

44 EASTGATE, BEVERLEY,
EAST YORKSHIRE

ARCHAEOLOGICAL OBSERVATION,
INVESTIGATION AND RECORDING

Ed Dennison Archaeological Services Ltd
18 Springdale Way
Beverley
East Yorkshire
HU17 8NU

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Report no: 2011/405.R01
Version: Final
Date: December 2011
Author: Ed Dennison & Kate Dennett

Ed Dennison Archaeological Services Ltd
18 Springdale Way
Beverley
East Yorkshire
HU17 8NU

On behalf of

Mr N Marsay
44 Eastgate
Beverley
East Yorkshire
HU17 0DT

**ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING,
44 EASTGATE, BEVERLEY, EAST YORKSHIRE**

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EXECUTIVE SUMMARY

In May 2011, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr N Marsay to undertake a programme of archaeological observation, investigation and recording during groundworks at no. 44 Eastgate, Beverley, East Yorkshire (NGR TA 03768 39342). These groundworks were associated with the re-development of the property into offices and a flat, and the redesign and completion of an existing steel structure to create a two storey dwelling. The archaeological work was made a condition of full planning permission (application DC/10/04831/PLF/EASTSE).

The main area of excavation, to create a new garden, lay to the south of no. 44, which was formerly the site of the northernmost of three late 18th century terraced houses. Various brick wall lines and floor surfaces, as well as a large fireplace, are associated with these buildings. A small square brick structure seen in the centre of the rear room of no. 48 may represent a pit for the temporary storage of household ash. The demolition of the three buildings in the 1960s is evidenced by a number of deposits revealed in the section of an excavated wall trench and within the site as a whole.

It is likely that the terrace of three houses was built on the site of one or more earlier structures, and some evidence for these was revealed in the excavated wall trench. This evidence comprised two parallel brick wall lines and a well-worn brick floor within which was a shallow square recess and an adjacent slightly raised potential fireplace. If this feature is indeed a fireplace, it is possible it belonged to a building, possibly a workshop, which had its gable wall facing onto Eastgate. It was difficult to date this material, but it is unlikely to be earlier than the mid 17th century.

1 INTRODUCTION

- 1.1 In May 2011, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr N Marsay to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks at no. 44 Eastgate, Beverley, East Yorkshire (NGR TA 03768 39342). These groundworks were associated with the re-development of the property into offices and a flat, and the redesign and completion of an existing steel structure to create a two storey dwelling.
- 1.2 The archaeological work was made a condition of full planning permission, granted by East Riding of Yorkshire Council on 28th April 2011 (application DC/10/04831/PLF/EASTSE). The condition (number 2) stated 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 Planning Authority. Development shall be carried out in accordance with the approved details (PPG 16 para. 16; Circular 11/95, Model Clause 55)". A 'Written Scheme of Investigation' was subsequently produced by EDAS (see Appendix 3); this was approved by East Riding of Yorkshire Council on 16th September 2011 (application DC/11/30342/CONDET/EASTSE) following advice from the Humber Archaeology Partnership (ref SMR/PA/CONS/16763-4).

2 SITE LOCATION AND DESCRIPTION

- 2.1 No. 44 comprises a street-frontage building lying on the west side of the south end of Eastgate, with a rear yard to the south-west, close to Beverley Minster (see figures 1 and 2). The site is bounded to the south by 'The Carriage House' (previously The Old Coach House), formerly associated with the 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. The building is listed as being of Special Architectural or Historic Interest (Grade II).

3 METHODOLOGY

- 3.1 The watching brief was defined by the 'Written Scheme of Investigation' (see Appendix 3). More general advice produced by the Institute of Field Archaeologists in relation to watching briefs (IFA 1999) was also considered. The aim of the work was to monitor the groundworks associated with the development scheme, in order to record and recover information relating to the nature, date, depth and significance of any archaeological features which might be present and which might be damaged or disturbed by the development.
- 3.2 The bulk of the archaeological watching brief was carried out on 6th and 7th June 2011, when the ground surface of a garden area on the south side of the building covering an area of 4.80m (north-south) by 6.80m (east-west) (formerly owned by a neighbouring property) was reduced in height by c.0.64m (see figure 3). The existing north-south aligned garden wall was demolished (after recording on 5th May 2011) to access this area, and a foundation trench, 6.1m long by 0.8m deep and c.0.94 wide, for a new east-west aligned garden wall on the south side of the new garden was also excavated. The garden soil and some earlier deposits were removed using a mini-digger with a toothless bucket but, due to the unexpected presence of a large amount of brickwork within the foundation trench area, an electric breaker had to be used, which somewhat impaired the visibility of the

archaeological features. The spoil was removed by mechanical excavator and by spade.

- 3.3 A further drainage trench, 2m long by 0.9m wide, at the west (rear) end of the development site (see figure 3), close to the alleyway leading to Minster Yard North was inspected and recorded on 8th August 2011, after mechanical excavation had already taken place.
- 3.4 The new development utilised the existing drainage and other facilities that had been constructed as part of an earlier scheme (see below). This involved excavating through a substantial concrete pad laid down for the steel frame of the earlier scheme; given that this was already disturbed ground, no archaeological monitoring was undertaken. Similarly, the interior of the existing building had already been recorded in detail (Dennison & Richardson 2011), and the proposed works leading to conversion did not involve any significant new build or alterations; ground levels in some rooms were slightly lowered, but this only impacted on brick hardcore underlying concrete floors. It was also planned to create a new doorway in the south gable of no. 44, which would have been subject to archaeological monitoring, but in the event this construction work was not carried out.
- 3.5 Following standard archaeological procedures, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual three digit context number and detailed information was recorded on *pro forma* context sheets. A total of 70 archaeological contexts were recorded (see Appendix 1). In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of the monitored groundworks were marked on a general site plan at 1:20 scale, and detailed section drawings were produced at 1:10 scale. A photographic record was maintained using a digital camera. Levels OD were obtained from an existing benchmark located on the corner of no. 2 Minster Moorgate.
- 3.6 Given the absence of significant archaeological finds, and in accordance with current East Riding of Yorkshire Museum policy, no archive for the project was deposited with the museum, although site notes, plans and photographs have been retained by EDAS (site code ECB 11). However, some of the pottery and ceramic building material was donated to the Humber Archaeology Partnership reference collection, and the clay pipe bowls were retained by the landowner.

4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 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 (Evans & Tomlinson 1992; Foreman 1996). 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 (Rawson & Jobling 2004).
- 4.2 A previous phase of architectural and archaeological observation, investigation and recording was carried out at no. 44 between November 2006 and January

2007 (Dennison & Richardson 2011). This involved the detailed recording of the house (a Grade II Listed Building) and attached range 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. As part of the previous survey work, a detailed documentary history of the site was undertaken by Dr Susan Neave (2007).

- 4.3 In summary, this report noted that the site of no. 44 and its yard probably lay within a plot of land on 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.
- 4.4 Documentary evidence suggests that there was an occupied house on the site of no. 44 prior to the construction of the existing building in c.1735. The architectural 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.
- 4.5 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 road widening in the early 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. The house immediately to the south of no. 44 (the site of which was partially excavated during the current project, see below), together with its neighbours - nos. 46-50), were demolished in the early 1960s as part of the road widening scheme (see figure 3). At this time, in July 1964, a remnant of the Dominican friary precinct wall, formerly on the east side of the road, was moved to the west side to form the boundary wall of the Old Vicarage.
- 4.6 A lack of dating evidence, in the form of artefacts, made 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 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.

- 4.7 The first cartographic depiction of the area occurs with Wood's 1828 plan of Beverley, which shows two houses between no. 44 and the then Beverley Minster Vicarage (see figure 4); they have their own separate yards to the rear (west). The Ordnance Survey map of 1854 (sheet 4) shows the three houses in detail, and no. 46 has a small walled yard to the rear, separated from the larger yard associated with the outlying range and no. 44 (see figure 5, top). Finally, the more detailed Ordnance Survey map of 1892 (sheet 210/8/24) depicts two buildings again, with no. 46 separate from the other two to the south (see figure 5, bottom). There are, however, three individual houses, as three doorsteps are depicted at the southern ends of each property. There is still a small rear walled yard behind most of no. 42, although there is also a small extension and with another very small open area off the south-west corner. By the time of the 1910 Ordnance Survey map (sheet 210/8), the rear privies and small enclosed yards had been replaced by open larger yards.
- 4.8 An historic photograph, dating to the c.1890s and looking north, shows the three now demolished, houses to the south of no. 44 as a two storey row (Sumner 1991, n.p.; see plate 1). Another photograph, this time looking south and probably later in date, shows the three houses as each having one window to the right of a door on the ground floor, two windows above and dormer windows (Deans & Markham 1998, 53; see plate 2); they are very similar to some houses currently standing at the south end of Highgate, the parallel road to the west, e.g. no. 37. This property dates to the late 18th century, and the same date can probably be applied to the three houses on Eastgate; they were formerly Minster property built as a speculative venture to accommodate workers (Susan Neave, *pers. comm.*). As noted above, the houses were demolished in the early 1960s as part of a street widening scheme.

5 RESULTS FROM THE WATCHING BRIEF

Former Garden Area (Site of no. 46 Eastgate)

Main area (see figures 3 and 6)

- 5.1 The north-south aligned boundary wall, representing the division between the rear yard to no. 44 and the garden to The Carriage House to the south, was demolished by hand. Measured from the west side, the wall was 4.75m long and 3.05m high, with a concrete cap, while from the east, where the ground level was higher, it was only 2.25m high; it was 0.25m thick overall. The wall was built in a straightforward stretcher bond with a combination of cement and lime mortar, and no obvious features were visible. However, the lower part of the wall appeared older, with bricks measuring 220mm long by 55mm thick, while the upper 1.25m part was built of more modern bricks measuring 235mm by 60mm. The east side of the wall was topped with a row of headers. On excavation, the wall (004) was seen to extend 0.3m below ground level with the lowest three courses of brick, being only 50mm-55mm thick, resting on a single brick plinth (026) which projected 0.29m from the wall face; the top of the plinth was at 7.93m OD.
- 5.2 As noted above, the demolition of the north-south boundary wall showed that the ground surface to the east, in the former garden area of The Carriage House, was c.0.64m higher than the existing concrete pad (067) on the yard to the west. The decision was therefore made to lower this ground surface. Prior to the removal of the garden soil, two concrete blocks (005) forming the base for a former greenhouse 2.4m wide were removed.

