CONVERSION OF AND ALTERATIONS TO EXISTING BUILDING TO FORM SEVEN APARTMENTS AND RETENTION OF RETAIL UNIT TO GROUND FLOOR, SUITE AND CARPET WAREHOUSE, MORLEY'S YARD, BEVERLEY, EAST YORKSHIRE

ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING

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Report no: 2007/320.R01
Version: Final
Date: June 2011

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EXECUTIVE SUMMARY

In May 2010, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr Peter Lee, on behalf of J S Property Management, to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks, associated alterations and the conversion of a former suite and carpet warehouse at Morley's Yard, Beverley, East Yorkshire (NGR TA 03350 39605). A total of nine trenches were excavated across the width of the building, to depths of 0.5m-0.6m, although one trench (Trench C) was 0.95m deep.

Any close dating of the archaeological deposits recorded during the watching brief was hampered by the almost complete lack of any pottery and other datable material. However, in Trench C, a slot and an associated clay surface, on which a brick foundation had been built, might represent early or pre-17th century activity. Other lengths of brick/chalk foundations identified in Trenches C, D and E are of probable late 17th or early 18th century date, although it is unclear how these foundations relate to any specific structures.

These structures were demolished in the later 18th century to make way for the existing building. The cartographic and surviving structural evidence indicate that the building was joined on its north and north-east sides by other structures. There was a semi-regular pattern of windows (some existing, some now blocked) in the south elevation of the building, which formed the principal elevation facing south into a narrow yard. The original function of this building is difficult to ascertain. Were it not for the apparent lack of original doorways in the south elevation, it might be ascribed a domestic function, perhaps the remains of a row of modest mid to late Georgian houses such as once survived elsewhere within Beverley. However, the form of the openings in the south elevation, together with the complete lack of any surviving domestic detailing, may argue against this, and it is possible that the building served an industrial or warehouse function from the start.

The inside of the building was divided into three parts during the mid 19th century, and one of these divisions was marked by inscribed stones, indicating that there was no structural division. At a later date, perhaps in the early 20th century, the interior of the building underwent substantial change, almost certainly allied to a change of function. In the second half of the 20th century, the building was used for vehicle maintenance, and most recently as a suite and carpet warehouse.

1 INTRODUCTION

1.1 In May 2010, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr Peter Lee, on behalf of J S property Management, to undertake a programme of archaeological observation, investigation and recording (watching brief) at a former suite and carpet warehouse in Morley's Yard, Beverley, East Yorkshire (NGR TA 03350 39605).

1.2 The archaeological work was made a condition of full planning permission, granted by East Riding of Yorkshire Council on 27th June 2007 (application DC/07/02864/PLF/EASTSE). The condition (number 6) 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 Local Planning Authority. The scheme shall provide for:

(i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
(ii) an assessment of the impact of the proposed development on the archaeological remains;
(iii) proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;
(iv) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and
(v) notification in writing to the Curatorial Officer of the Humber Archaeology Partnership of the commencement of archaeological works and the opportunity to monitor such works.

This condition is imposed because the application site lies in the heart of the historic core, on the east side of the medieval High Street (Toll Gavel). Previous evaluations near by have demonstrated that well-preserved sequences of archaeological deposits can survive in this part of the town".

1.3 It should be noted that the above planning condition related only to below-ground archaeological deposits, and that there was no requirement to undertake any architectural survey of the existing building, either prior to or during development.

1.4 Following a revision of the foundation design for the development, discussions with the Humber Archaeology Partnership (who advise the Local Planning Authority on archaeological matters) established that the archaeological works could be downgraded from trial trenching to a programme of continuously monitored archaeological observation, investigation and recording. An EDAS methods statement (see Appendix 2) was subsequently produced, and this formed the 'Written Scheme of Investigation' specified in the planning condition. This document was approved by the Humber Archaeology Partnership on the 7th January 2008 (ref: SMR/PA/CONS/14090) and by the East Riding of Yorkshire Council on 6th June 2008 (application DC/07/32192/CONDET/EASTSE).

2 SITE LOCATION AND DESCRIPTION

2.1 The former suite and carpet warehouse lies in Morley's Yard, an entry leading off Old Walkergate in Beverley, at an elevation of 10.93m AOD (NGR TA 03350

39605). The warehouse building occupies the west end of a long narrow block of land located between Old Walkergate and the east side of Toll Gavel, close to the south-east end of Saturday Market (see figures 1 and 2). The building is a brick-built structure, located on the south side of the Kings Head Public House and to the rear of the Yorkshire Bank. There is an area of roughly metalled controlled parking to the east.

3 FIELDWORK METHODOLOGY

Nature of the Development

3.1 The development proposals comprised the conversion and alteration of the existing warehouse, to form seven apartments and the retention of a retail unit on the ground floor. The existing brick-built structure was retained as part of the development but, due to its poor structural condition, it had to be strengthened and secured by erecting a steel frame within the building, initially proposed to be supported on a load-bearing concrete raft. This frame would also provide sufficient support for new first and second floors, and a new roof construction. New doors and windows were designed to coincide with existing openings, wherever possible.

3.2 The proposed load-bearing raft would require the excavation of a trench c.1.5m wide and 0.5m deep around the internal walls of the existing building. A large proportion of the inside of the building, covering an area measuring c.23.5m by c.4m, would therefore have suffered only minor disturbance, estimated to have been c.0.10m deep. It was this foundation design which led to a downgrading of the archaeological requirements. However, the design of the concrete footings for the steel frame was then modified in April/May 2010, to involve the excavation of nine trenches, each c.7.30m long and 1.0m wide, across the width of the building, to a depth of c.0.5m. It was therefore the excavation of these trenches that were subject to the programme of continuously monitored archaeological observation, investigation and recording.

Fieldwork Methodology

3.3 The archaeological work took account of, and followed, the EDAS methods statement (see Appendix 2). More general advice produced by the Institute of Field Archaeologists in relation to watching briefs (IFA 1999) was also considered. The aim of the watching brief was to monitor the groundworks associated with the construction of the new development, to recover information relating to any archaeological features or deposits which might be uncovered or disturbed.

3.4 The excavation of the foundation trenches was subject to continuous archaeological monitoring by EDAS, so that any archaeological deposits that were uncovered were immediately identified and recorded. All trenches were excavated using a tracked 360 Kubota excavator with a 0.60m wide toothless bucket. The archaeological recording was achieved during a number of site visits. The first of the trenches (Trench C) was excavated on 18th May 2010 to a maximum depth of 0.95m below ground level (BGL) (9.98m AOD). Due to the significant archaeological deposits that were exposed, the foundation design was modified on the advice of EDAS. A total number of nine trenches were still excavated, but they were reduced to a maximum depth of between 0.50m and 0.60m BGL (10.43-10.33m AOD); these excavations were monitored intermittently between 2nd August 2010 and 7th September 2010. After the excavation of the trenches, the existing concrete floor surface between them was grubbed up, reducing the internal ground surface level by c.0.10m. However, as the only deposit to be

exposed was the make-up layer for the concrete itself, this operation was not monitored in detail. Similarly, there were no external groundworks, such as landscaping or drainage, required as part of the development.

3.5 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 54 archaeological contexts were recorded; these are all described in the following text as three digit numbers in square brackets, e.g. [005]. In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of all monitored groundworks were marked on a general site plan, and more detailed drawings were made of each trench as necessary; Trench C was recorded in detail at a scale of 1:10, but Trenches D and E were recorded at either 1:10 or 1:20; both of the latter have been presented at a scale of 1:20 for this report. A photographic record was also maintained using 35mm and digital colour prints.

3.6 With the agreement of the developer and landowner, the project archive, comprising written and photographic elements, has been deposited with the East Riding of Yorkshire Museum Service (site code MYB 10; accession number 2011/42). No artefacts were retained from the watching brief.

4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 The development site lies within the historic core of the medieval borough of Beverley, in a block of properties which is sandwiched between Toll Gavel (part of the medieval High Street, or *Alia Via*) and Old Walkergate. The latter follows the course of the old Walker Beck which, it was previously thought, marked the eastern limits of the town and part of the defensive circuit of the town ditch.

4.2 Evidence for occupation in the Beverley area has been found from the Neolithic period onwards, and substantial traces of Roman and Saxon settlement have been identified in various parts of the modern settlement. However, the actual town (as recognisable today) appears to have been a largely Norman creation, and it quickly grew to become a successful borough in the early to mid 12th century. By 1377 it was the 10th largest provincial town in England, supporting a population of over 5,000; there are also suggestions that it may have been even bigger before the Black Death. The High Street (Toll Gavel, Butcher Row, etc) was clearly in existence by the early 12th century, but the first recorded mention of Toll Gavel by name occurs in 1344-45. Similarly, although Walkergate had probably been laid out in the 12th century, if not before, it is only first recorded by name in 1329 (Miller *et al* 1982, 25). The size and shape of the surviving boundaries in this block show that historic tenements had been established during the Middle Ages, opening separately onto Toll Gavel and onto Walkergate; the former would have been more fashionable, and would have commanded higher rents.

4.3 There have been numerous archaeological excavations and smaller-scale investigations around the Morley's Yard development site. To the north-west, in Dyer Lane, excavations in 1982 uncovered a substantial part of a medieval dye-works (information from Humber Historic Environment Record). Two adjacent buildings were found, occupying the site from the 12th century onwards, and with clear evidence of later 14th and 15th century rebuilding. These buildings were served by wattle-lined drains that presumably discharged into the Walker Beck; soil samples taken from these drains were found to contain high concentrations of seeds from plants associated with cloth dying and fulling. There were also several

pits which contained well-preserved organic material. As the name of the Walker Beck is thought to have derived from its association with cloth fulling (fullers were called Walkers) (Sherwood 2002, 111), it is likely that at least part of the medieval development along Walkergate was industrial in nature. Other excavations in January 2006 at 106 Walkergate, c.100m to the south-east of Morley's Yard, demonstrated the survival of a well-preserved sequence of deposits ranging in date from the 12th to the 16th centuries. These included elements of late medieval timber-framed buildings of interrupted sill construction, which sealed earlier medieval industrial remains associated with cloth preparation (Tibbles 2007).

4.4 To the north-east, archaeological excavations in the Morton Lane car-park in 1999 revealed that an extra-mural suburb had existing to the east of Walkergate between the 12th and mid 14th centuries (McNaught & Webb 2005). Evidence for a number of buildings, including a substantial stone-built house, were found both running parallel to the modern Walkergate frontage and extending east along Morton Lane. There was also a substantial, deep, water-filled ditch set considerably to the east of where the town's defences had previously thought to lie.

4.5 Archaeological excavations undertaken at the former Picture Playhouse in Saturday Market between August and November 2008, c.100m to the north-west of Morley's Yard, also provided evidence for a long-lived sequence of medieval and post-medieval activity (Fraser 2010). The earliest feature, dating to the 13th/14th century, represented a boundary ditch running parallel to Ladygate. A sequence of large gravel pits were later cut through this boundary, and they were subsequently filled with household and industrial waste. In the 15th and 16th centuries, the pit sequence alternated with the construction of a series of chalk cobble or metalled market surfaces. Artefactual and environmental evidence revealed that the site was repeatedly used for dumping domestic and craft/industrial waste until the 18th century; its central location in the town seems to have made the site attractive as a collection point for such waste, and the medieval name for the area, 'The Dings', is considered to derive from 'dung'. In the early 18th century, clusters of postholes represented the construction of semi-permanent market stalls which were then replaced by the construction of the first permanent butchers' market (shambles) in 1753. This was subsequently replaced by other market structures in 1825, and the existing Corn Exchange (now Browns department store) in 1886.

