieval and later periods.
- 4.3 The building at No. 44 Eastgate is also a Grade II Listed Building of Special Archaeological or Historic Interest (ref 10/38). The Listed Building description notes that the building and the rear range are both 18th century in date.

5 PROPOSED WORKS

- 5.1 As noted above, the proposals for the site involve the demolition of the existing garage workshop, and the creation of new office accommodation. One suite of offices will be created in the space currently occupied by the garage workshop; this will be demolished and new foundations will be excavated for the new 1½ storey office block. The foundation design incorporates piled foundations supporting a c.450mm square ring beam, which will be constructed in a grid pattern across the space. The trench for the ground beam will be mechanically excavated to a depth of c.600mm, although there will be greater and lesser depths at various locations depending on ground conditions. The spaces between the ring beam will be left intact and new construction will rise from the existing concrete floor of the former garage workshop.
- 5.2 The existing 18th century buildings on the site will be converted into ground floor offices with apartment accommodation above. A site inspection has established that virtually all items of historic interest have been removed from the building, probably when it was converted into a garage. The extent of any future internal alterations will be relatively limited, with all original spaces, openings and floor levels being retained, although some stripping out of the modern fixtures and fittings will be done. It is therefore envisaged that the internal works to the Listed Building will be minimal.
- 5.3 At present, no information is available regarding any new drainage or other service runs across the site.

6 FIELDWORK METHODOLOGY

- 6.1 The aim of the archaeological recording work is to record and recover information relating to the nature, date, depth, and significance of any archaeological features and deposits which might be present on the site and which will be affected by the

current proposals. The architectural recording work will record the extant structures on the site prior to any development or disturbance.

- 6.2 The archaeological work will be achieved through the archaeological monitoring and recording of any below-ground excavations associated with the foundations and drainage/service trenches. This work will also extend to any other ground disturbing works, for example any lowering of existing floor levels within the standing buildings. The architectural recording will be achieved through the examination and recording (by photographs and written description) of any features visible within those parts of the building which are to be altered, prior to and during the alterations as necessary. All these development works will be undertaken under strict and direct archaeological supervision, to ensure the proper identification and recording of any archaeological and architectural material that might be uncovered.
- 6.3 The recording work should not unduly delay the overall programme of site works, and much can be achieved through liaison and co-operation with the building contractor/developer. However, the contractor should ensure that EDAS have sufficient time and resources to ensure compliance with all elements of this specification. It is likely that the recording work will be accomplished through a number of separate site visits, the number and duration of which will be determined by the speed of the development. Access to the site will therefore be afforded to EDAS at all reasonable times.
- 6.4 All archaeological work will be carried out in accordance with the contractor's proposed timetable, unless agreed otherwise. Reasonable prior notice (minimum one week) of the commencement of development will be given EDAS, who will then inform the Humber Archaeological Partnership, so that they may attend or monitor if they so wish.
- 6.5 EDAS will view the groundworks as they are being excavated. Where mechanical excavation equipment is to be used (e.g. JCB or mini-digger), the contractor will use a toothless bucket, wherever possible. Where structures, features or finds of archaeological interest are exposed or disturbed, EDAS will be allowed time to clean, assess, and quickly hand excavate, sample and record the archaeological remains as necessary and appropriate. Heavy plant or excavators will not be operated in the immediate vicinity of any archaeological remains until those remains have been recorded and the archaeologist has given explicit permission for operations to recommence at that location.
- 6.6 If it becomes clear during the monitoring work that little of archaeological / architectural interest is likely to survive in specific parts of the site, the recording work may be halted in that part of the site, in consultation with the Humber Archaeology Partnership.
- 6.7 The actual areas of ground disturbance, and any features of archaeological / architectural interest identified within these areas, will be accurately located on a site plan and recorded by photographs (35mm black and white prints and colour slides), scale drawings (plans and sections at 1:50, 1:20 and 1:10 as appropriate), and written descriptions as judged adequate by the archaeologist on site, using appropriate proforma record sheets and standard archaeological recording systems.