- 5.3 The ground reducing works revealed a relatively clean, firm but friable fine brown loam garden soil (001), generally 0.37m deep but extending up to 0.62m in some areas, containing some brick, tile, slate and chalk fragments (see plate 3). Below this, over most of the site, was a blanket layer of a loose grey/yellowish-brown sandy deposit (008), c.011m thick, containing moderate amounts of small brick, mortar, stone, tile, glass, coke and coal fragments; the top of this deposit lay at 8.24m OD. Beneath this was a firm grey-brown silty soil (013), extending across large parts of the southern half of the site. In the south-western part of the site, where seen in section, the grey/brown silty soil (013) lay directly under the garden loam (001) which also contained a lens of firm light brown clay (002), between 0.09m-0.11m thick.
- 5.4 Both the yellow-grey sandy deposit (008) and the brick plinth (003) of the south gable of no. 44 lay on top of the remains of what appears to be a brick and tile fireplace (014), 0.42m below the variable ground level (BGL) (8.24m OD) (see plate 5); this is presumably associated with the northernmost terraced cottage (no. 46) which was demolished in the early 1960s. This fireplace was approximately aligned with the centre of no. 44, and appeared to be two bricks deep; it was 2.38m long and projected out 0.6m from the plinth adjoining no. 44 with splayed sides, and was covered with loose mortar. A piece of slightly decayed timber (016), 0.14m wide and more than 2.8m long, lay adjacent to the fireplace in the grey/yellow-brown sandy deposit (008), and there was another similar piece to the west; it was assumed to be one or two sections of either a scaffolding plank or a floor-board.
- 5.5 To the east of the fireplace (014), a cut (045) was briefly visible in plan against the brick plinth of no. 44. It was 0.6m wide but of unknown depth and length, and was filled with a loose mixed black-brown/cream soil (042) containing numerous coal, mortar and bone fragments, and one body sherd from an unattributable slipware vessel. The function of this cut was uncertain - it could represent the continuation of a wall alignment (019) to the south but may also have been associated with a drainage cut (048) to the south-west. The brick plinth (003) against the south gable of no. 44 was 1.2m high and it extended out from the wall face by 0.25m.
- 5.6 At virtually the same level as the fireplace (014) but towards the south-east corner of the stripped area and aligned with the end of a central partition wall (035/036; see below), a number of unmortared square ceramic 'quarry' tiles (010) were seen, bedded on a firm creamy-brown sandy deposit (012) (see plate 4). The tiles each measured 235mm square by 40mm thick and overall they covered an area of 0.72m by 2.0m, at a depth of 0.42m BGL (8.14m OD). It is probable that these tiles (010) relate to the floor of the hallway or passage in the former terraced house (see below), but they were not further excavated.
- 5.7 The inside of the boundary wall fronting onto Eastgate (007) was partly rendered with a cement plaster. A further five courses of brickwork were revealed by the topsoil strip but the base was not exposed; this wall was rebuilt in the early 1960s after road widening, incorporating a late 16th century gateway from the Priory and using reused bricks and stone fragments. A very thin gravely concrete deposit (009) butted up to the wall towards the south-east corner of the site. This lay partially under the yellow-grey sandy deposit (008) noted above, and it was overlain by a solid but thin layer of a ginger-brown fine mortar (011), 0.05m thick, which also partially covered the 'quarry' tiles (010) and its bedding layer (012).
- 5.8 A linear cut (048), 0.36m wide, for a now disused ceramic drain (020) was briefly exposed on the west side of the stripped area, running in a north-east direction.

The cut was filled with a loose moist black loamy soil (049), while the drain itself was filled with a wet black silty sludge (021). A 'Murden and Son Ltd' soft drink bottle, dating to the early-mid 20th century, was recovered from this deposit.

Wall foundation trench (see figures 3 and 6)

- 5.9 Within the excavated deeper wall trench along the south side of the stripped area, the density and extent of surviving brickwork, together with the method of mechanical removal, made full interpretation and sequencing difficult. A number of wall alignments were revealed both in plan and section. Some 1.85m from the east end of the trench, a solid north-south aligned brick wall (035), two bricks (0.28m) wide and extending beyond the bottom of the trench, lay beneath the yellow-grey sandy deposit (008); at least six courses of c.0.05m thick bricks survived and the top of the wall was 0.25m BGL (8.17m OD). The wall ran north-south for 0.9m across the width of the trench, and was heavily mortared.
- 5.10 Butting up to the west side of this wall, but not really keyed into it, was another similarly aligned but narrower wall (036), 0.2m wide and again heavily mortared (see plate 9). This narrower wall was of a similar construction and the top was at the same height, 8.17m OD. It was however keyed into a 2.3m long and 0.22m wide east-west wall (018), of which more than four courses survived in the base of the trench, with bricks measuring 210mm by 112mm by 70mm. The west end of this wall was in turn keyed into another heavily mortared 0.36m wide north-south wall (019); the top of this wall lay at 0.44m BGL (8.17m OD) (see plate 6). These three walls (036, 018 and 019) enclosed a small space measuring 1.80m wide (east-west) but of unknown length.
- 5.11 Partially exposed in the base of the trench within the area of this small space, but not necessarily associated with it, was a right-angled brick structure (029), defined by two walls 0.4m long and only one brick wide, with two courses surviving *in situ* (see plate 7); only one corner of the structure protruded 0.35m beyond the south edge of the trench but it is presumed to have been a square structure. A further four disturbed courses above the east side were still visible in the section, suggesting that the sides were at least 0.4m high. The structure was built on a floor of 0.22m square unglazed ceramic tiles (030), and the inside was stained black by a 0.06m thick deposit of a soft moist black ashy/gritty material (031) which overlay the tiles and contained a single sherd of 18th century Staffordshire slipware (see Appendix 2).
- 5.12 Parts of two less substantial brick wall foundations (024) and (037) were also visible in this central part of the trench, beneath the walls defining the 'small space' (036, 018 and 019); these walls were on a slightly different alignment to the walls above. Very little of these foundations was exposed, but they appeared to be associated with each other and clearly belong to an earlier phase of building. This earlier phase may be represented by a floor (032) and hearth (033) seen to the east (see below), although this could not be determined precisely, and they could equally be associated in some way with the small square brick structure (029). The structures and features within the 'small space' were overlain by a pale gritty grey-brown plaster/mortar deposit (017) of varying depth, which contained pottery sherds dating to no later than the 18th century, with some residual pieces of possible medieval date. This deposit is likely to represent a demolition layer, although its limited extent as revealed by the excavated trench makes it difficult to be more specific.

- 5.13 A further north-south wall line (022) was exposed across the width of the west end of the trench, 1.25m to the west of the rear wall of the 'small space' (019). This wall (022) was 0.32m wide and composed of heavily mortared brick, with the top at 7.88m OD (see plate 8). It stood slightly proud of a brick and tile floor surface (025) on its east side; the top of this floor, which probably extended east as far as wall 019 although this area had been disturbed, lay at between 7.84m-7.77m OD. Within this area and apparently sub-dividing it, was a further 0.9m length of east-west aligned well mortared brick wall (023), 0.34m wide but surviving to only two courses high. Both this wall (023) and the adjacent floor surface (025) lay on a soft moist dark grey/brown gritty soil (043) containing occasional small fragments of gravel, brick and coal, and a decorated clay pipe bowl dating to 1820-30 (Peter Rayner, *pers. comm.*; see Appendix 2). The majority of this area was overlain by a firm creamy/pale brown mortar and gritty soil deposit (044), up to 0.18m deep and probably a demolition layer, containing a similar but larger range of residual material, including a clay pipe bowl and part stem bearing the maker's initials G. C. within a heart motif with a tiny pansy flower on the heel, and thus dated to 1640-60 (Peter Rayner, *pers. comm.*; see Appendix 2); as noted above, the privies to the rear of the houses were demolished between 1892 and 1910. The east side of the area, adjacent to wall 019, was overlain by a firm black sooty material (041) containing occasional very small fragments of coal, plaster and mortar.
- 5.14 A further phase of building, earlier than that represented by the features already mentioned, was apparent in the east end of the trench. At a depth of 7.71m OD, a well-worn brick floor (032) mortared with a fine whitish material was exposed in the base of the trench. Within this floor was a square recess (006), measuring almost 0.3m square and c.0.09m deep. This was filled with a compacted black coal dust or ash deposit (040), c.0.22m thick which also extended over the brick floor itself. Adjacent to the recess (006), part of what appeared to be a brick hearth or fireplace (033) defined by a curved brick kerb was exposed. The sooty black floor deposit (040) did not extend over or into the fireplace, which was overlain by a soft very fine gritty and unburnt deposit (034), possibly mortar or plaster.
- 5.15 Partly exposed in the base of the south face of the trench and pressed into a softer grey-brown gritty deposit (047) just off the south edge of the brick floor (032), were two pieces of yellowish limestone. One piece was amorphous and much decayed, but the other (038) was a partly dressed fragment, semi-circular in cross section and with a flat base, possibly part of a half-column, 0.3m in diameter and of unknown length (see plate 9). It was not possible to remove the stone without collapsing the face of the section, although a piece was broken off by the mechanical excavator.
- 5.16 Above the brick floor (032), possible fireplace (033), associated deposits (034 and 047) and the limestone pieces (038), was a possible demolition deposit (065). This lay c.0.35m-0.5m BGL, and was a mixture of soft and mushy dirty creamy grey mortar, plaster and gritty soil, containing moderate amounts of brick fragments. Above this was a length of *in situ* very solid brickwork (046), visible in both sides of the trench for a distance of c.1.8m to the east of the north-south wall (035); its top lay at roughly 0.2m BGL (c.7.50m OD) and it was covered with liberal amounts of lime mortar. It was overlain by the yellow-grey sandy deposit (008) and garden soil (001) noted above. It may have been associated with the north-south brick wall (035/036) to the west, although no definite correlation could be seen, or perhaps it was simply a more regularised area of infill to support the floor of the now demolished cottage.

5.17 At the extreme west end of the trench, and partially underlying the single brick plinth (026) of the now demolished north-south boundary wall (004), the edge of what was probably a small cobbled yard (028) was evident. The top of the deposit, which was at least two cobbles (0.10m) deep, lay at 7.80m OD, and it was overlain by a loose black gritty-ashy moist deposit (027). Although only exposed in a very limited area, to prevent undercutting of the wall, this deposit produced pottery sherds from a number of vessels ranging from a brown-glazed vessel of possible residual medieval date, the rim and handle of a large 'Humber 5' green glazed red earthenware vessel dating to the 17th to 18th century, 18th century Staffordshire slipware and a 19th century brown-glazed factory-made teapot (see Appendix 2). This could suggest that this was part of a midden, but the possibility of this deposit having been disturbed by the building of the recently demolished north-south wall (004) cannot be discounted.

5.18 Amongst the unstratified ceramic material recovered from this part of the site was a spherical fragment of iron shot 100mm in diameter and weighing 1.1kg (Lisa Wasling, *pers. comm.*).

Drainage trench (see figures 3 and 7)

5.19 The 2.0m long drainage trench dug at the west end of the concrete pad (067) at the far west end of the site exposed the foundations of the north wall (050) of The Carriage House property, which formed the southern boundary of the development site. Below ground level, there were seven courses of bricks flush with the rest of the elevation, and then a plinth of three courses which projected out 0.3m from the face (051) (see plate 10); the below ground bricks were generally thinner (228mm by 112mm by 42mm-52mm) than those above. There was then a levelling course of heavily mortared tile fragments, over a single course of unmortared upright headers, which did not extend the full length of the tile levelling course in the section revealed by the excavation. Below the foundation was a firm dark brown moist gritty soil (064) containing occasional chalk, brick and tile fragments.

5.20 The drainage trench revealed a series of well stratified deposits. Below a thin layer of damaged concrete (052), 0.4m thick, was a c.0.18m thick firm grey-brown dirty mixed loam (053), the top of which lay at 8.25m OD. This overlay a firm black coal dust (054) up to 0.12m thick, then a c.0.1m thick layer of friable but firm grey-brown mixed soil (055). Below this was a clean uniform deposit, c.0.11m thick, of creamy grey crushed stone/mortar (056) containing occasional small fragments of coal, brick, stone and chalk; the top of this deposit was at 7.98m OD, and it probably corresponds to the compact cream/light brown lime mortar (016) seen just north of here in the January 2007 watching brief (Dennison & Richardson 2011, figure 6). Below this, and extending beyond the base of the trench (i.e. more than 0.52m thick), was a blanket layer of firm dark brown gritty soil (057) containing occasional fragments of chalk, pottery, shell, glass and coal - this deposit is probably the same as that (064) seen under the foundation of the north wall of The Carriage House (see above). Pottery sherds were confined to the lowest deposit (057), and they included five clay pipe stem fragments, including one of 17th century date, one sherd of Staffordshire slipware (18th century), and five sherds of post-medieval red earthenware with brown glaze, including a dish or bowl of 17th/18th century form (see Appendix 2).