4.6 Morley's Yard is named after an old Beverley family and during the early part of the 20th century it was sometimes known as King's Head Yard, due to the rear of the public house backing onto it; David Morley kept the public house from c.1840 to 1864 (Sherwood 2002, 71) and the 1892 Ordnance Survey map (see below) shows an arched entrance giving access to the rear of the King's Head via Morley's Yard. Although the area is shown as being developed on Burrow's 1747 map of Beverley, the building is not depicted on Hick's more detailed map of 1811. The earliest known detailed depiction of the development site, Wood's 1828 map of Beverley, shows a sub-rectangular structure on the site of the existing building with approximately the same ground plan, although the west end is acutely angled, rather than forming a right angle (see figure 3). The building stands on the north side of a unnamed, narrow, irregularly shaped yard, which connects Saturday Market to Walkergate. There are structures attached to the north side of the building and at the north-east corner. A thicker line on the plan indicates that the principal frontage of the building faced south.

4.7 The building is similarly depicted in 1853, when it is shown to be divided into three parts internally, the western and central parts being approximately the same length, with the eastern part approximately half their size (see figure 3). The west

end is set at a less acute angle than was show in 1828, although this may be merely a result of exaggeration in the earlier depiction. There appears to be a flight of steps set against the west gable. As in 1828, the building stands on the north side of a yard, by this date named as 'Morley's Yard'. The structures shown attached to the north side and north-east corner in 1828 are still present.

4.8 The more detailed 1892 1:500 scale Ordnance Survey maps show a similar tripartite division of the building, although no steps are depicted against the west gable; the west end measures c.11.5m long, the central cell c.8.5m long and the east cell c.7.5m long (see figure 4). The building is again very similarly depicted in 1910 (see figure 4). The structures shown attached to the north side and north-east corner in 1828 are still present. However, by 1985 that to the north-east (forming part of the King's Head) had been completely demolished and a new structure (forming an extension to the Yorkshire Bank) had been erected against the west end of the building.

4.9 As far as can be established, the building has not been the subject of any previous archaeological work. It was not dated in a previous study of Beverley (Miller *et al* 1982), although the same source classed The King's Head public house to the immediate north as having been built between 1690-1740, but re-fronted in the period 1780-1860.

5 DESCRIPTION OF THE STANDING BUILDING

Introduction

5.1 Although there was no requirement to undertake any architectural survey of the existing building, either prior to or during development, a minimal amount of recording was carried out during the programme of archaeological work, in order to inform the results of the watching brief. A very brief description of the building is therefore given below, based on the results of this recording.

5.2 After an initial discussion of its setting, the plan form, structure and architectural detailing of the building is described first, followed by the external elevations and a circulation description of the interior, from the lowest to the uppermost floor level. Reference should also be made to the floor plan (figure 5) and plates which accompany this report.

5.3 The building has a north-east/south-west alignment (see figure 2) but, for ease of description, it is considered to be aligned east-west. Unless otherwise noted, the terms used to describe surviving roof structures are taken from Alcock *et al* (1996) and Campbell (2000). Where possible, specific architectural terms used in the text are as defined by Curl (1977). Finally, in the following text, the term 'modern' is used to denote features or phasing dating to after c.1945.

Plan form, Structure and Location

5.4 As has been noted above, the building lies in Morley's Yard, an entry leading off Old Walkergate in Beverley, at an elevation of 10.93m AOD. To the north, the building is adjoined by the rear of the Kings Head public house; the north elevation lies within the beer garden of the public house, and could not be inspected in detail during the watching brief. Similarly, the west end of the building is now abutted and obscured by the modern premises of the Yorkshire Bank. There is an area of roughly metalled controlled parking to the east.

5.5 The building has a slightly sub-rectangular plan, with maximum external dimensions of 27.50m east-west by 8.10m north-south (see figure 5). Externally, it is of two storeys, but any former floors have been removed internally and so the interior of the building is open from the floor to the underside of the roof ridge. The building has a pitched slated roof. At the time of the survey, the only access points were through inserted doorways in the east gable and at the west end of the south elevation.

Materials and Architectural Detailing

5.6 The east gable of the building is evidently a later alteration, and is built of red machine-made bricks (average dimensions 230mm by 120mm by 80mm) laid in a variation of English Garden Wall bond (three stretcher courses to each header course) and set with a cement mortar; the bricks are bull-nosed to 2.10m above ground level. However, the majority of the north, south and west walls are built of buff red handmade bricks (average dimensions 225mm by 110mm by 65mm) laid in a very rough variation of English Garden Wall bond (between four to seven stretcher courses to each header course) set with a greyish lime mortar. Limited use of stone is made throughout the building, and this is outlined in the external elevation/circulation descriptions below. The structural framework of the building is formed by load-bearing external brick walls, supporting softwood trusses. The ground floor of the building was formed entirely by concrete, much patched and repaired.

External Elevations

5.7 As stated above, the east gable of the building is clearly a later, modern, alteration to the main body of the structure (see plate 3). The ground floor is largely occupied by a large doorway equipped with a sliding door, and a small window to the north. Above, to the first floor, there are two large windows fitted with modern UPVC glazing, and the remnants of a painted sign to the apex of the gable.

5.8 The south elevation (see plate 2) is far more interesting, and is described from east to west. At the east end, there are four windows, two to the ground floor and two to the first floor (see plate 1). All have cambered brick heads comprising two soldier courses and slightly projecting stone sills, and are fitted with modern UPVC glazing. The ground floor windows are slightly taller than those to the first floor, and the western of the two ground floor windows is noticeably wider than the others. There are vertically aligned sandstone blocks set into the wall between the windows, and also to their west, sometimes coupled with circular cast-iron wall ties. The height of the stone blocks suggests that they may once have supported the ends of first floor beams and roof trusses internally, but if so, they sit awkwardly with the position of the existing windows. To the west, a modern downpipe crosses a blocked first floor window, and directly below this on the ground floor there is an intermittent straight joint in the brickwork that might represent one side of a former window or doorway. To the west, there are further sandstone blocks, the eastern of which is set into the centre of a blocked ground floor window with a cambered head formed by a single soldier course. There are larger ground and first floor windows to the west of this, of similar form to those described above; the first floor window has a blocking beneath it, and may once have been an upper level doorway. On their west side, to the west of centre of the elevation, there is a very worn sandstone block bearing the remnants of an inscription, no longer legible apart from one ‘P’. However, by comparison with a similar surviving example to the internal north wall (see below), the inscription would have been divided into two equal parts by an incised vertical line. On the right hand side of the line, the

capitals W H were set over the letter P, and to the east of the line were the capitals B T over P; the carving suggests an 19th century date. Directly above this stone, to the first floor, there is a short vertical joint. To the west of the inscribed stone, there are further vertically aligned sandstone blocks, the lower of which is again placed within a blocked window. Beyond a second modern downpipe, there are two further windows, similar to those described above, fitted with modern UPVC frames. At the west end of the elevation, a large ground floor doorway has been inserted.

5.9 The west end or gable of the building is obscured externally by the modern Yorkshire Bank premises, and the north elevation could not be inspected in detail as it lay within the beer garden of the adjacent King's Head public house. However, from a very brief external viewing, together with the information gathered from the interior examination of the building, it appears that, like the south elevation, the north elevation has also been subject to significant alteration; given that the map evidence indicates adjoining buildings here from the early 19th century to the early 20th century, this is perhaps to be expected. At least one blocked first floor window can be seen, together with some of the regularly spaced sandstone blocks described under the south elevation.

Circulation

5.10 The main entrance to the interior of the building is in the east gable, with another at the west end of the south elevation. At the time of the survey, the interior had been largely gutted and the walls whitewashed as a result of previous uses, and all interior floors removed. The internal walls contained few visible features of interest that could not be seen externally.

5.11 The main feature of interest was an inscribed stone in the north wall (see plate 4), positioned to the west of centre, and aligned with that described above in the south external elevation. The inscription is divided into two equal parts by an incised vertical line. To the west of the line, the capitals 'W H' are set over the letter 'P', while to the east are the capitals 'B T' over 'P'. There are near continuous lines of timber set into the brickwork of the north wall at 2.04m and 2.82m above ground level respectively. In the west wall, there is a blocked ground floor doorway set to the north of centre (see plate 5). This doorway is over 2m in height, and has a broadly semi-circular head of brick voussoirs. It is slightly recessed from the brickwork at either side, and is flanked by vertical joints to either side. There is a second blocked opening, perhaps another doorway, at the south end of the ground floor. Above, to the first floor, there is another blocked doorway over that described to the ground floor, of similar dimensions and form, and flanked by narrow projecting brickwork piers. These are in turn flanked by small blocked windows, suggesting that at first floor level at least, the west wall may once have formed an external elevation.

5.12 The interior of the building is crossed by seven roof trusses, which are aligned with the upper stone blocks visible in the north and south external elevations. All trusses are of the same sawn and bolted softwood king-post form, and are probably late 19th or early 20th century in date. They could not be inspected in detail, but at least one has an incised assembly or carpenter's mark to the base of the east face of the king post.

5.13 A few details of structural information relating to the standing building were recovered during the watching brief, and so they are described here. On average, the trenches excavated during the construction works revealed that the footings of

the north and south walls stepped outwards by 0.08m at 0.40m BGL (10.53m AOD), and then again by 0.15m at 0.73m BGL (10.20m AOD) (see figures 7 and 9). At no point during the watching brief was the base of the footings definitely exposed, although in Trench C, they may have been just visible at 0.95m BGL (9.98m AOD). A possible vertical-sided construction cut [025] for the footings, 0.40m wide and at least 0.26m deep, was recorded in Trench D (see figure 9). In Trench A, the excavations revealed that the base of the blocked ground floor doorway was set at c.0.20m below the level of the existing concrete floor, with sockets to the south representing former floor timbers. The base of the wall was stepped out rather crudely at 0.40m BGL (10.53m AOD).

6 RESULTS FROM THE WATCHING BRIEF

6.1 The results from the watching brief are described below. As has already been noted, the building is on a north-east/south-west alignment, meaning that the trenches were aligned north-west/south-east (see figure 6) but, for ease of description, they are considered to be aligned north-south.

Trench A

6.2 Trench A was excavated on 2nd August 2010. It had a total length (north-south) of 7.30m, and a maximum width (east-west) of 1.00m. It was excavated against the west wall of the standing building, to a maximum depth of 0.50m BGL (10.43m AOD).

6.3 Beneath a 0.12m deep layer of modern concrete [001], a deposit of compacted mid-brown sandy silt, which contained frequent inclusions of tile, pantile, red handmade brick fragments, oyster shells, charcoal and chalk, and occasional lenses of powdery light-brown lime mortar up to 0.50m long [051] was found. The deposit was at least 0.38m thick and appeared fairly homogenous, and it continued below the base of the trench (10.43m AOD).

Trench B

6.4 Trench B was also excavated on 2nd August 2010. It was a total of 7.30m long (north-south) and up to 1.0m wide (east-west), and was excavated to a maximum depth of 0.50m BGL (10.43m AOD). The central part of the trench had been previously disturbed by the excavation of a modern concrete-lined vehicle inspection pit, measuring c.0.90m north-south, 2.50m east-west, and 1.20m deep (9.73m AOD).

6.5 The deposits exposed to the north and south of the former vehicle inspection pit were slightly different. The modern concrete surface [001] was present on both sides of the inspection pit, but to the north it was shallower (only 0.05m thick) and bedded on a dense tarmac-like substance, whereas to the south, the concrete and underlying brick rubble make-up extended to 0.20m BGL (10.73m AOD). To the north of the inspection pit, the concrete overlay a deposit of compacted mid-brown sandy silt which contained frequent inclusions of tile, pantile, red handmade brick fragments, oyster shells, charcoal and chalk [052]; this deposit was at least 0.30m thick and it extended below the base of the trench. To the south of the inspection pit, the concrete overlay a very similar deposit [053], but this extended only to 0.40m BGL (10.53m AOD). It overlay a compacted black sandy silt, with frequent inclusions of brick fragments, chalk and animal bone [054], which extended below the base of the trench.