7 UNEXPECTED SIGNIFICANT OR COMPLEX DISCOVERIES

- 7.1 If, in the professional judgement of the archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is

covered by this specification, immediate contact will be made with the developer and the Humber Archaeology Partnership. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned. The possibility of temporarily halting work for unexpected discoveries has already been discussed with the developer.

- 7.2 Any human remains which might be revealed must initially be left *in situ* but, if their removal is considered to be necessary, such removal must comply with the relevant Department of Constitutional Affairs (formerly Home Office) regulations, as appropriate.
- 7.3 The terms of the Treasure Act (1996) will be followed with regard to any finds which might fall within its purview. Any such finds will be removed to a safe place, and reported to the local coroner as required by the procedures laid down in the Code of Practice. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft. A finds recovery and conservation strategy will also be discussed and agreed with the developer in advance of the project commencing.

8 REPORTING AND ARCHIVING

- 8.1 EDAS will obtain the consent of the landowner / developer for the deposition of any finds resulting from the project in the local registered museum (East Riding of Museum Service). EDAS would contact the museum at the start of the project to determine their requirements for the transfer and deposition of the project archive, and the name of the recipient museum will be included in the project report. EDAS will also adhere to any specific conservation, transfer and deposition requirements which the museum might impose; these are likely to include charges for the storage and long-term curation of the site archive.
- 8.2 On completion of the fieldwork, any samples taken will be processed and all finds cleaned, identified, assessed, spot dated, marked (if appropriate) and properly packaged and stored in accordance with the requirements of national guidelines. The level of post-excavation analysis would be appropriate to the quality and quantity of the finds recovered, and specialists would be consulted as necessary.
- 8.3 A fully indexed field archive would be prepared, following the guidance produced by English Heritage. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive would also be prepared. Subject to the agreement of the landowner, the site archive will be deposited with any finds in the appropriate registered museum.
- 8.4 Within six weeks of the completion of the work (or longer if agreed with the Humber Archaeology Partnership), a report detailing the recording work will be produced by EDAS. The final report will include the following (as appropriate):
- A non-technical summary;
 - Site code/project number;
 - Planning reference number and SMR casework number;
 - Dates for fieldwork visits;
 - Grid reference;
 - A location plan, with scale;
 - A plan of the developer's plan showing the areas monitored (i.e. house block, garage, service trenches etc) and indicating the position of archaeological features in relation to the foundations etc;

- Sections and plan drawings (where archaeological deposits are exposed either above or below ground) with ground level, Ordnance Datum and vertical and horizontal scales;
 - General site photographs, as well as photographs of any significant archaeological deposits or artefacts that are encountered;
 - A written description and analysis of the methods and results of the watching brief, in the context of the known archaeology of the area;
 - Specialist artefact and environmental reports, as necessary.
- 8.5 Three copies of the final report will be supplied, for distribution to the developer, the Local Planning Authority and the Humber Archaeology Partnership SMR. A copy of the final report will also be included within the site archive. The Humber Archaeology Partnership SMR will also receive an electronic version of the report in line with their current guidance, namely as a pdf file.
- 8.6 Depending on the results of the recording work, a summary report of an appropriate length, accompanied by illustrations, will be prepared and submitted for publication in an appropriate local journal.

9 MONITORING

- 9.1 The archaeological recording work may be monitored by the Humber Archaeology Partnership, and appropriate site meetings and liaison will be arranged as necessary.

10 HEALTH AND SAFETY

- 10.1 All archaeological work on site will be carried out with due regard for all Health and Safety considerations, and Health and Safety will take priority over archaeological matters. As the watching brief will be carried out at the same time as the contractor's work, EDAS will also have regard for any constraints or restrictions imposed by the building contractor.
- 10.2 EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the work. A full copy of their Health and Safety Policy is available on request. The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the recording brief, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

Ed Dennison, EDAS
8th November 2006