5.21 The above stratigraphy was disturbed by several pits. Towards the west end of the north side of the trench was a shallow cut (069), 0.85m wide and 0.2m deep, filled with a loose very dark black-brown silty soil (070) containing metal, rubber, wire, coal, coal dust etc. Along the east side of the trench, adjacent to the brick curb

(068) of the new concrete pad (067), was a modern drainage run defined by a linear cut (060) containing a ceramic drain (062) and a plastic pipe (063), all infilled with a yellow-brown builders sand (061); this bowl-shaped cut went through cut 069 and deposits 070, 055, 056 and 057 and the base was at 7.53m OD. A further linear cut (058) was identified against the foundations of the north wall of The Carriage House (051). This was c.0.5m deep and 0.47m wide at the top (below the firm grey/brown dirty mixed loam - 053) but it narrowed with a vertical side to 0.29m. The flat-bottomed base was at 7.55m OD and it was filled with a dirty loose and mixed fill of brown gritty loam (059) containing frequent fragments of limestone, cobble, brick tile, chalk, wood and glass; there were also numerous voids leading to some slumping. It may have been a construction cut for The Carriage House wall (051) but could also have been a more modern excavation.

- 5.22 The spoil heap from the drainage trench contained a large amount of unstratified pottery, including a single sherd of locally made trailed slipware of unusually shallow form and probably from the rim of the wax-tray of a candlestick, as well as a clay tobacco pipe bowl (Yorkshire Bulbous Type 1) depicting a tobacco plant and the maker's initials on the heel, probably John Chapman, who was known to be working in Hull between 1670-1683 (Peter Didsbury, *pers. comm.*).

6 DISCUSSION AND CONCLUSIONS

- 6.1 As has been noted above, the main area of excavation was formerly the site of the northernmost of three late 18th century terraced houses (nos 46 to 50), which are clearly shown on the historic maps of the area (see figure 5). A close examination of these maps shows that the width of no. 46 was c.4.8m, and this accords well with the width of the excavated garden plot including the plinth (003) attached to the south gable of no. 44 of 4.6m (see figure 3). It is also likely that the three terraced houses would only have been two rooms deep, and the historic maps shows that they all had small yards to the rear together with a small extension, probably a privy.
- 6.2 Assuming that the above widths of the plot are correct, the east-west aligned brick wall (018) and its less substantial continuation to the west (023) represent the division between no. 46 to the north and no. 48 to the south. It is curious that no eastern extension was revealed but it is possible that some or all of the extensive *in situ* brickwork (046) seen in both sides of the excavated foundation trench to the east of wall 035 may be associated with this division. The two parallel north-south brick walls (035 and 036) uncovered in the centre of the trench represent the internal division between the front and rear rooms of nos 46 and 48, while the rear wall of the terrace is represented by the other north-south aligned wall (019); the front wall of the terrace is now lying beneath the now re-aligned Eastgate pavement. The fact that the two central walls (035 and 036) are butted against each other is curious, but it might simply reflect a staged approach to construction. The topsoil stripping in the north of the site also revealed the large fireplace (014) in the north wall of no. 46, and the extent of its foundation suggests that this house had a single large front room; the position of the fireplace accords almost exactly with another now blocked example seen in no. 44 (Dennison & Richardson 2011, figure 5). It is also likely that the area of square ceramic tiles (010) to the south represents the hallway of no. 46, as evidenced by the external door step on the 1892 Ordnance Survey map.
- 6.3 The small square brick structure (029) seen in the centre of the south side of the trench may also be associated with the rear room of no. 48. This structure was filled with a soft black ashy material (031) and it appears to have been built on a

surface of ceramic tiles (030) which may have extended into the adjacent space. No evidence of burning was visible, either on the brick structure itself or on the underlying tiles, and it is possible that it was a pit for the temporary storage of household ash. These pits, common in the Georgian period, were cleaned out periodically and would sometimes also have a latrine placed over the top (Trevor Brigham, Humber Field Archaeology, *pers. comm.*). However, the precise relationship between the structure (029) and the small room in which it was located (represented by walls 036, 018 and 019) is unclear, and it may in fact relate to an earlier phase of building (see below).

- 6.4 The detailed 1892 Ordnance Survey map also allows the various wall lines and floor surfaces to the rear of the terrace, as revealed in the excavated trench, to be interpreted. The east-west aligned wall 023 represents the south side of the small structure attached to the south-west corner of no. 46, probably a privy, while the thinner north end of wall 022 forms part of its west side. The thicker south end of this wall (022) represents the wall line shown to the south, enclosing a very small open space which had a loose black gritty ash deposit (027) as a floor; this deposit contained various 18th and 19th century pottery sherds. Beneath this, and extending under the adjacent wall to the west, was a cobbled surface (028) which may represent a former yard. The floor of the probable privy and the larger space to the south was of brick (025). A clay pipe bowl, dating to around 1820, was found in the dark grey-brown gritty soil (043) beneath this brick floor.
- 6.5 The demolition of nos 46 and 48 in the 1960s is evidenced by a number of deposits revealed in the section of the excavated wall trench and within the site as a whole. For example, deposits of possible waste mortar (011) and concrete/gravel (009) were identified adjacent to the Eastgate wall (007) which partly overlay the ceramic tiles (010), and their bedding layer (012), of the former cottages. To the rear of the terrace, deposits 041 and 044 also represent demolition layers overlying the former privy and back yards - deposit 044 contains pottery and clay pipes dating from mid 17th century to the mid 19th/early 20th century, as well as handmade brick and tile of indeterminate date. Possible earlier demolition or alteration layers were also identified but dating these from the artefacts recovered was not particularly helpful. For example, a pale grey-brown gritty deposit (017), which overlies various features including wall foundations 018, 019 and 024 contained pottery sherds dating to no later than the 18th century, with some residual pieces of possible medieval date. This deposit (017) also overlies the part of the potential ash pit (029).
- 6.6 The previous documentary research undertaken for no. 44 showed that this house was rebuilt in c.1735. Although suggested to be slightly later, it is also likely that the terrace of three houses (nos 46 to 50) were built on the site of one or more earlier structures, and some evidence for these was revealed in the excavated wall trench. However, it is difficult to date this evidence, but it is unlikely to be earlier than the mid 17th century.
- 6.7 An almost east-west wall line (037), lying under the later wall (018), appears to be associated with another length of similar walling to the south (024) which had been cut through by another later wall (019); the east end of wall 024 appears aligned with the west end of wall 037, although their functions are unknown. As stated above, it is also possible that the adjacent ash pit (029) is associated with these walls. The relative heights of these various walls might suggest they are connected with the well-worn brick floor (032) seen further to the east. Within this floor was a shallow almost square recess (006), filled with a compacted coal dust or ash (040), and there was a slightly raised possible fireplace (033) filled with a

fine plaster or ash (034). If the curved feature (033) is indeed a fireplace, it is worth considering whether it and the floor belonged to a building, possibly a workshop, which had its gable wall facing onto Eastgate. The demolition of this structure is probably represented by the soft cream-grey mortar/plaster/gritty soil (065) which overlies the brick floor (032) and its associated structures (033). Included in this material (065) was a fragment of partly dressed limestone (038), which might have been similar to the large reused piece of 12th-early 13th century limestone recovered during the previous phase of archaeological work in this area (Dennison & Richardson 2011).

- 6.8 The 2m long drainage trench dug at the west end of the site exposed the foundations of the north wall of The Carriage House. These foundations comprised a plinth of three courses of brickwork, laid over a levelling course of heavily mortared tile fragments over a single row of upright headers.

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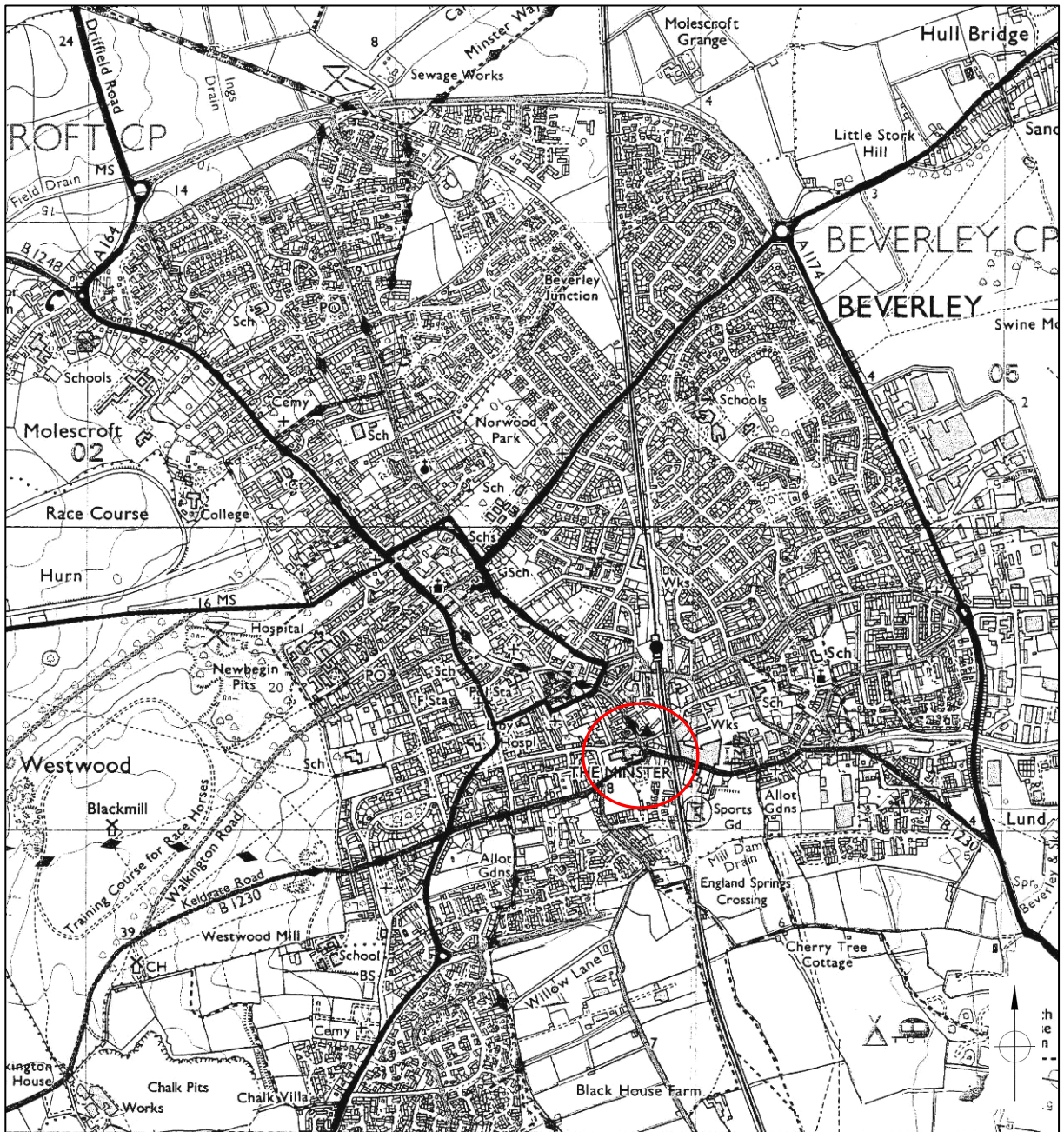
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8 ACKNOWLEDGEMENTS

8.1 The archaeological watching brief was commissioned and funded by Mr N Marsay, and EDAS would like to thank him and the site contractors for their cooperation in carrying out the work.