Trench C (see figures 7 and 8)

6.6 As has already been noted above, Trench C was excavated on 18th May 2010, and was more substantial than any of the other trenches due to its greater depth. The trench was a total of 5.15m long (north-south) and a maximum of 1.30m wide, and was excavated to a maximum depth of 0.95m BGL (9.98m AOD).

6.7 Beneath the 0.10m deep layer of modern concrete [001], a compacted bed of small angular gritstone chippings bound with cement powder [002] up to 0.20m thick was exposed, forming a base for the concrete above. At both ends of the trench, the gritstone chippings were replaced by, and overlay, the remains of an earlier brick floor; this was represented by [003] at the south end and [022] at the north end of the trench, the latter only being visible in the south-facing section (Section 3). Where they could be measured, the red handmade bricks making up the floor had an average depth of 75mm, and appeared to be laid on edge in a herringbone pattern. In the south-facing section, the remains of the brick flooring [022] overlay a 0.55m thick layer of compacted mid-brown sandy silt which contained frequent inclusions of tile, pantile, red handmade brick fragments and occasional oyster shells, charcoal and chalk [004]. This deposit extended to a maximum depth of 0.80m BGL, and banding within the deposit suggested that it had accumulated by being tipped from south to north. Approximately two-thirds of the way along the west-facing section (Section 1), the mid-brown sandy silt [004] merged with a looser, more friable but very similar deposit [011], possibly disturbed in the past, but also preserving the south to north bands of tipping.

6.8 The mid-brown sandy silts [004 and 011] in the west-facing section overlay the remains of a series of probable structures or deposits associated with structural activity. The most recent of these appeared to lie at the south end of the section, and was represented by a deposit of a brown-buff lime mortar [010] which had a maximum visible depth of 0.35m. This deposit covered an area of 0.58m north-south by 0.38m east-west within the trench, and the upper surface sloped down from south to north and continued below the base of the trench. The lime mortar [010] appeared to cut or disturb the southern end of the remains of a line of chalk and brick wall footings [008] visible on the east side of the trench (see plate 6). Within the trench, these footings were up to 2.10m long and 0.38m wide, and were visible to a depth of 0.25m although they continued below the base of the trench. The footings were aligned north-west/south-east, and were relatively roughly built, using a mixture of squared chalk blocks and brownish-red handmade bricks (average dimensions 250mm by 145mm by 45mm), all set with a buff-coloured lime mortar. The footings supported the remains of an apparent small sub-square structure [009], built of fragments of brownish-red handmade bricks (average depth 60mm), measuring 0.58m north-south and 0.15m deep; the width of the structure could not be determined, but it may represent a former brick pier or post-pad and its upper surface lay at c.0.68m BGL (c.10.25m AOD).

6.9 At their northern end, the footings [008] appeared to cut or otherwise disturb a layer of mid-brown silty clay with occasional flecks of charcoal [006], which was 0.25m deep here. This deposit, which extended over the majority of the trench, butted, or was laid against, further chalk footings [005] which were only clearly visible in the west- and south-facing sections of the trench (Sections 1 and 3). The surface of these chalk footings lay at 0.65m BGL (10.23m AOD) and they appeared to cover an area at least 0.60m north-south by 0.70m east-west, and were at least 0.35m deep. The majority of the chalk forming these footings was angular, but some pieces were roughly squared, and appeared to be bonded in places by a red-brown clay. The chalk footings [005] rested on a firm mid-brown

clay [007] which was at least 0.10m thick although it continued beyond the base of the trench; its surface lay at 0.82m BGL (10.11m AOD).

6.10 At the north end of the trench, the mid-brown clay [007] was cut by a linear east-west aligned slot [018] (see plate 6). It measured 0.30m wide at its east end, but the north side stepped in at a point 0.45m from the east side of the trench to continue across the full width of the base of the trench with a reduced width of 0.15m. The slot was filled with a firm mid-brown clay, very heavily stained with flecks of charcoal [019].

6.11 The sequence of deposits exposed in the east-facing section of the trench (Section 2) was substantially different to that noted above. Beneath the concrete floor [001], the gritstone chippings [002] and the brick floor surface [003], lay a mass of compacted cream-white lime mortar [013], with a maximum depth of 0.40m but generally much shallower; this lime mortar contained frequent inclusions of red handmade brick fragments. A very similar deposit, but with slightly fewer brick fragments [015], lay in the northern half of the trench. The mortar deposit [013/015] therefore extended along the full length of the section (5.15m), and its upper surface lay at c.0.25m BGL (10.68m AOD). It was at its deepest immediately to the south of a brickwork structure [012 - see below], where it may possibly have formed the uppermost fill of a linear cut [020]. The lower fill of the cut, a loose friable mid-brown sandy silt with frequent inclusions of chalk, charcoal and red handmade bricks [050] was only visible to the south of the brickwork structure [012]. The cut itself [020] had a sharp break at the top and a concave profile, curving in towards (but not meeting) the brickwork pillar [012]. The cut was made into the upper surface of the mid-brown silty clay [006] described above.

6.12 On the north side of the brickwork structure [012 - see below], the mortar deposit [015] overlay a 0.12m deep layer of compacted black gritty sandy silt which contained frequent inclusions of ash, charcoal and small handmade red brick fragments [016]. This overlay a mid-brown sandy silt with frequent handmade red brick (average width 120mm) and chalk fragments [017], which extended to a maximum depth of 0.84m BGL (10.09m AOD), and overlay a thin deposit of a dark material [021], very similar to [016] described above. Both deposits [017 and 021] appear to have been tipped into a shallow depression in the upper surface of mid-brown silty clay [006].

6.13 The underlying clay [006] appeared to butt either side of the brickwork structure [012]. Where visible in plan, this structure was sub-square, measuring 0.70m north-south by at least 0.42m east-west. It was built of approximately six courses of red handmade bricks (average dimensions 220mm by 110mm by 65mm), set with a white lime mortar. The upper five courses were laid in a rough stretcher bond, but the lowest visible course consisted entirely of headers; this might suggest that the latter was in fact the base of the pillar. Overall, the structure was 0.54m high and the upper surface, which may well have been truncated, was set 0.40m BGL (10.53m AOD).

6.14 The deposits described in the east and west-facing sections above continued around into the north and south-facing sections. In the north-facing section (Section 4), below the remains of the brick floor [003], two further truncated structures were visible (see plate 8). The western structure [014] comprised rough footings, formed from fragments of red handmade brick (average depth 50mm) set with a buff-coloured lime mortar. It was visible in the section only, never appearing to have run any further north, and it may have been contemporary with the spread of lime mortar [013] which overlay the lowest fill [050] of an apparent cut [020].

The eastern structure [023] was a truncated wall, again visible in the section only, and built of similar materials as that to the west [014]. Again, it appeared to overlie or rest upon the lowest fill [050] of an apparent cut [020].

6.15 A narrow slot was subsequently cut through the south-facing section of the trench as far as the north wall of the standing building, in order to expose the footings of the latter; these are described under the building description above. Due to the narrowness of the slot, it was difficult to discern any relationship between the contexts recorded in the east and west-facing sections of the trench, and the warehouse footings, although it appeared that context [004] butted up against these footings.

6.16 The trench was subsequently backfilled, and then re-excavated on the 4th August 2010, being extended by c.1.5m south to meet the south wall of the standing building. However, the re-excavation and extended sections were dug out to a depth of 0.50m BGL (10.43m AOD) only, and no new significant archaeological deposits were observed. The two structures ([014] and [023]) observed in the north-facing section may once have extended almost as far as the south wall of the warehouse, but this was not certain, as they had been disturbed during the laying of the existing concrete floor.

Trench D (see figure 9)

6.17 Trench D was excavated on 2nd August 2010. It had a total length (north-south) of 7.30m, and a maximum width (east-west) of 1.0m. It was excavated to a maximum depth of 0.60m BGL (10.33m AOD).

6.18 The deposits exposed in both the east and west-facing sections of this trench were similar. For the majority of the trench's length, the modern concrete surface [001] was only 0.05m deep. However, towards the south end, the concrete increased to 0.12m deep, in association with a make-up level [032] apparently comprised of the remains of a laid brick floor; the brown-red handmade bricks were set on edge, and had average dimensions of ?mm by 110mm by 70mm. This former brick surface [032] appeared to cut a 0.33m thick layer of compacted mid-brown sandy silt, which contained frequent inclusions of tile, pantile, brick fragments, oyster shells, charcoal and chalk [031], which underlay the thinner part of the modern concrete [001]. At its north end, the mid-brown sandy silt [031] overlay a compacted mid-brown gritty sandy silt [024], which formed the fill of a near vertical cut [025], 0.40m wide and at least 0.26m deep, perhaps the construction cut associated with the erection of the standing building's north wall. For most of the trench's length however, the mid-brown sandy silt [031] overlay a compacted but mixed 0.15m thick layer of mid-brown sandy silt with frequent inclusions of fragments of roofing slate, red handmade bricks and very small amounts of glass [029].

6.19 The mid-brown sandy silt [029] continued to an average depth of 0.40m BGL (10.53m AOD), sealing a number of deposits apparently relating to former structures. Towards the south of centre of the trench, the probable remains of a structure were visible in the west-facing section only. This structure measured c.0.60m square and was represented by a very hard mass of white lime mortar and fragments of pinkish-red handmade bricks [030]; where these could be measured, they had an average depth of 60-65mm. The structure was 0.22m deep but continued below the base of the trench, and to the south, was butted by a sloping layer of dark-brown/blackish sandy silt, with an upper surface of compacted or crushed mortar [033]. To the north, the structure was cut into a mixed layer of compacted mid-brown silty sand, buff lime mortar and pinkish-brown clay,

containing frequent inclusions of chalk, animal bone and handmade red brick fragments [026]. This mixed deposit was cut by the remnants of another brick structure [027], running north-east/south-west across the width of the trench. The structure was represented by two parallel lines, either truncated walls or wall footings, each 0.18m wide and set 0.80m apart; overall, the structure was 1.18m wide. Each wall or footings comprised at least two courses of deep red handmade bricks (average dimensions 270mm by 120mm by 50mm) set with a buff lime mortar. Between the lines of brickwork, there was a probable former surface, formed from compacted fragments of crushed red handmade brick [028]. Both this deposit and the walls continued below the base of the trench.

6.20 The sloping layer of dark-brown/blackish sandy silt [033] on the south side of the central brick structure [030] overlay a firm dark brown clay containing frequent small flecks of chalk [034]. The upper surface of this clay also sloped down from south to north, and it is possible that at least some of the contexts to the north where deposited into a hollow in its surface. The dark brown clay [034] overlay a compacted mid-brown clayey silt containing frequent inclusions of worn/abraded red handmade brick fragments, chalk and charcoal [035]. This deposit continued below the base of the trench.

Trench E (see figure 9)

6.21 Trench E was excavated on 26th August 2010. It had a total length (north-south) of 7.30m, and a maximum width (east-west) of 1.0m. It was excavated to a maximum depth of 0.50m BGL (10.43m AOD).

6.22 For most of the length of the trench, the modern concrete surface [001] averaged 0.10m thick. The concrete overlay a make-up layer [036] that extended to 0.20m BGL (10.73m AOD) and which appeared to comprise the truncated remains of a brick paved floor, made of bricks very similar to those noted within Trench D ([032] - see above). This floor level overlay a deposit of mixed but compacted mid-brown sandy silt which contained frequent inclusions of roofing slate and red handmade brick fragments and very small amounts of glass [037]. This deposit continued below the base of the trench, but was cut at the north end of the trench by a linear cut [042], 0.22m wide, running parallel to the north wall of the standing building. The cut was filled with a compacted brown-cream lime mortar [041].