8.2 The site recording was undertaken by Kate Dennett on behalf of EDAS, and Kate Dennett produced the fieldwork records. Peter Didsbury (pottery specialist) kindly commented on the ceramics recovered from the excavation, Lisa Wasling (small finds specialist) examined the piece of iron shot, and Peter Rayner (clay pipe specialist) commented on the clay pipe bowls. Ed Dennison produced the final report and drawings, and the responsibility for any errors or inconsistencies remains with him.



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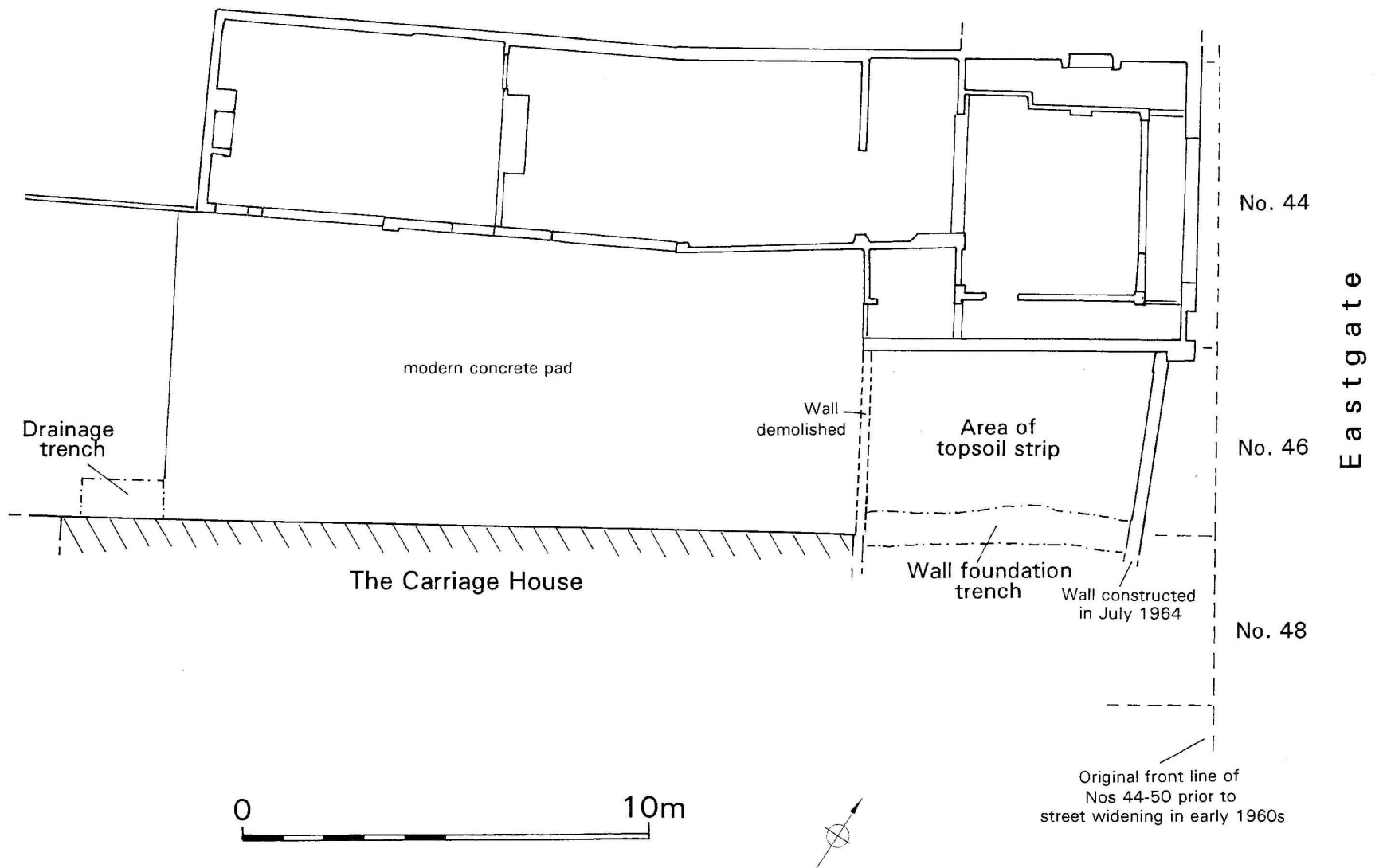
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TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	DEC 2011
EDAS		FIGURE	1

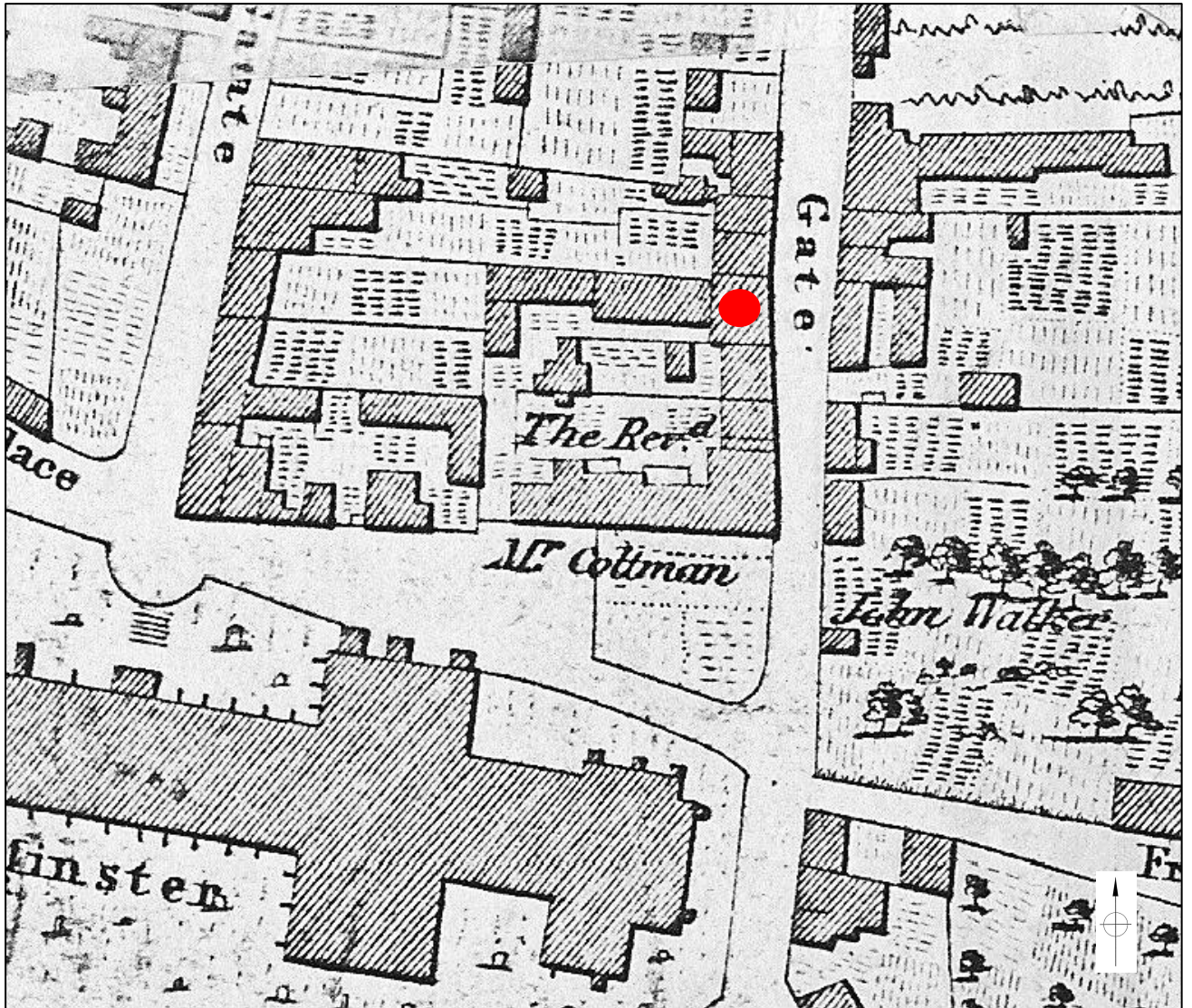


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PROJECT		44 EASTGATE, BEVERLEY	
TITLE			
SITE LOCATION			
SCALE	NTS	DATE	DEC 2011
EDAS		FIGURE	2

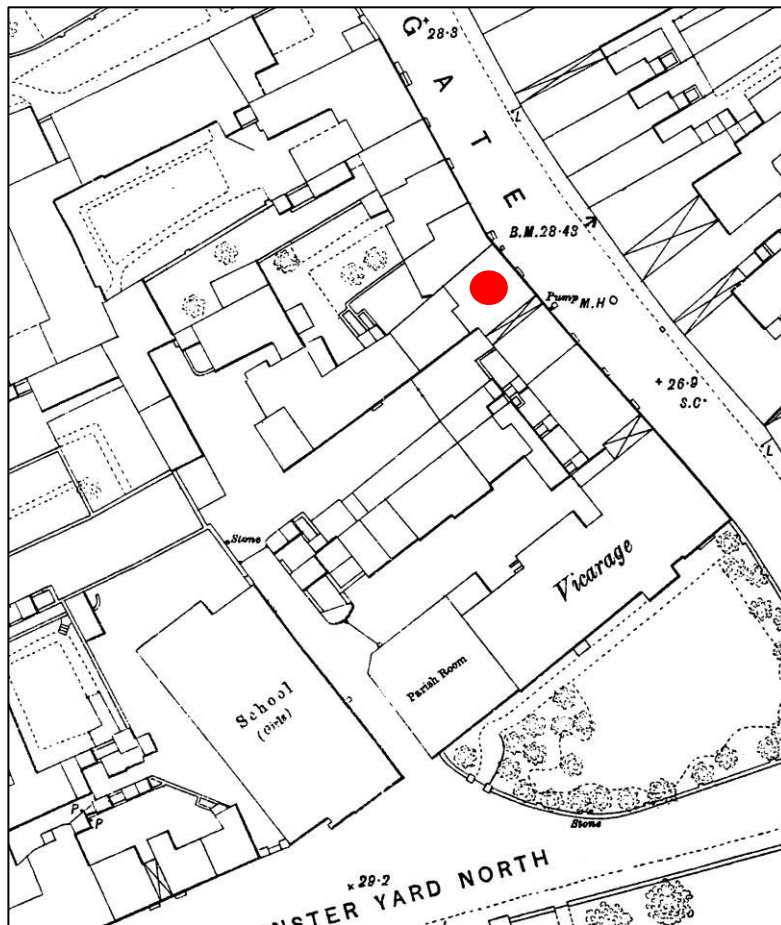
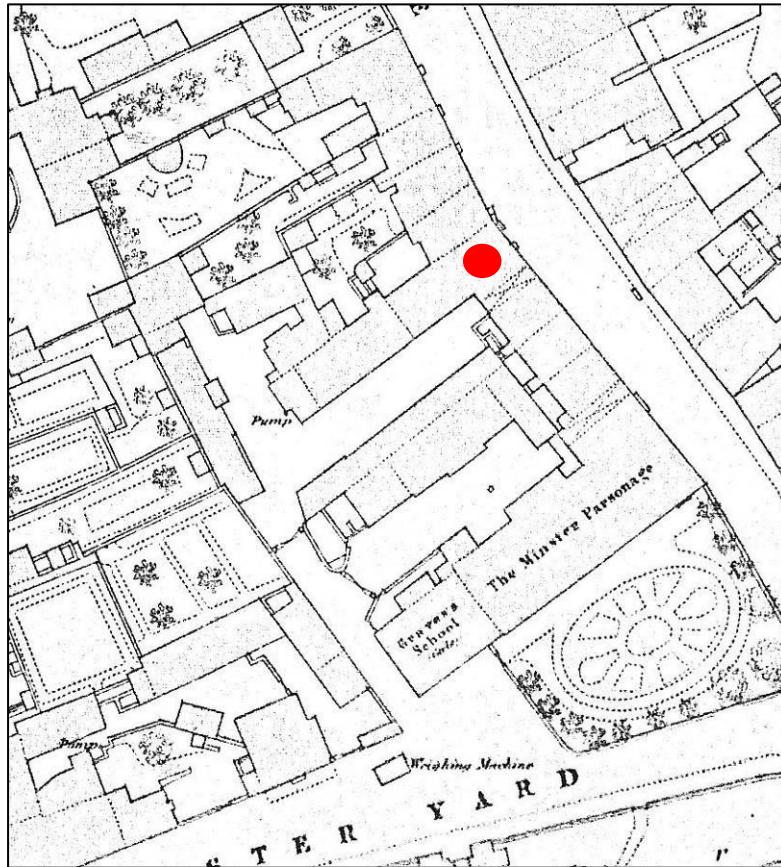
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TITLE			
AREAS OF WATCHING BRIEF			
SCALE	AS SHOWN	DATE	DEC 2011
	EDAS	FIGURE	3





Red dot = 44 Eastgate.

PROJECT		44 EASTGATE, BEVERLEY	
TITLE		WOOD'S 1828 PLAN OF BEVERLEY	
SCALE	NTS	DATE	DEC 2011
EDAS		FIGURE	4

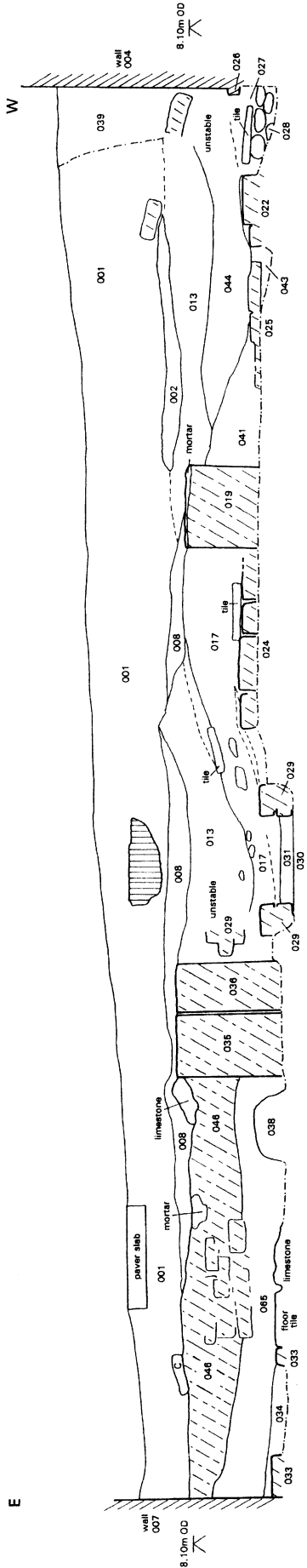


Top: Ordnance Survey 1854 1:1056 scale map, sheet 4

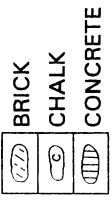
Bottom: Ordnance Survey 1892 1:500 scale map, sheet 210/8/24

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TITLE		EARLY ORDNANCE SURVEY MAPS	
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EDAS		FIGURE	5

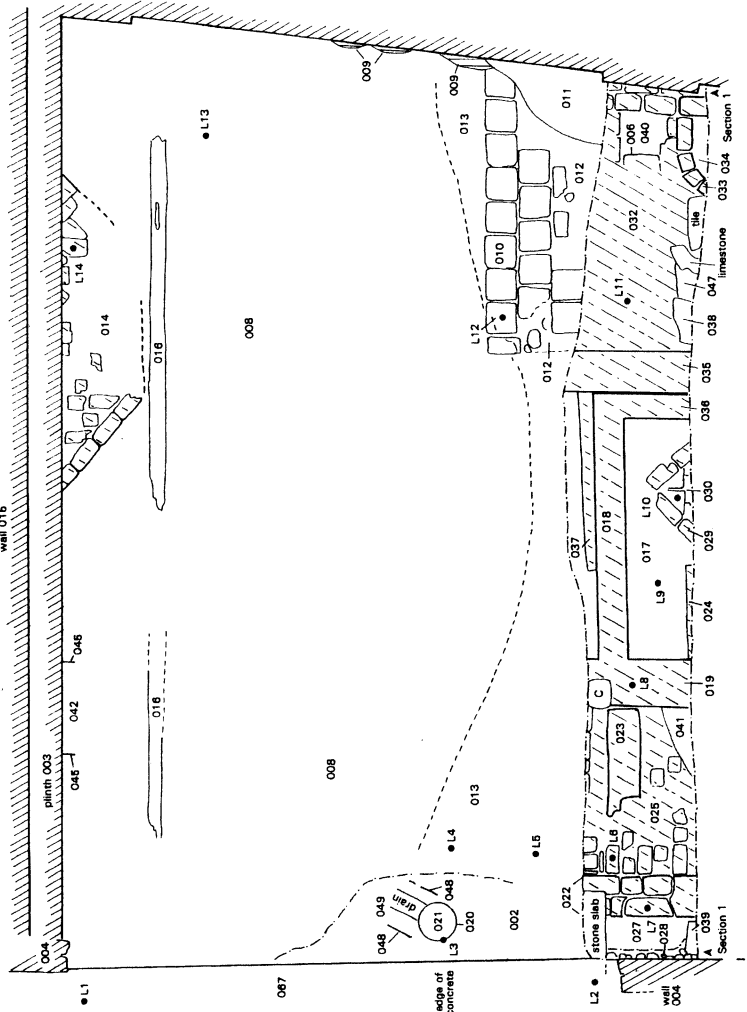
E



Section 1: South side of trench



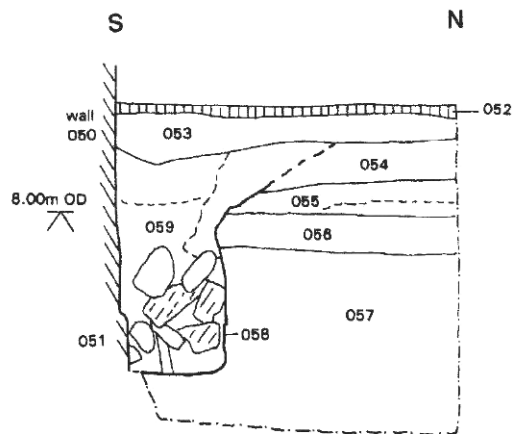
- L1 = 8.05m OD
- L2 = 8.04m OD
- L3 = 7.79m OD
- L4 = 8.01m OD
- L5 = 8.24m OD
- L6 = 7.84m OD
- L7 = 7.84m OD
- L8 = 8.17m OD
- L9 = 7.75m OD
- L10 = 7.69m OD
- L11 = 7.71m OD
- L12 = 8.14m OD
- L13 = 8.13m OD
- L14 = 8.24m OD



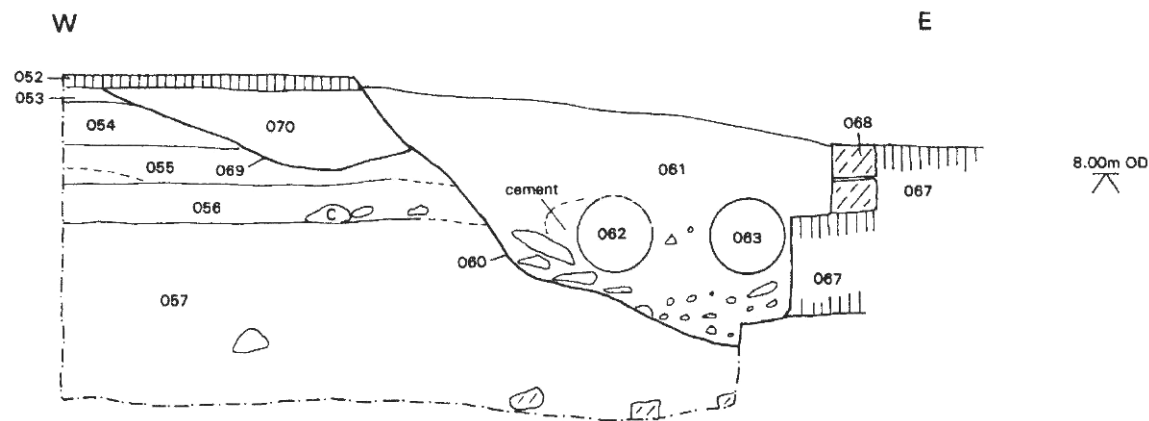
Plan



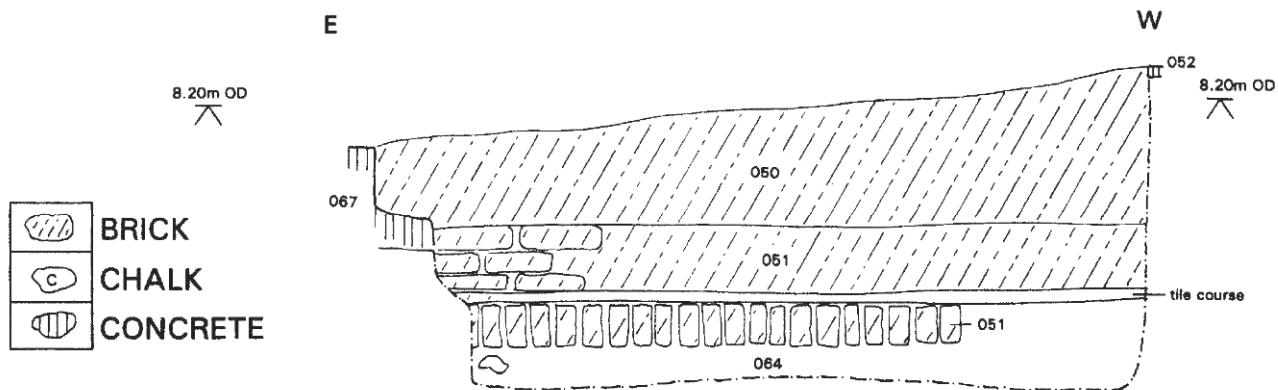
PROJECT	44 EASTGATE, BEVERLEY		
TITLE	MAIN AREA AND WALL TRENCH		
SCALE	AS SHOWN	DATE	DEC 2011
	EDAS	FIGURE	6






Section 2: West side of pit



Section 3: North side of pit



-  BRICK
-  CHALK
-  CONCRETE

Section 4: South side of pit



PROJECT		44 EASTGATE, BEVERLEY	
TITLE		DRAINAGE TRENCH	
SCALE	AS SHOWN	DATE	DEC 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 (Source: Sumner 1991, n.p.).