6.23 The mid-brown sandy silt [037] appeared to also overlay a series of structural remains which were only visible in the base of the central part of the trench, 0.5m BGL (10.43m BGL). The remains were formed by a north-south aligned brick wall [038], at least 3.60m long and 0.20m wide, built of orange-red handmade bricks (average dimensions 230mm by 130mm by ?mm) set with a buff lime mortar (see plate 7). A line of similarly-sized bricks [039] were mortared to the east face of this wall, while to the west, a spread of brownish-cream lime mortar [040] may represent the remains of a floor or surface.

Trench F

6.24 Trench F was excavated on 26th August 2010. It had a total length (north-south) of 7.30m, and a maximum width (east-west) of 1.0m. It was excavated to a maximum depth of 0.50m BGL (10.43m AOD).

6.25 Beneath the 0.12m deep layer of modern concrete [001], a firm dark brown clay [043] with frequent small flecks of chalk was exposed, which extended to 0.33m BGL (10.60m AOD). The clay overlay a layer of compacted mid-brown sandy silt

[044] with frequent inclusions of fragments of roofing slate, red handmade bricks and very small amounts of glass. This deposit continued below the base of the trench.

Trench G

6.26 Trench G was excavated on 7th September 2010. It had a total length (north-south) of 7.30m, and a maximum width (east-west) of 1.0m. It was excavated to a maximum depth of 0.50m BGL (10.43m AOD).

6.27 Beneath the 0.10m deep layer of modern concrete [001], a concrete and brick rubble make-up layer [045] was exposed. This extended to 0.20m BGL (10.73m AOD), and overlay a mixed deposit of compacted mid-brown silty sand, buff lime mortar and pinkish-brown clay with frequent inclusions of chalk, handmade red brick and animal bone fragments [046]. It was very similar to deposit 026 seen in Trench D but it also included a small number of fragments of 19th century blue and white transfer-printed ware.

Trench H

6.28 Trench H was also excavated on 7th September 2010. It had a total length (north-south) of 7.30m, and a maximum width (east-west) of 1.0m. It was excavated to a maximum depth of 0.50m BGL (10.43m AOD).

6.29 Beneath the 0.10m deep layer of modern concrete [001], the concrete and brick rubble make-up layer [047] itself was exposed. This extended to 0.30m BGL (10.63m AOD), and overlay a mixed deposit of compacted mid-brown silty sand, buff lime mortar and a pinkish-brown clay, with frequent inclusions of chalk and handmade red brick fragments, and some animal bone [048]. This material, which was very similar to deposit 026 in Trench D and the same as deposit 046 in Trench H, continued below the base of the trench for the 1.70m of the northern part of the trench; to the south of this it had a very rough interface with a similar deposit which contained a higher proportion of chalk rubble, pantile, brick and animal bone [049]. This deposit also continued below the base of the trench.

Trench I

6.30 Trench I was excavated against the internal east wall of the standing building on 7th September 2010. It was 0.50m wide, and less than 0.50m deep. However, given the level of disturbance caused by pre-existing services, the proximity to the east wall of the building, and the nature of the deposits recorded in the two trenches immediately to the west, it was not thought that any significant archaeological remains would be uncovered, and so the excavation of this trench was not monitored.

7 DISCUSSION AND CONCLUSIONS

7.1 The programme of archaeological observation, investigation and recording at Morley's Yard has raised a number of issues meriting further discussion.

The Standing Building

7.2 The standing building has clearly been subject to a great deal of modern alteration, most recently during its use as a suite and carpet warehouse. However, prior to this, the insertion of garage doors in the east gable and at the west end of the

south elevation, together with the provision of at least one inspection pit internally, demonstrates that the building was used for vehicle maintenance, presumably in the second half of the 20th century. Some of the archaeological deposits recorded during the archaeological investigations, such as context 031 in Trench D, almost certainly relate to this 20th century activity. It is unlikely that any first floor would have been needed through the whole of the inside of the building when it was in use as a garage, and so perhaps it was removed at this time; the existing east gable would also have been constructed at the same time.

7.3 However, the pattern of vertically aligned sandstone blocks in the north and south elevations, and their relationship to the existing roof trusses, suggests that a first floor was once present. Furthermore, if the lower row of sandstone blocks did support the first floor beams internally, then this first floor did not correspond to an earlier first floor, as the sandstone blocks have been inserted into blocked windows in the south elevation. It is therefore reasonable to conclude that the interior of the building underwent substantial change, almost certainly allied to a change of function, when the existing roof trusses were erected, perhaps in the early 20th century; this change of function could have been from domestic to light industrial use, for example.

7.4 Prior to this, cartographic evidence demonstrates that the interior of the building was divided into three parts or cells in the mid 19th century, the western end being slightly longer than the central and eastern parts. The pattern of windows surviving at the east end of the south elevation equate to the eastern cell, and probably represents the remains of a separate unit with access through the east or north sides. No evidence for these internal divisions can be seen in the surviving structure and none was recovered during the archaeological excavations; the brick wall footings [038] recorded in Trench E are clearly in the wrong position and on the wrong alignment. However, the two incised, stones surviving in the north internal wall and south external elevation, mark the division between the western and central parts of the building as depicted on the 1853 and 1892 maps; although it has not been possible to ascribe a name to the initials, the west cell was W H's P(roperty) while the east cell was B T's P(roperty). It is assumed that these stones extended through the width of the each wall, but this could not be verified on site. The use of these demarcation stones shows that the building was not physically divided by an internal wall, and the stones themselves are unusual and a relatively rare survival (Susan Neave, *pers. comm.*).

7.5 The cartographic and surviving structural evidence indicates that the building was adjoined on the north and north-east sides by other structures and, while there were undoubtedly openings of some kind in the north wall, there does not appear to have been the number and semi-regular pattern of windows that survive in the south elevation. This is supported by the 19th century map depictions, which show the principal elevation facing south into a narrow yard. Although the external west elevation is now obscured, the internal wall has blocked doorways just north of centre to both ground and first floors, and that to the first floor is flanked by small windows. This was obviously an external wall, and the first floor doorway was probably reached by the external stair shown on the 1853 Ordnance Survey map; this stair appears to have been removed by the time of the 1892 map. The maps suggest that there was a small gated yard on the west side of the building, accessed from either Morley's Yard to the east or from a gate between the King's Head Hotel and the adjacent building.

7.6 There is little convincing structural evidence to suggest that the building predates the late 18th century (indeed, it could be as late as c.1800), but its original function

is more difficult to ascertain. Were it not for the apparent lack of original doorways in the south elevation, it might be ascribed a domestic function, perhaps forming the remains of a row of modest mid to late Georgian houses such as once survived elsewhere within Beverley (e.g. Hall & Hall 1973, 41). However, the form of the openings in the south elevation, together with the complete lack of any surviving domestic detailing, may argue against this, and it is possible that the building served an industrial or warehouse function from the start.

The Earlier History of the Site

7.7 If one accepts a late 18th century date for the building, then one can begin to construct a basic chronology for the deposits that were recorded during the archaeological investigation. Unfortunately, the dating of these deposits is hampered by the almost complete lack of pottery and other closely datable material. Contexts 003 and 022 in Trench C, 032 in Trench D, and 036 in Trench E probably represent the remains of a 19th century brick floor laid in herringbone pattern; this floor spans the property division between the west and central parts of the building, reinforcing that it was a shared open space between 'W H' and 'B T'. A probable construction cut for the building's north wall was observed within Trenches D and E [025 and 042], and it is likely that deposits 004 and 011 in Trench C represent levelling activity associated with the construction of the building.

7.8 Earlier brick/chalk structures (i.e. pre-dating the late 18th century) are represented by contexts 005, 008/009 and 012 in Trench C, and context 038/039 in Trench E. Although these structures may not all be contemporary, it is interesting that they lie within the western half of the site, but there could, of course, be other structures in Trenches F to I at greater depths. It is difficult to see what these structures might represent. The north-south aligned foundation [038/039] in the base of Trench E might be a structural wall of a small building of unknown dimensions. It is also noticeable that other foundations seen in Trench C [012] and Trench D [027 and 030] all have the same broad north-east/south-west alignment; the two parallel walls of 027 may well represent a small 1.8m wide structure, the ground surface within being formed by crushed brick fragments [028].

7.9 None of these brick structures can be closely dated, but they may well belong to the earlier 18th or later 17th centuries; the dimensions of the bricks used in footings 008 might suggest an earlier date, but they may of course be re-used here. The stepped base of the mortar/brick fragment layer [013] adjacent to structure 012 in Trench C could represent demolition activity associated with this structure, perhaps cutting down to undercut or remove the upper levels. This deposit formed part of an almost continuous layer [013/015] along three sides of Trench C, and so it probably represents a significant demolition layer, probably also associated with structure 014; its upper surface lay at c.0.25m BGL (10.68m AOD). Another possible early structure could be represented by slot 018 in the base of Trench C - this was on a markedly different orientation to anything else that was recorded in this trench. It was cut into a firm mid-brown clay deposit [007] which could perhaps represent a levelling-up layer on which the chalk foundation 005 had been built.

7.10 Apart from Trench C, which was excavated to a maximum depth of 0.95m BGL (9.98m AOD), all the other trenches were between 0.50-0.60m deep (10.43-10.33m AOD). Comparison with the results from an adjacent archaeological excavation, at 106 Walkergate, suggest that late medieval deposits occur in this part of Beverley at depths of around 0.75-1.0m BGL, with earlier medieval deposits

extending to c.1.9m BGL (Tibbles 2007, 51-52). Although no direct comparison should be made, it might be inferred that the deepest deposits identified in Trench C, such as slot 018, the adjacent clay surface [007] and perhaps foundation 005, date from the early or pre-17th century. At no point in any of the excavations were natural deposits encountered, and they are likely to lie at significant depths.