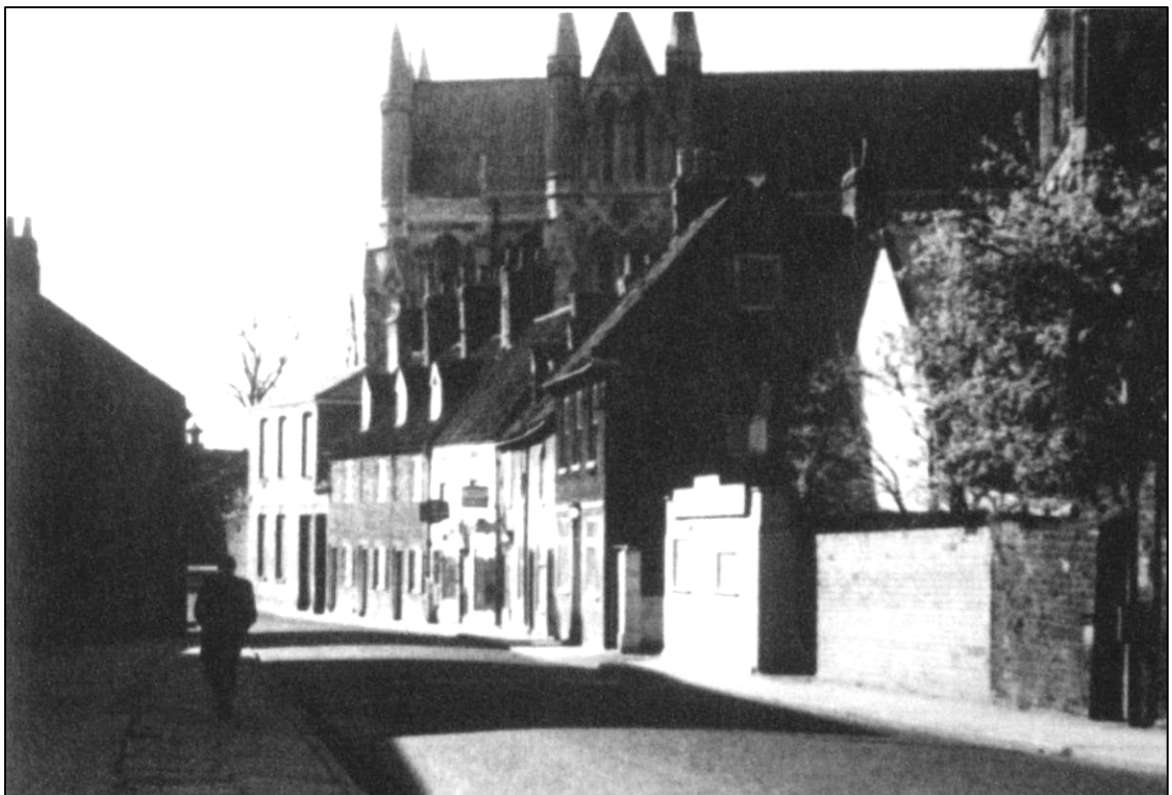


Plate 2: Eastgate looking south towards Minster c.1900s.
The terrace of three houses is clearly visible between no. 44 (the white building) and the large extension to the Minster Vicarage (Source: Deans & Markham 1998, 53).



Plate 3: Topsoil strip in progress, looking W.



Plate 4: Tiled area (010) forming passage inside No. 46, looking E.



Plate 5: Remains of fireplace (014) and wooden plank (016), north side of site, looking N.



Plate 6: North-south aligned wall 019 with wall 018 to north and wall 023 to south, looking E.



Plate 7: Square brick structure 029 - possible ash pit, looking N.



Plate 8: North-south aligned rear wall (022) with brick floor (025) of former privy in front, looking W.



Plate 9: South side of wall foundation trench, showing walls 035/036 with possible square ash pit (029) to right and limestone fragment (038) to left, and wall 018 in front, looking S.



Plate 10: South side of drainage trench, showing wall (050) and foundation (051) of The Carriage House, looking S.

APPENDIX 1

APPENDIX 1: LIST OF CONTEXTS

<i>Context</i>	<i>Description</i>	<i>Area of site</i>
001	Firm fine friable brown loam, up to 0.62m thick - garden soil.	Whole site
002	Firm light brown clay, 0.09m-0.11m thick.	S side of site
003	Brick plinth, 0.25m wide and 1.2m high, aligned east-west, butted to base of south gable wall of no 44.	N side of site
004	Brick wall, 0.25m wide, aligned north-south, partly demolished.	W side of site
005	Two concrete blocks, c.3m long by 2.4m wide by 0.38m thick - foundation for former greenhouse.	E side of site
006	Recess in brick floor 032, 0.33m long by 0.3m wide by 0.09m deep.	E end of trench
007	Brick wall, aligned north-south, fronting Eastgate.	E end of site
008	Loose grey/yellow-brown sandy gritty mortar, less than 0.11m thick, containing fragments of brick, mortar, stone, glass, tile, coal and coke.	North side of site
009	Gravely concrete deposit 0.006m thick butting up to Eastgate wall 007.	E side of site
010	Square unglazed ceramic floor tiles (235mm by 40mm), edges with brick.	E end of trench
011	Solid ginger/brown fine mortar, 0.05m thick.	E end of trench
012	Firm creamy-brown sand - bedding layer for tiles 010.	E end of trench
013	Firm grey-brown silty soil with CBM fragments.	S side of site
014	Brick and tile fireplace, 2.38m long by 0.6m wide.	N end of site
015	South gable wall of no 44.	N end of site
016	Timber plank (scaffolding board or floor board), c.5.3m long overall by c.0.14m wide.	N end of site
017	Pale grey-brown soft plaster/mortar, unknown thickness.	S side of trench
018	Brick wall foundation, aligned east-west, 2.3m long by 0.22m wide, bricks 210mmx112mmx70mm.	Centre of trench
019	Brick wall foundation, aligned north-south, more than 0.86m long by 0.36m wide.	Centre of trench
020	Disused ceramic drain, 0.24m wide.	W site of site
021	Loose black silty sludge, fill of 020.	W side of site
022	Brick wall foundation, aligned north-south, 0.32m wide.	W end of trench
023	Brick wall foundation, aligned east-west, 0.34m wide.	W end of trench
024	Brick wall foundation, aligned east-west, not excavated.	Centre of trench
025	Brick and tile surface.	W end of trench
026	Brick plinth/foundation of wall 004, single brick course projecting 0.29m east from wall face.	W end of trench
027	Loose moist black gritty-ash, unknown depth, containing moderate amounts of bone, coal, brick, pot, leather, mortar and glass fragments.	W end of trench
028	Cobble surface, at least two cobbles deep but unknown depth.	W end of trench
029	Right-angled brick structure, at least six courses surviving.	Centre of trench
030	Ceramic tile surface, tiles 0.22m square, within and beneath 029.	Centre of trench
031	Soft black ashy gritty material within 029, 0.06m thick.	Centre of trench
032	Brick floor surface within base of trench.	E end of trench
033	Curved brick feature, depth unknown.	E end of trench
034	Soft firm grey very fine plaster or ash, infilling 033.	E end of trench
035	Brick wall aligned north-south, 0.28m wide, heavily mortared bricks c.0.05m thick.	Centre of trench
036	Brick wall aligned north-south, 0.2m wide, possibly of reused bricks c.0.05m thick.	Centre of trench
037	Brick wall foundation aligned east-west, not excavated.	Centre of trench
038	Limestone fragment, possibly partly dressed, with a flat base but semi-circular cross section 0.3m diameter, within 065, lime mortar on base and sides.	E end of trench
039	Modern gravel from adjacent garden.	W end of trench
040	Firm compacted black coal dust/ash, filling recess 006, c.0.22m thick.	E end of trench
041	Firm black sooty deposit containing occasional very small fragments of coal, plaster and mortar.	W end of trench

042	Fill of cut 045 - loose mixed black-brown/cream soil with numerous fragments of coal, mortar, brick, pottery and bone.	N side of site
043	Soft moist dark grey/brown gritty soil with occasional small fragments of gravel, brick and coal.	W end of trench
044	Firm pale cream-brown mortar and gritty soil with moderate fragments of brick, tile, glass and slate with mortar lumps.	W end of trench
045	Cut, 0.6m wide and unknown depth, probably aligned north-south.	N end of site
046	Solid brick walling with lime mortar.	E end of trench
047	Soft grey-brown gritty soil, only partially exposed.	E end of trench
048	Linear cut, 0.36m wide, for drain 020.	W side of site
049	Infill of 048 - loose moist black loamy soil.	W side of site
050	Wall of the Old Coach House building.	Drainage trench
051	Foundation of 050 - plinth of three courses of projecting brick on a bed of two courses of tile fragments. Bricks mostly 228mm x 112mm x 52mm.	Drainage trench
052	Concrete surface, c.0.4m thick - modern.	Drainage trench
053	Firm grey-brown mixed loam with moderate small stones, grit and sand, less than 0.18m thick.	Drainage trench
054	Firm black coal dust up to 0.12m thick.	Drainage trench
055	Friable but firm grey-brown mixed soil with occasional fragments of stones, coal, chalk and brick, less than 0.1m thick.	Drainage trench
056	Firm cream-grey crushed stone/mortar, with occasional small fragments of coal, brick, stone and chalk, less than 0.11m thick.	Drainage trench
057	Firm dark brown gritty soil with occasional medium sized fragments of CBM, chalk, pottery, glass and coal, more than 0.52m thick.	Drainage trench
058	Cut, 0.47m wide at top, 0.29m wide on vertical cut, flat base, 0.65m deep.	Drainage trench
059	Fill of 058 - mixed brown gritty loam with frequent limestone, brick, tile, wood, glass and chalk fragments and cobbles, c.0.5m deep, loose with voids.	Drainage trench
060	Modern cut, unknown width, 0.65m deep, bowl shaped profile.	Drainage trench
061	Fill of 060 - loose yellow-brown sand with some crushed stone and rubble.	Drainage trench
062	Ceramic drain in cut 060.	Drainage trench
063	Plastic drain in cut 060.	Drainage trench
064	Firm dark brown moist gritty soil with occasional chalk fragments and CBM, unknown depth.	Drainage trench
065	Soft mushy cream-grey mortar/plaster/gritty soil containing moderate fragments of brick.	E end of trench
066	Not used.	
067	New concrete raft for development, 0.46m thick.	Drainage trench
068	Brick edging for new concrete raft.	Drainage trench
069	Cut, more than 0.85m wide, c.0.2m deep.	Drainage trench
070	Fill of 069 - loose very dark black/brown silty soil with frequent deposits of metal, rubber, coal dust, wire etc.	Drainage trench