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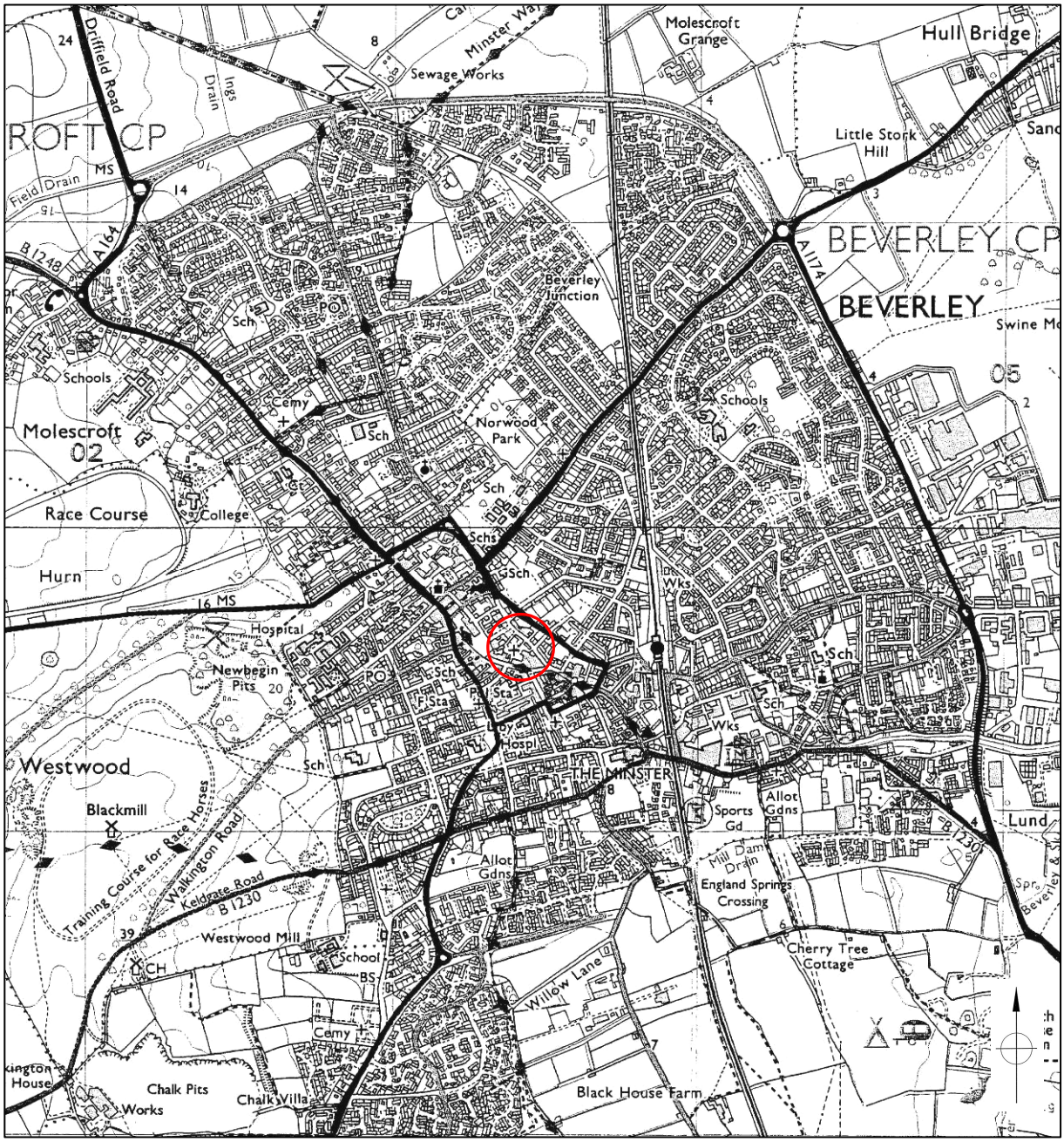
9 ACKNOWLEDGEMENTS

9.1 The programme of archaeological observation, investigation and recording at Morley's Yard was commissioned by the developer of the site, J S Property Management, through the project manager, Mr Peter Lee. EDAS would like to thank

Peter Lee and the site contractors for their co-operation in carrying out the archaeological recording.

9.2 The on-site recording was undertaken by Shaun Richardson who also produced the site archive and a draft report. The final report was produced by Ed Dennison, with whom the responsibility for any errors remains.



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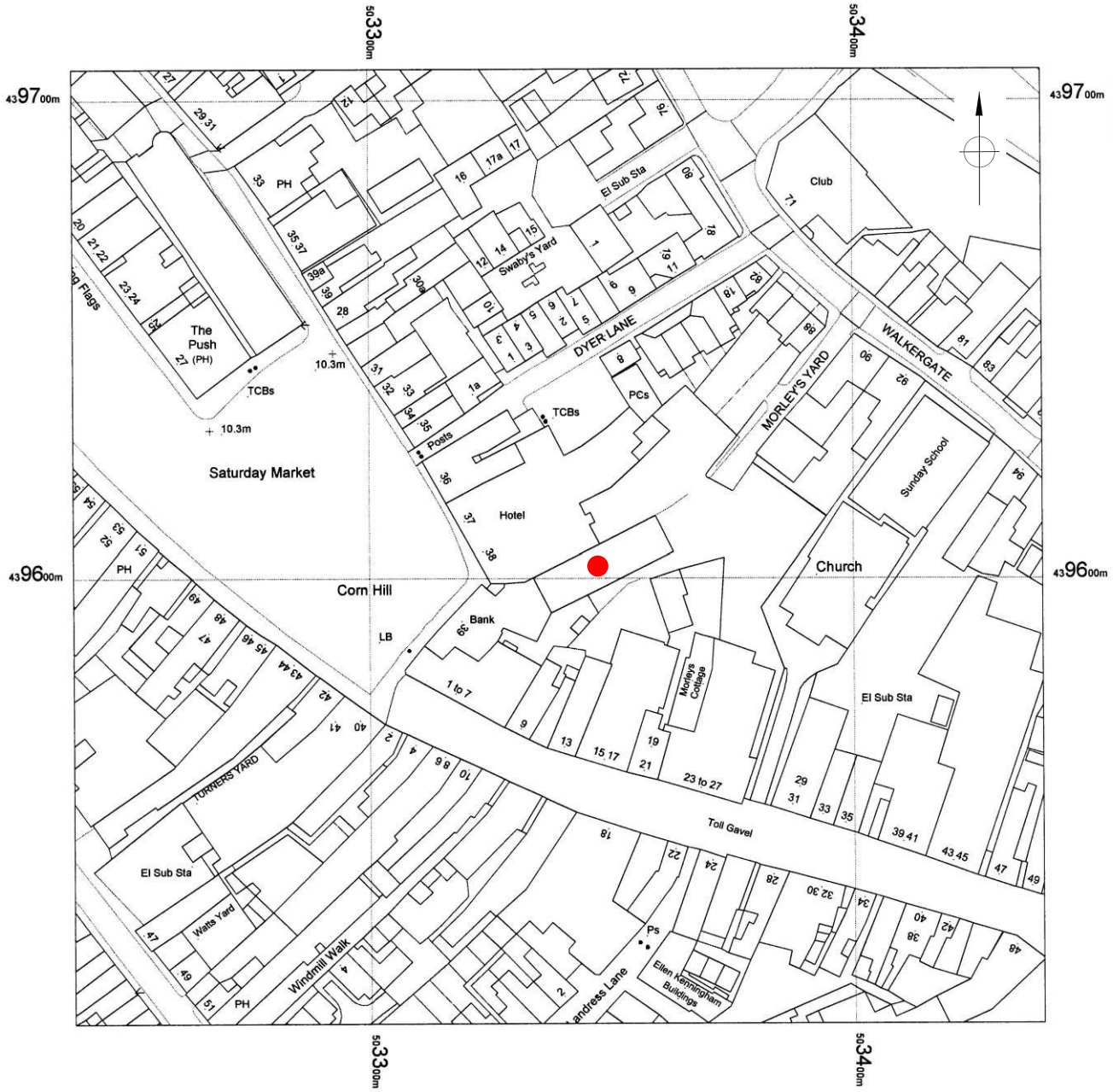
TITLE: GENERAL LOCATION	
SCALE: NTS	DATE: JUNE 2011
EDAS	FIGURE: 1



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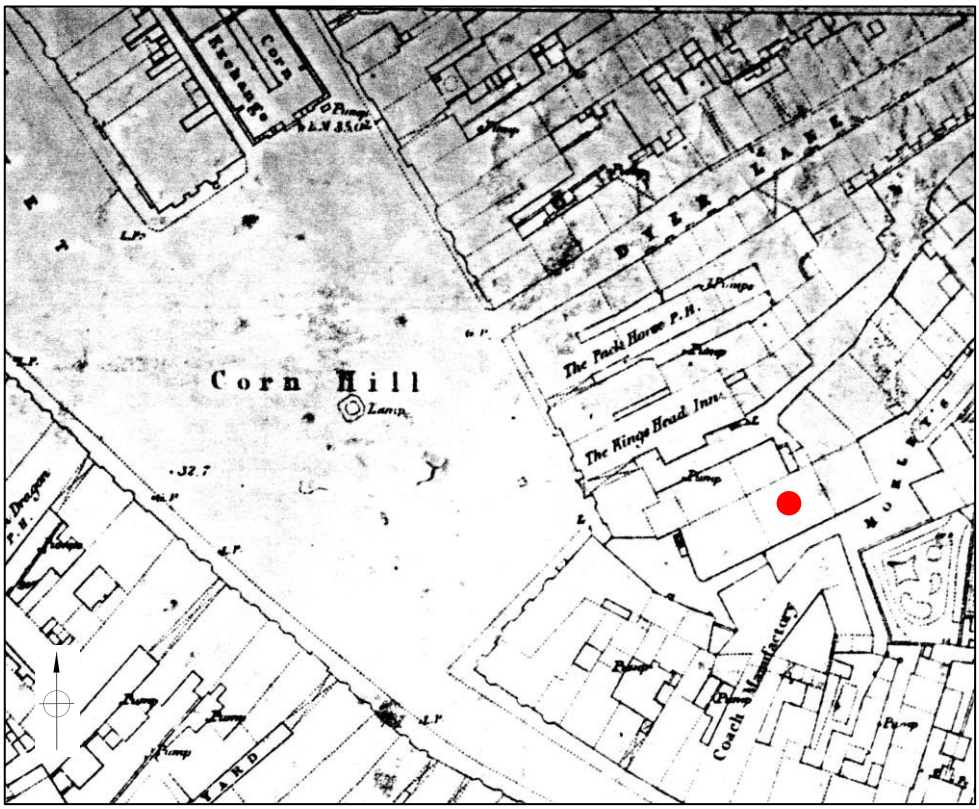
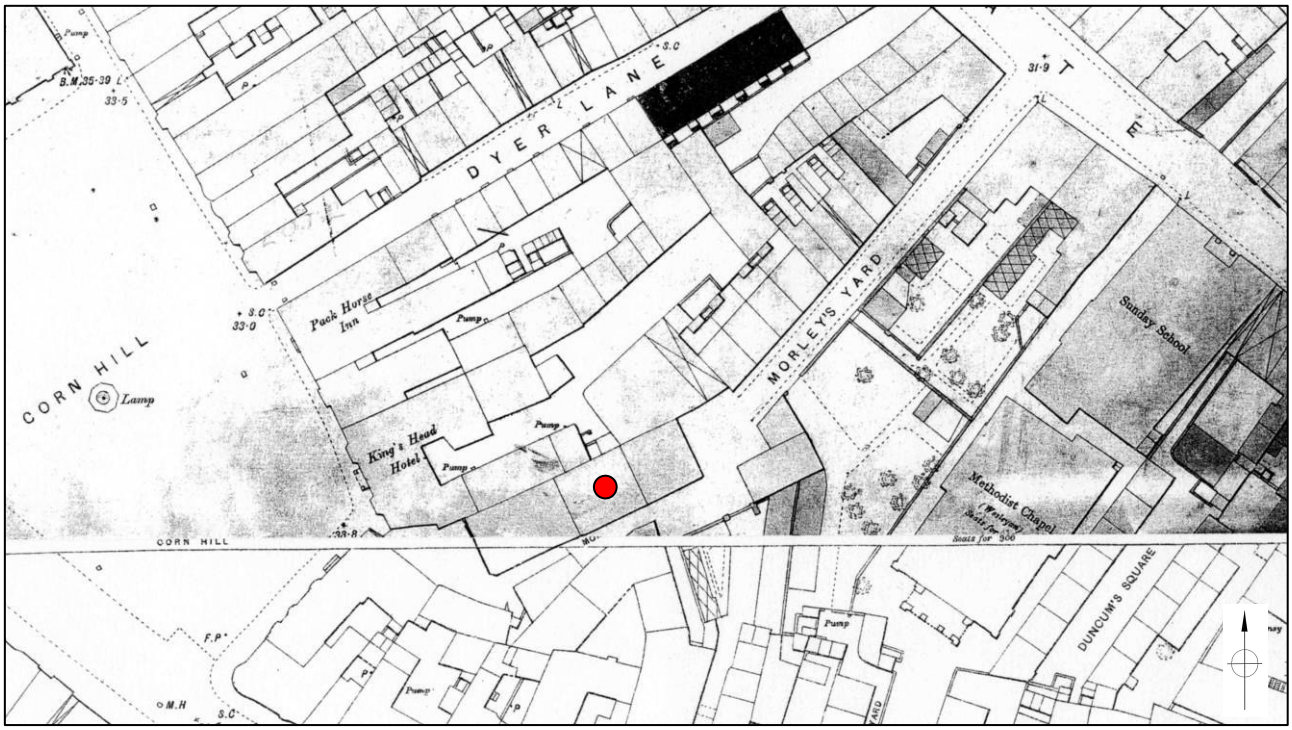
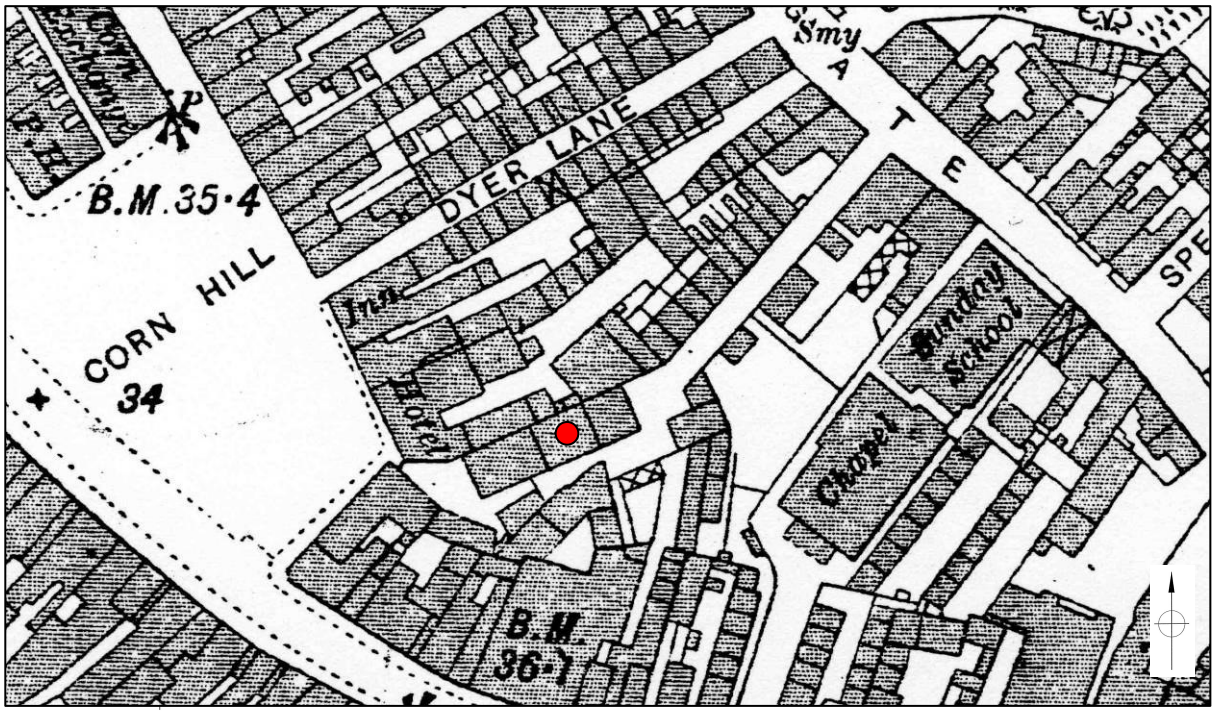
TITLE: SITE LOCATION	
SCALE: NTS	DATE: JUNE 2011
EDAS	FIGURE: 2



Top: Section of Wood's 1828 map of Beverley.
Bottom: Section of OS 1853 map sheet 3.

PROJECT	
MORLEY'S YARD, BEVERLEY	
TITLE	
HISTORIC MAPS	
SCALE	DATE
NTS	JUNE 2011
EDAS	FIGURE 3





Top: Section of OS 1892 map sheets 210/8/18 and 210/8/23.
Bottom: Section of OS 1910 map sheet 210/8.

PROJECT	
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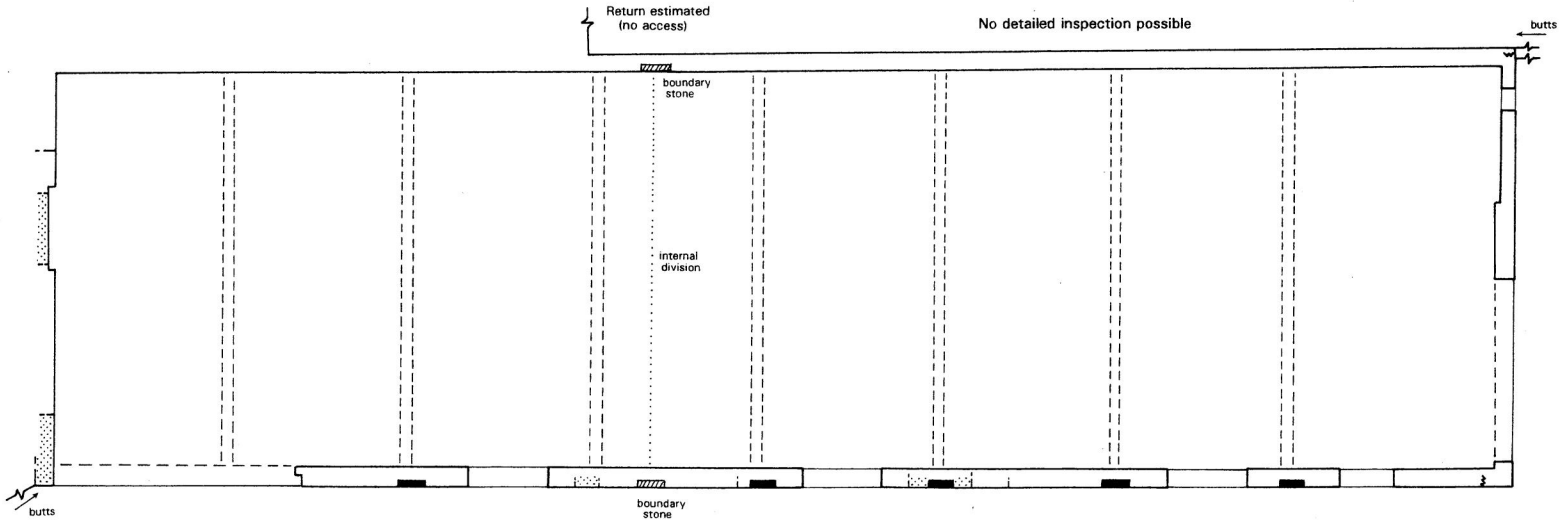
TITLE	
HISTORIC MAPS	
SCALE	DATE
NTS	JUNE 2011
EDAS	FIGURE 4