APPENDIX 2

APPENDIX 2: DETAILS OF CERAMIC ASSEMBLAGE

Context	Description
001	Brick, tile.
008	Brick, tile.
017	1 base sherd from an internally glazed red earthenware vessel (GREG). 1 body sherd from a glazed red earthenware vessel Medieval/Post-Medieval (GREG). 1 body sherd from an 18th century tin-glazed vessel with blue floral pattern. 2 body sherds from 18th century Staffordshire slipware vessels. 1 sherd of black-glazed tile, potentially Medieval. 2 fragments of clay pipe stem. CBM.
027	2 body sherds from 17th/18th century Staffordshire slipware vessels. 1 body sherd from a brown glazed vessel, possibly of residual Medieval date. 1 rim sherd from a factory-produced, 19th century, brown-glazed teapot. 3 sherds from brown glazed, red earthenware vessels, 18th/19th century. (GREB) 2 sherds from green glazed, red earthenware vessels. (GREG) 2 sherds of 'Humber 5' green glazed red earthenware, incl. a thumb handle of a large vessel.
031	1 body sherd from an 18th century Staffordshire slipware vessel.
042	1 body sherd from an unattributable slipware vessel.
043	Clay tobacco pipe bowl fragment, very upright and thin-walled with part of the word 'Hull' in serifed letters, placed in a slight arc, around the rim, above a depiction of a bound wheat sheaf with leafy branches, representing 'plenty'. Probably dating to 1820-1830. 3 sherds of factory produced whiteware. 2 sherds of GREB, late 19th/20th century. 1 sherd of late blackware, 19th/early 20th century.
044	Clay pipe bowl and part stem with maker's initials (G.C) within a heart, over a pansy flower, on the heel. Maker unidentifiable, though very common. Dated to 1640-1660. 1 fragment of clay pipe stem. 1 body sherd from a Staffordshire slipware vessel. 7 sherds of creamware 1770-1830. 2 sherds of painted creamware, late 18th/early 19th century. 1 sherd of red printed ware from mid 19th century. 2 sherds of brown glazed red earthenware dating to 19th century. (GREB) 1 rim sherd from a 19th century late blackware bread bowl 9 sherds from mid 19th century transfer printed whiteware vessels. 1 sherd of a bone china cup. 4 sherds from a small plate of dark red transfer printed whiteware, showing a decorative bed with brass knobs. Mid 19th/early 20th century. Possibly a promotional item? Handmade brick and tile of indeterminate date.
057	5 clay pipe stem fragments, including one of 17th century date. 1 sherd Staffordshire slipware, 18th century. 1 sherd of glossy English stoneware, possibly made in Nottingham in 18th century. 5 sherds of post-medieval glazed red earthenware with brown glaze, including a dish or bowl of 17th/18th century form. 2 sherds of post-medieval glazed red earthenware with green glaze. 2 sherds of post-medieval unglazed red earthenware. CBM, brick and tile.
059	CBM, brick and tile.
064	CBM.
	<i>Unstratified from wall trench and garden area</i> 1 sherd of creamware with brown band, late 18th/early 19th century. 1 sherd of iron rich (mottled) Staffordshire slipware dating to the 18th century. 1 clay pipe stem possibly 18th century. Brown glazed red earthenware. Factory produced earthenware.

Unstratified from drainage trench

Clay pipe bowl, Yorkshire Bulbous Hull Type 1. Depicting, on the heel, a tobacco plant with maker's initials JC/IC? below . Possibly John Chapman, known to be working 1670-1683.

2 pipe stem fragments.

1 sherd of 17th century trailed slipware, from a shallow vessel, an unusual form for the period and probably from the rim of the wax tray of a candlestick.

5 sherds of Staffordshire slipware, mainly 18th century, including 2 sherds from a press-moulded platter.

1 sherds of creamware of late 18th/early 19th century date.

2 sherds of late blackware – 19th century.

1 sherd of 19th century transfer printed white ware.

1 sherd of early 19th century pearlware from a blue grass-edged plate.

1 sherd of factory produced brown ware.

3 sherds of post-medieval glazed red earthenware with brown glaze.

2 sherds of post-medieval glazed red earthenware with green glaze.

CBM, brick and tile.

APPENDIX 3

APPENDIX 3: EDAS WRITTEN SCHEME OF INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING (WATCHING BRIEF) DURING GROUNDWORKS ASSOCIATED WITH USE OF PART OF GROUND FLOOR AS OFFICES, USE OF PART OF FIRST FLOOR AS FLAT, USE OF REMAINDER OF EXISTING BUILDING, INCLUDING REDESIGN AND COMPLETION OF EXISTING STEEL STRUCTURE AS TWO STOREY DWELLING AND GARAGE, 44 EASTGATE, BEVERLEY, EAST YORKSHIRE

1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) details the work required to undertake a programme of archaeological observation, investigation and recording (a watching brief), to be carried out during groundworks associated with the use of part of the ground floor as offices (front, existing), use of part of the first floor as a flat (front, existing), use of the remainder of the existing building, including a redesign and completion of the existing steel structure as a two storey dwelling and garage, at 44 Eastgate, Beverley, East Yorkshire (NGR TA 03768 39342). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the developers of the site, Mr N Marsay.
- 1.2 This document forms the 'Written Scheme of Investigation' stipulated in condition 2 of the planning permission (application DC/10/04831/PLF/EASTSE), approved by East Riding of Yorkshire Council on 28th April 2011. Its content has been discussed and agreed with the Humber Archaeology Partnership, who act as archaeological advisors to East Riding of Yorkshire Council.

2 SITE LOCATION AND DESCRIPTION

- 2.1 No. 44 Eastgate lies on the west side of Eastgate, just north of the junction between Eastgate and Minster Yard North. 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 and then a garage workshop, is now occupied by an incomplete steel frame erected in early 2007. The range is also partially converted into office accommodation, the work also incomplete. 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 approved by East Riding of Yorkshire Council on 28th April 2011 (application DC/10/04831/PLF/EASTSE). Condition 2, which relates to archaeology, states: "*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 Planning Authority. Development shall be carried out in accordance with the approved details*" (Circular 11/95, Model Clause 55)".
- 3.2 The planning condition also explains that "*the programme of archaeological work, which must be undertaken by a professional archaeological contractor, should comprise a scheme of observation, investigation and recording conducted during (a) all the below-ground works associated with the proposed alterations and conversion, and (b) during any of the alterations which involve substantial disturbance or damage to the existing fabric of the historic building. If archaeological remains or historic fabric are uncovered or exposed during either of these programmes of work, the archaeological contractor on site should be afforded the opportunity to investigate and record them by means of photographs and scale drawings; this may involve a temporary suspension of construction work in a specific area, however, the survey and recording should cause no significant delay to the development overall. A report on the archaeological observations should be produced and an ordered archive prepared.*".

- 3.3 Listed Building Consent has also been obtained for this development (application DC/10/04833/PLB/EASTSE), but no archaeological or architectural recording condition was imposed.

4 ARCHAEOLOGICAL INTEREST

- 4.1 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 A programme of architectural and archaeological observation, investigation and recording was carried out at this site between November 2006 and January 2007 (Dennison & Richardson 2011). This involved the detailed recording of the upstanding street frontage building (a Grade II Listed Building) and the attached range 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.
- 4.3 The site probably lies within a plot of land in Eastgate which formed the Minster 'workgarth', an area 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.
- 4.4 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.
- 4.5 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 east-west 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, 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.

5 NATURE OF THE DEVELOPMENT

- 5.1 As noted above, the street frontage building and the rear range was converted to office accommodation in late 2006, and a steel frame was erected in the yard to the rear in early 2007, designed to be an extension to the range and accommodate further office space. These developments remain unfinished, and it is the purpose of the current proposals to complete the renovation and conversion of the complex into a two storey 3-4 bedroom house with small garden and a garage, while retaining the ground floor of the street frontage property as offices.
- 5.2 Full details of the proposals are contained in a Design, Access and Conservation Report produced by the project architect (Steve Burland Architecture 2010) (see attached figures). In brief, the two storey street frontage building will be retained as commercial office space (ground floor) and an existing flat (first floor), while the rear two storey range will be converted into domestic accommodation. The existing steel frame will also be utilised to create another two storey domestic structure which will be linked back into the existing range. A garage will also be placed at the west end of the steel frame structure.
- 5.3 No works are currently planned to take place in the street frontage property, although a new doorway will be created in the approximate centre of the east side of the building to form an access into a small enclosed garden (see below).
- 5.4 The rear range will be stripped out and refurbished to create a dining room, kitchen, media room and plant room on the ground floor and a bathroom, dressing area, landing and master bedroom on the first floor. Internally, the modern stairs at the west end of the range will be removed, and another set of modern stairs will be relocated to allow access to the attic space. The modern doors/patio doors and modern windows in the south wall of the range will be removed, and blocked or replaced with Yorkshire sashes. The few remaining 18th century elements that remain in the range, i.e. chimney breasts, joists and floor boards, will be retained wherever possible. There will be some drainage works in the centre of the range, to connect the kitchen and first floor bathroom to the existing drainage system.
- 5.5 The existing steel frame and concrete pad will be retained and utilised in the new development. It is not envisaged that there will be any new foundation works, although a localised area will need to be excavated through the pad to connect new drains to the existing system. The wall forming the east side of the yard will be demolished, and a new wall will be built on an east-west alignment from the south-east corner to the Eastgate boundary, to create an enclosed garden separated from the adjoining property.

6 FIELDWORK METHODOLOGY

- 6.1 The aim of the archaeological recording is to record and recover information relating to the nature, date, depth, and significance of any archaeological features and deposits, and any historic fabric of the Listed Building, which might be affected by the proposed development. The fieldwork will therefore comprise two elements, any above ground architectural recording, and the archaeological recording relating to any below ground excavations. The fieldwork will be undertaken by EDAS, on behalf of the owner and developer.

Architectural Recording

- 6.2 The Listed Building (both the street frontage building and the rear range) was recorded in detail prior to its conversion to office accommodation in 2006 (Dennison & Richardson 2011). This means that the historic fabric has been recorded, and the basic history and development of the building is understood.
- 6.3 In view of this previous recording work, little additional recording will need to be done during the proposed development. However, the creation of a new doorway in the east side of the street frontage building will need to be monitored and recorded, as will the demolition of the wall forming the east side of the yard. It is also possible that additional significant historic fabric might be revealed during the course of the conversion works, and so this work will be monitored and items of interest recorded as appropriate.

Archaeological Recording

- 6.4 Any foundation and/or drainage trenches excavated for the new development will be subject to archaeological monitoring as they are being dug, so that any archaeological deposits that might be uncovered can be immediately identified and recorded. Where mechanical equipment is to be used for the excavations (e.g. JCB or mini-digger), the main contractor will use a toothless bucket, to facilitate the archaeological recording.
- 6.5 The precise depth and scale of the groundworks within the rear range and through the existing concrete slab in the rear yard is presently unknown; the excavations are more than 0.5m deep, they might uncover undisturbed archaeological deposits associated with former buildings and occupation of the site. The foundation for the new east-west wall will be 6.4m long by 1m wide and c.0.6m deep, and this trench will be hand dug. It is expected that the majority of the ground through which this trench will be dug has already been disturbed, by the demolition of the former cottage on the site, by the erection of the Eastgate boundary wall and the construction of a concrete pad for a greenhouse; nevertheless, it is possible that some undisturbed archaeological deposits may be uncovered by the excavations.
- 6.6 If it becomes clear during the monitoring work that little of archaeological interest is likely to survive in the site, the recording work may be halted, in consultation with the Curatorial Officer of the Humber Archaeology Partnership (HAP). However, if structures, features, finds or deposits of archaeological interest are exposed or disturbed, EDAS will be allowed time to clean, assess, and hand excavate, sample and record the archaeological remains, as necessary and appropriate according to the nature of the remains, to allow the archaeological material to be sufficiently characterised (see Section 7 below). Excavations will not be operated in the immediate vicinity of any archaeological remains until those remains have been recorded, and EDAS has given explicit permission for operations to recommence at that location.
- 6.7 The archaeological recording work should not cause undue delay to the overall programme of site works, and much can be achieved through liaison and co-operation with the main contractor. However, the main contractor and client will ensure that EDAS has sufficient time and resources to ensure compliance with all elements of this WSI. It is likely that the archaeological recording 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 and/or excavations. Access to the site will therefore be afforded to EDAS at all reasonable times.
- 6.8 Reasonable prior notice (minimum one week) of the commencement of development should be given to EDAS, who will then inform the HAP, so that they may attend or monitor the recording work if they so wish.
- 6.9 The actual areas of ground disturbance, and any features of archaeological interest, will be accurately located on a site plan and recorded by photographs (35mm black and

white/colour prints and digital shots), scale drawings (plans and sections at 1:50, 1:20 and 1:10 scales as appropriate), and written descriptions as judged adequate by EDAS, using appropriate proforma record sheets and standard archaeological recording systems.

- 6.10 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 WSI, immediate contact will be made with the developer and the Curatorial Officer of the HAP. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned; these amendments might, for example, include the requirement to sample archaeological and/or environmental deposits, and/or detailed excavation of specific structures. The possibility of temporarily halting work for unexpected discoveries will be discussed with the developer in advance of the development, and sufficient time and resources will be made available to ensure that proper recording is made prior to any removal.
- 6.11 If human remains are encountered during the course of the groundworks, they will be removed under the conditions of a Ministry of Justice burial licence, to ensure that they are treated with due dignity. The preferred option would be for them to be adequately recorded before lifting, and then carefully removed for scientific study, and long-term storage with an appropriate museum; however, the burial licence may specify reburial or cremation as a requirement.
- 6.12 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.

7 REPORTING AND ARCHIVING

- 7.1 On completion of the archaeological fieldwork, any samples taken will be processed and any finds will be 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 will be appropriate to the quality and quantity of the finds recovered, and specialists would be consulted as necessary.
- 7.2 A fully indexed and ordered field archive will be prepared, following the guidelines produced by the National Archaeological Record. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive should also be prepared. Subject to the agreement of the landowner, and depending on whether significant artefacts are recovered, the site archive may be deposited with the East Riding of Yorkshire Museum Service. The museum will be contacted at the beginning of the project. A copy of the Archive Index and the name of the recipient museum will be sent to the HAP. EDAS will make an allowance for a minimum of one box in calculating estimates for the museum's storage grant.
- 7.3 With the exception of human remains, and finds of treasure (as defined under the 1996 Treasure Act - see above), all finds are the property of the landowner. However, it is generally expected that the finds will be deposited with the site archive. A finds recovery and conservation strategy will be agreed with the developer in advance of the project commencing, and this will include contingency arrangements for artefacts of special significance. Any recording, marking and storage materials will be of archival quality, and recording systems will be compatible with the recipient museum. Copies of all recording forms and manuals will be submitted to the HAP prior to the commencement of site works, if these have not been submitted previously.

- 7.4 Within six weeks of the completion of the site work, a report will be produced. This report should 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 copy of the developer's plan showing the areas monitored;
 - Sections and plan drawings 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.
- 7.5 Three copies of the final report will be supplied, for distribution to the developer, the Local Planning Authority and the HAP SMR. A copy of the final report will also be included within the site archive. The HAP SMR will also receive an electronic version of the report in line with their current guidance, namely as a pdf file.
- 7.6 Where a significant discovery is made, consideration will be given to the preparation of a short note for inclusion in a local journal.

8 MONITORING

- 8.1 The archaeological recording work may be monitored by the HAP, and appropriate site meetings and liaison will be arranged as necessary.

9 HEALTH AND SAFETY, AND INSURANCE

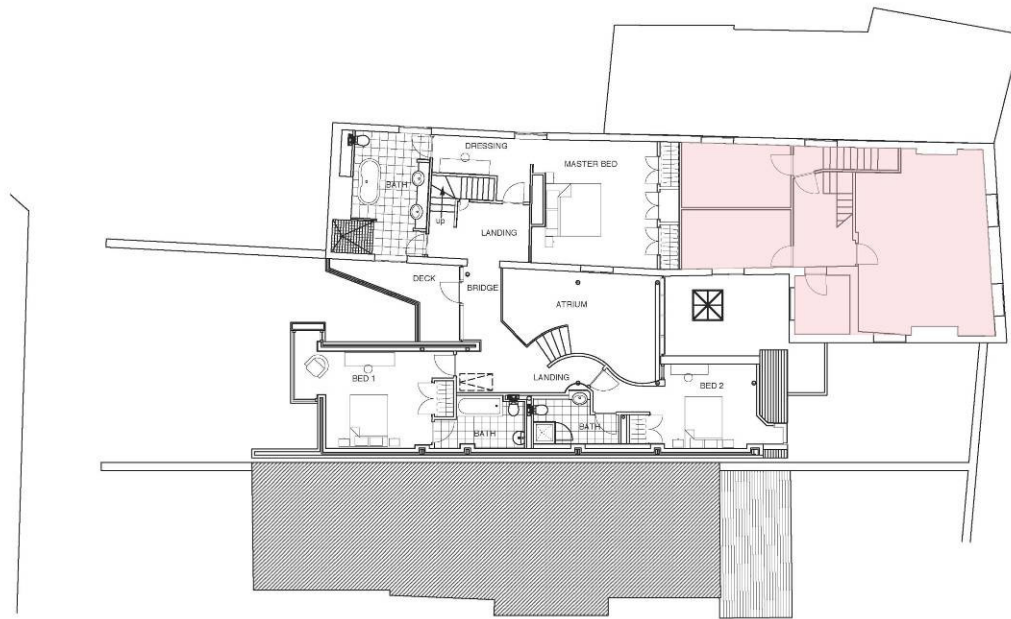
- 9.1 EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the archaeological recording work, and Health and Safety issues will take priority over archaeological matters. EDAS will also adhere to any Health and Safety matters, and other site regulations, imposed by the main contractor. EDAS would indemnify the landowners in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the survey, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

10 REFERENCES

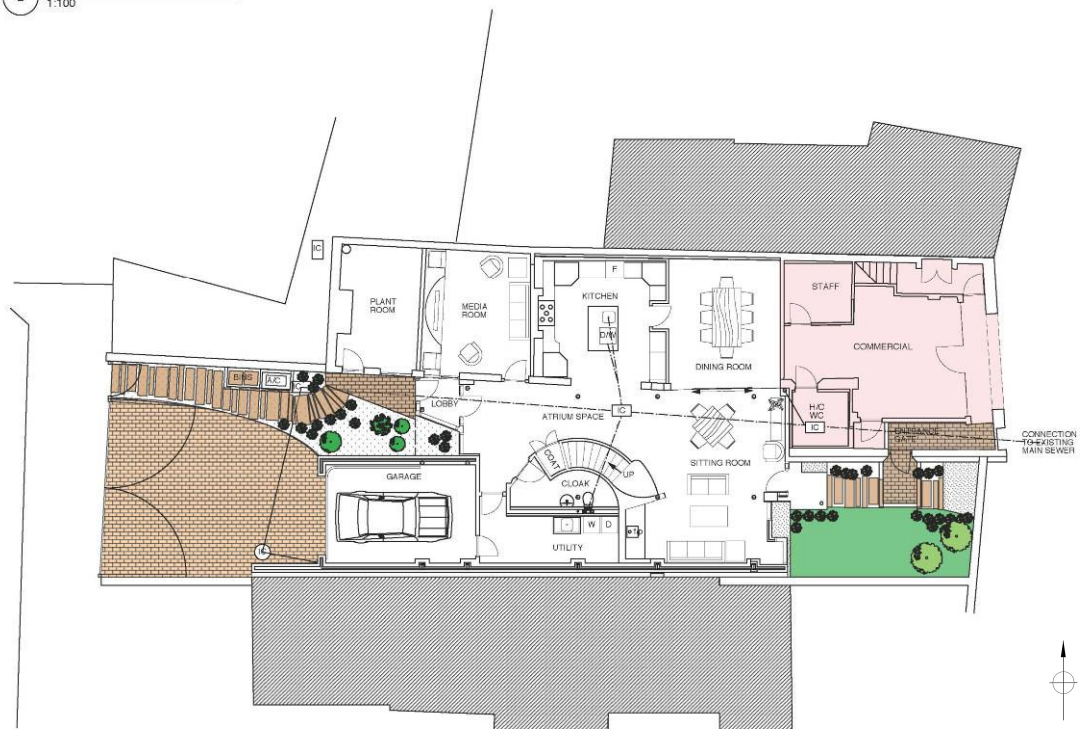
Dennison, E & Richardson, S 2011 *44 Eastgate, Beverley, East Yorkshire: Architectural and Archaeological Observation, Investigation and Recording* (unpublished EDAS report 2006/294.R01 for Mitchell James Contractors Ltd & Mr N Marsay, copy held in Humber Archaeology Partnership)

Steve Burland Architecture 2010 *Design, Access and Conservation Report for the Construction of a New Dwelling utilising an existing Steel Frame and an existing Grade II Listed Building* (revision C dated March 2011)

E Dennison, EDAS
5 May 2011



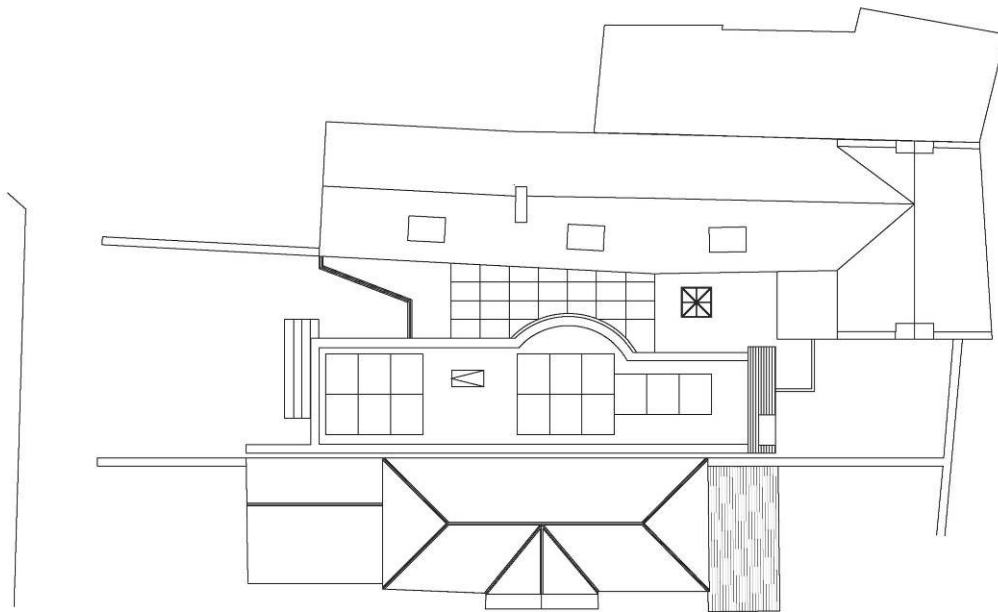
2 FIRST FLOOR AS PROPOSED
1:100



1 GROUND AS PROPOSED
1:100

Pink = area not included in contract

FIGURE 1: GROUND AND FIRST FLOOR AS PROPOSED
(not to scale - plans supplied by Steve Burland Architecture)



2 ROOF SURVEY
1:100



1 SECOND FLOOR SURVEY
1:100

Pink = area not included in contract

FIGURE 2: SECOND FLOOR AND ROOF SURVEY
(not to scale - plans supplied by Steve Burland Architecture)