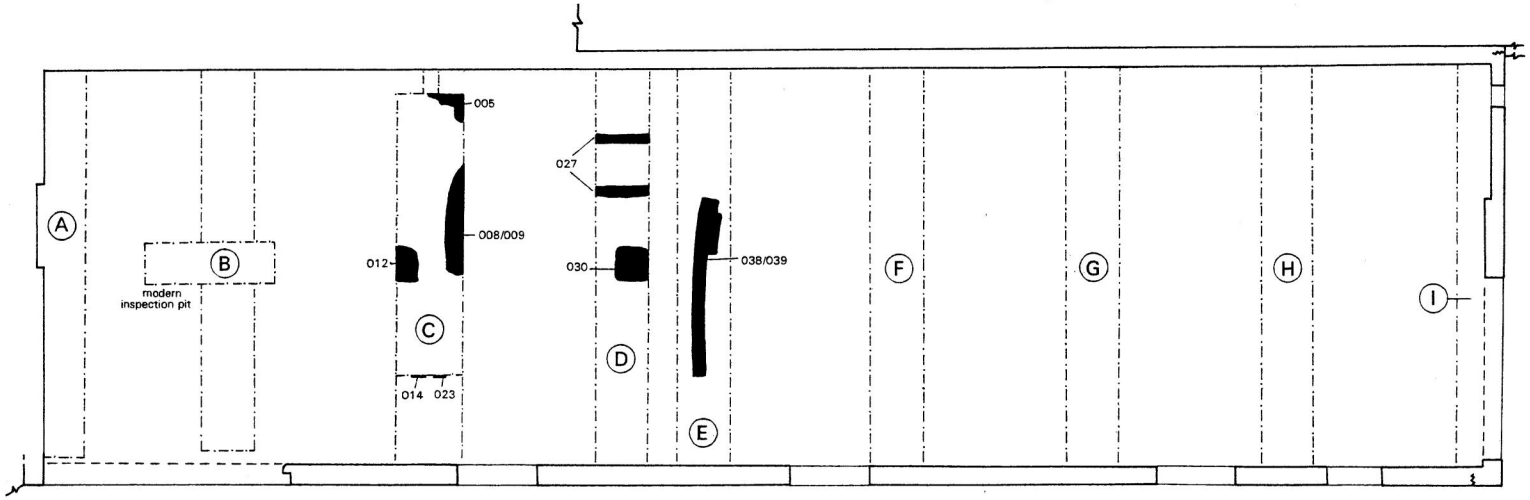


BLOCKING

SANDSTONE BLOCKS

0 10m

PROJECT: MORLEY'S YARD, BEVERLEY	
TITLE: THE STANDING BUILDING	
SCALE: AS SHOWN	DATE: JUNE 2011
EDAS	FIGURE: 5



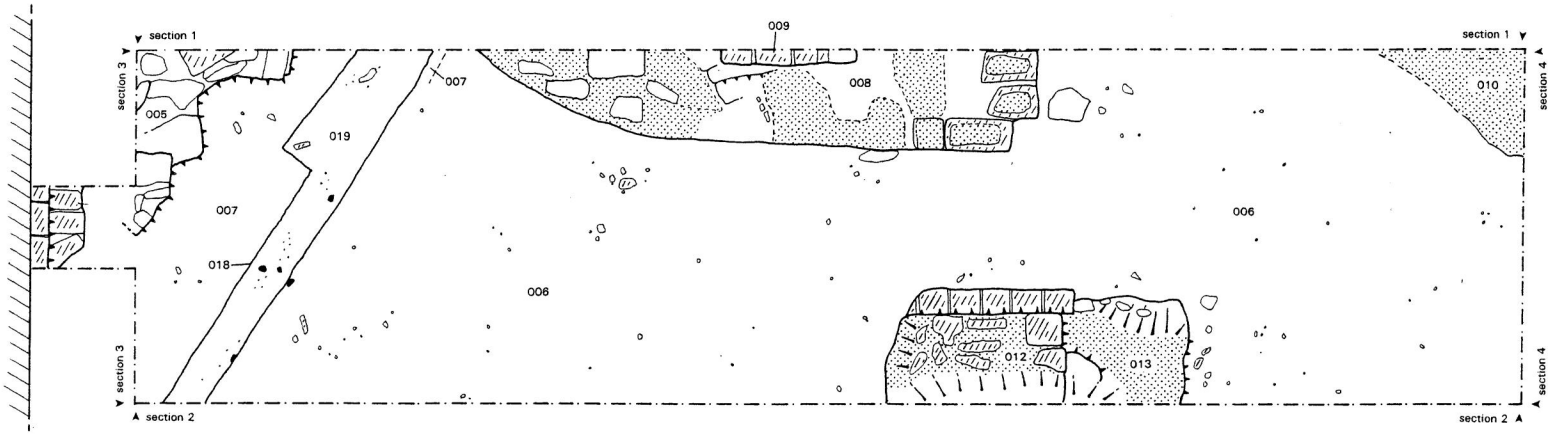
A TRENCH IDENTIFIERS

STRUCTURAL ELEMENTS

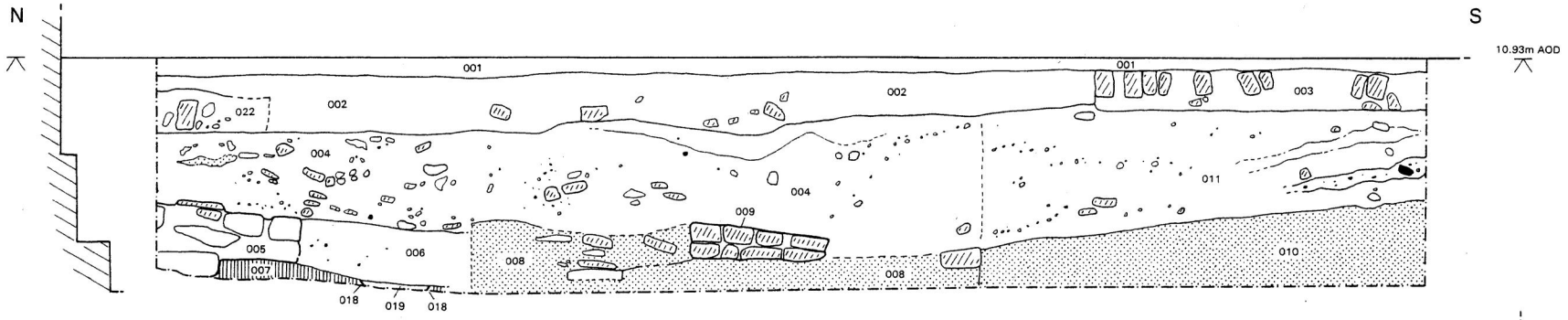
0 10m

PROJECT: MORLEY'S YARD, BEVERLEY	
TITLE: EXCAVATED TRENCHES	
SCALE: AS SHOWN	DATE: JUNE 2011
EDAS	FIGURE: 6

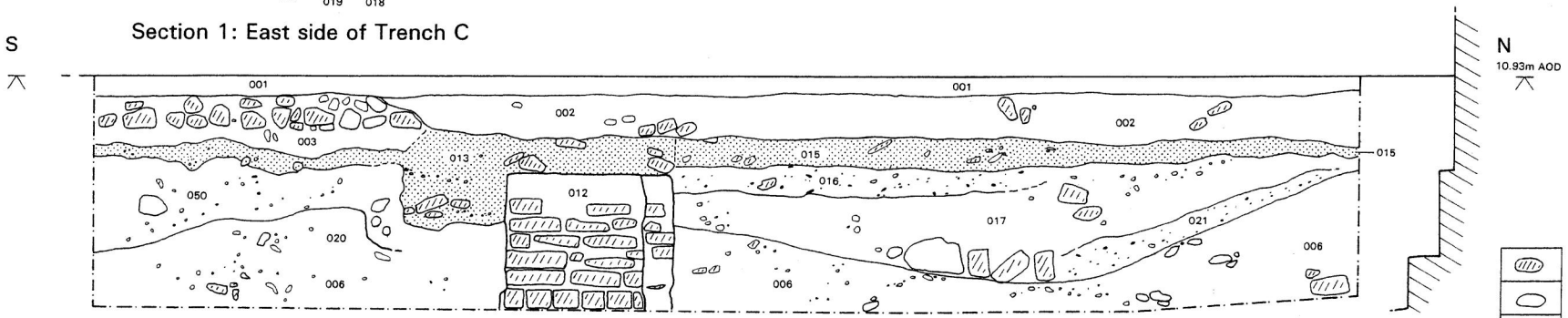
PROJECT	MORLEY'S YARD, BEVERLEY
TITLE	TRENCH C - PLAN AND SECTIONS
SCALE: AS SHOWN	DATE: JUNE 2011
EDAS	FIGURE: 7



Plan of Trench C



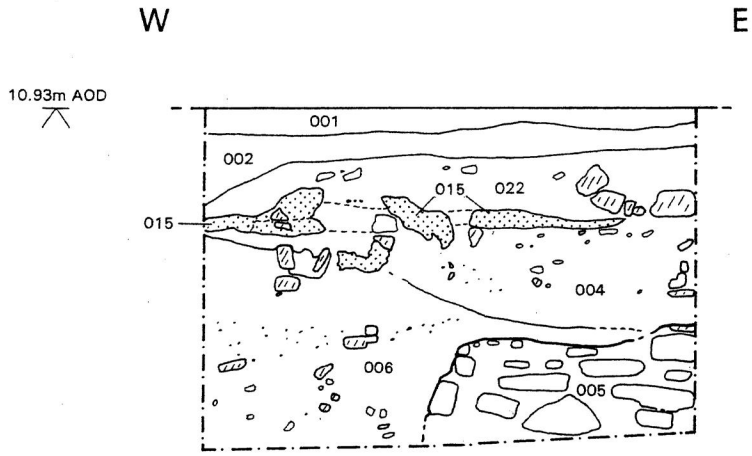
Section 1: East side of Trench C



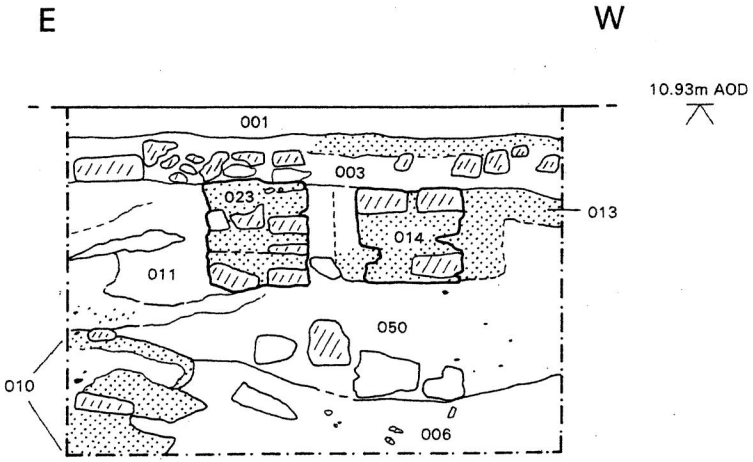
Section 2: West side of Trench C

BRICK, TILE ETC
CHALK/STONE
CHARCOAL
MORTAR
CLAY

0 2m



Section 3: North side of Trench C

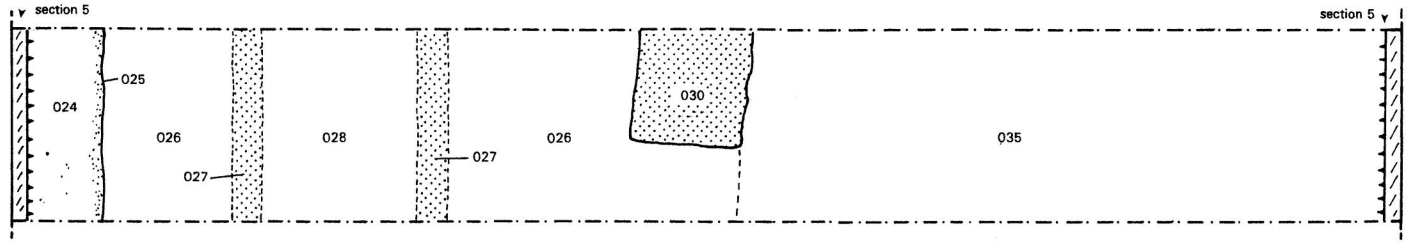


Section 4: South side of Trench C

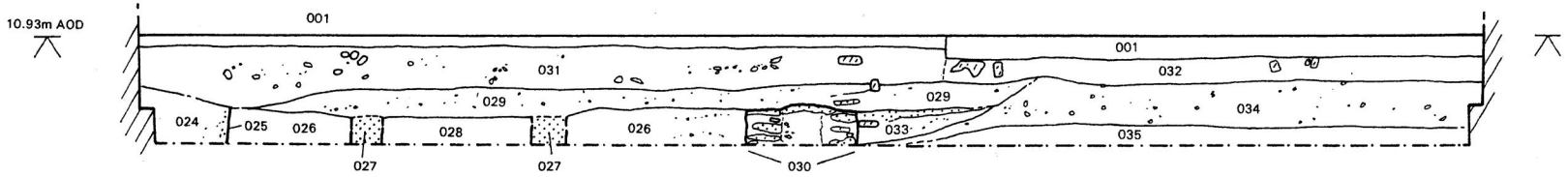
BRICK, TILE ETC
CHALK/STONE
CHARCOAL
MORTAR

0 2m

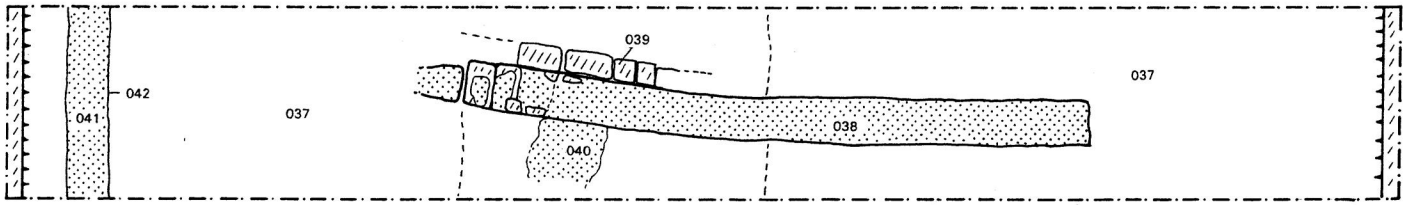
PROJECT: MORLEY'S YARD, BEVERLEY	
TITLE: TRENCH C - SECTIONS	
SCALE: AS SHOWN	DATE: JUNE 2011
EDAS	FIGURE: 8



Plan of Trench D



Section 5: East side of Trench D



Plan of Trench E

0 2m

PROJECT: MORLEY'S YARD, BEVERLEY	
TITLE: TRENCHES D AND E	
SCALE: AS SHOWN	DATE: JUNE 2011
EDAS	FIGURE: 9

Plate 1: East end of south elevation of standing building, prior to conversion, looking N.

Plate 2: South elevation of standing building, prior to conversion, looking SW.

Plate 3: East gable of standing building, prior to conversion, looking W.

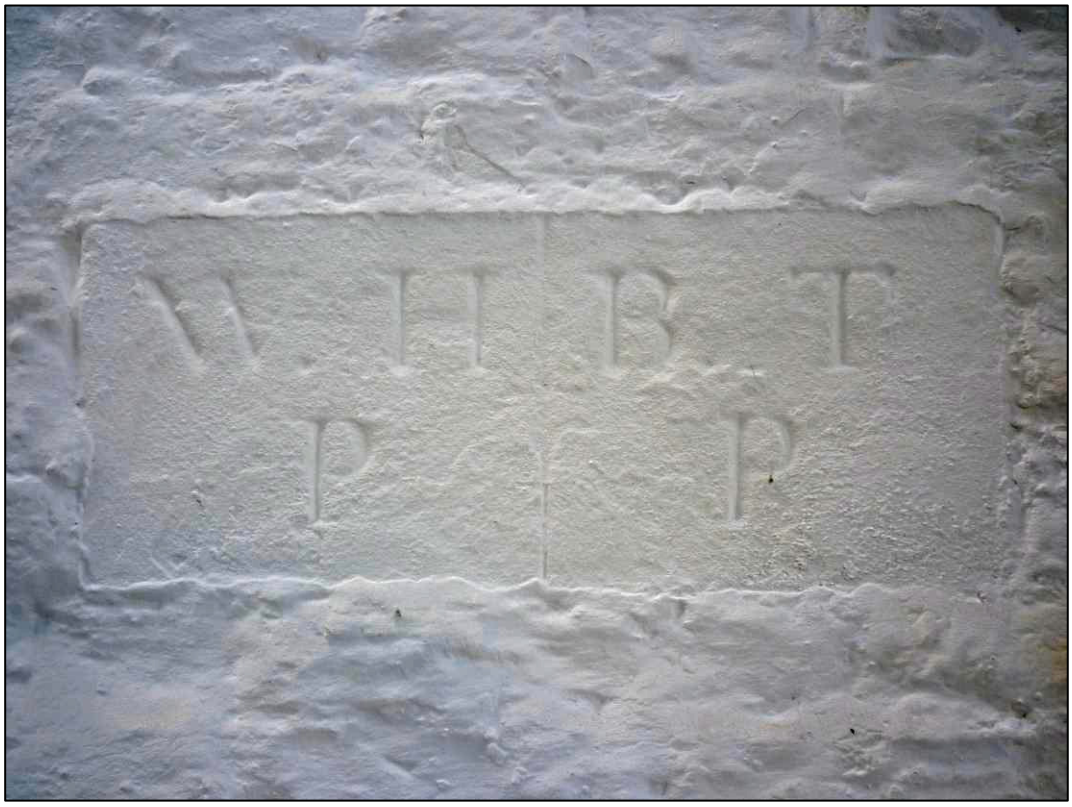


Plate 4: Incised boundary stone in internal N wall, looking N.

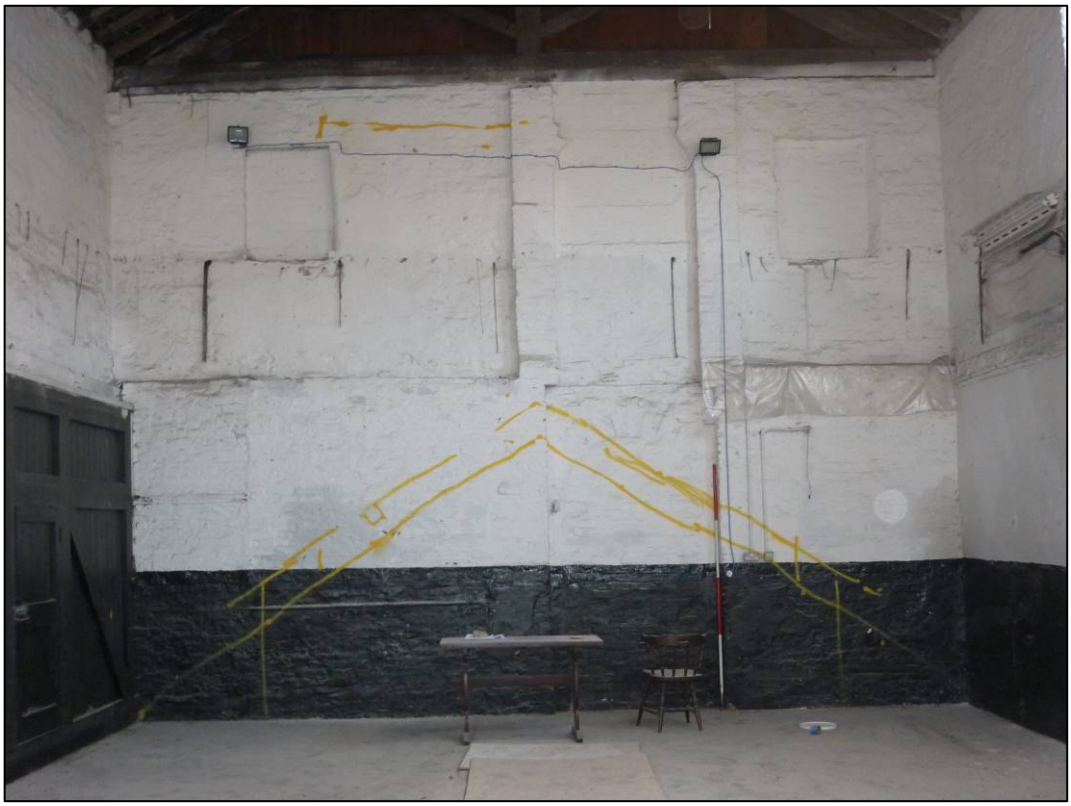


Plate 5: Internal west wall of standing building, looking SW.

Plate 6: North end of Trench C, showing slot [018] and brick/chalk footing [005 and 008/009], looking NW.

Plate 7: Trench E, showing brick foundation [038/039], looking NW.

Plate 8: South side of Trench C (section 4), showing brick/chalk foundations [023 and 014], looking S.

APPENDIX 1

APPENDIX 1: LIST OF RECORDED CONTEXTS (MYB 10)

Context	*Description*	*Area of site*
001	Modern concrete, average 0.10m thick.	Whole site
002	Compacted small gritstone chippings/lime cement powder with occasional fragments of red handmade brick rubble, 0.20m thick - make-up for concrete 001.	Trench C
003	Remains of brick floor, red unmortared handmade bricks in herringbone pattern, 0.13m thick over area 1.35m x 1.0m.	Trench C
004	Compacted mid-brown sandy silt with frequent inclusions of tile, pantile and red handmade brick, with occasional oyster shells and charcoal, 0.55m thick.	Trench C
005	Chalk structure - rubble footings covering an area of at least 0.6m N/S x 0.7m E/W, composed of angular pieces up to 0.20m square bonded with red-brown clay, 0.35m deep.	Trench C
006	Compacted mid-brown silty clay with occasional charcoal flecks, at least 0.50m thick.	Trench C
007	Firm mid-brown clay with occasional charcoal flecks, at least 0.10m thick.	Trench C
008	Structure - truncated chalk and brick footings, aligned NW/SE, at least 2.10m long x 0.38m wide, 0.25m deep. Squared chalk blocks and red-brown handmade bricks (average 25mm x 145mm x 45mm) in a buff coloured mortar.	Trench C
009	Brick structure - two courses of incomplete/fragmentary unmortared brown-red bricks, covering an area of 0.58m N/S x at least 0.05m E/W, 0.15m thick, on top of 008.	Trench C
010	Spread/layer of brown-buff lime mortar with fragments of red handmade brick, over area 0.58m N/S x 0.38m E/W, at least 0.35m thick.	Trench C
011	Compacted mid-brown sandy silt with frequent tile, pantile and red handmade brick inclusions, but loose and more friable than 004, average 0.50m thick.	Trench C
012	Brick structure - six courses of red handmade bricks average 220mm x 110mm x 65mm, incomplete and laid in stretcher bond, in white lime mortar. Covers area of 0.70m N/S x 0.42m E/W, 0.54m high.	Trench C
013	Spread/layer of compacted cream-white lime mortar with frequent red handmade brick fragments, over area of 0.45m N/S x 0.40m E/W, max 0.43m thick.	Trench C
014	Brick structure - at least two courses of red fragmented handmade bricks, set in a buff lime mortar, 0.26m deep and 0.26m wide.	Trench C
015	Spread/layer of compacted cream-white lime mortar with frequent red handmade brick fragments, max 0.43m thick.	Trench C
016	Compacted black gritty sandy silt with frequent inclusions of charcoal, ash and some red handmade brick fragments, average 0.15m thick.	Trench C

017	Compacted mid-brown sandy silt with frequent red handmade brick and chalk fragments, 0.45m thick.	Trench C
018	Linear cut, 1.50m long and 0.15m-0.25m wide, aligned E/W.	Trench C
019	Fill of cut 018 - firm mid-brown clay, very heavily stained with flacks of charcoal.	Trench C
020	Linear cut, 0.15m long and 0.15m deep.	Trench C
021	Compacted black gritty sandy silt with frequent inclusions of charcoal/ash and some red handmade brick fragments, 0.10m thick.	Trench C
022	Remains of brick floor, red unmortared handmade bricks in herringbone pattern, 0.15m thick, as 003.	Trench C
023	Brick structure - red handmade brick footings in a lime mortar, seen in section, 0.3m wide and 0.3m deep.	Trench C
024	Fill of 025 - compacted mid-brown gritty sandy silt with very frequent inclusions of animal bone, glass, clay pipe and charcoal, at least 0.26m thick.	Trench D
025	Linear vertical-sided cut running parallel to N wall of standing building, 0.40m wide and at least 0.26m deep.	Trench D
026	Mixed but compacted layer of mid-brown silty sand, buff lime mortar and a pinkish-brown clay, with fragments of chalk, red handmade brick and animal bone throughout, at least 0.2m thick.	Trench D
027	Brick structure - two parallel lines of red handmade bricks (average 270mm x 120mm x 50mm), 0.18m wide, set 0.80m apart and aligned NE/SW, set in a buff lime mortar. Overall 1.18m wide.	Trench D
028	Spread of compacted/firm crushed red handmade brick fragments, set between the walls of 027, 0.125m thick.	Trench D
029	Mixed layer of compacted mid-brown sandy silt and 026, with frequent inclusions of slate, glass and red handmade brick, 0.15m thick.	Trench D
030	Brick structure - very hard pink-red handmade brick fragments set with a white lime mortar, over area 0.57m E/W x 0.60m N/S, 0.22m deep.	Trench D
031	Compacted mid-brown sandy silt, with frequent inclusions of tile, pantilem charcoal, red handmade brick fragments, chalk and oyster shell, max 0.33m thick.	Trench D
032	Disturbed remains of a brick floor (similar to 003), of brown-red handmade brick (? x 110mm x 70mm), 0.15m thick.	Trench D
033	Dark brown/black sandy silt - as 029, but darker and blacker, with an upper surface of crushed mortar, 0.20m thick.	Trench D
034	Firm dark brown clay with frequent charcoal flecks, 0.26m thick.	Trench D
035	Compacted mid-brown clayey silt with frequent inclusions of worn/abraded red handmade brick, chalk and charcoal, at least 0.10m thick.	Trench D
036	Disturbed remains of a brick floor (similar to 032), 0.11m thick.	Trench E

037	Mixed layer of compacted mid-brown sandy silt and 026, with frequent inclusions of slate, glass and red handmade brick fragments (as 029), at least 0.30m thick.	Trench E
038	Brick structure - foundation, aligned c.N/S, 3.60m long x 0.20m wide, of orange-red handmade bricks (average 230mm x 130mm x ?) set in a buff lime mortar.	Trench E
039	Line of bricks mortared to E face of 038, built of the same bricks.	Trench E
040	Spread of brown-cream lime mortar, area of 0.4m x 0.4m.	Trench E
041	Fill of cut 042 - compacted brown-cream lime mortar.	Trench E
042	Linear cut, 1.0m long x 0.22 wide, aligned parallel to N wall of standing building, seen in plan only.	Trench E
043	Disturbed remains of a brick floor (similar to 032), 0.21m thick.	Trench F
044	As 037, but also includes animal bone, 0.15m thick.	Trench F
045	Make-up for concrete 001, formed by brick and concrete rubble, 0.10m thick.	Trench G
046	Mixed but compacted layer of brown silty sand, buff lime mortar and a pinkish-brown clay, with frequent inclusions of chalk, red handmade brick and animal bone throughout (as 026), but also with small quantity of 19th century blue and white transfer-printed pottery fragments, at least 0.30m thick.	Trench G
047	Make-up for concrete 001, formed by brick and concrete rubble, 0.20m thick.	Trench H
048	Mixed but compacted layer of brown sand, buff lime mortar and a pinkish-brown clay, with fragments of chalk, red handmade brick and animal bone throughout (as 026), but also with small quantity of 19th century blue and white transfer-printed pottery fragments, 0.20m thick.	Trench H
049	As 048, but with a much higher proportion of chalk rubble, and with pantile and brick fragments.	Trench H
050	Loose friable mid-brown sandy silt with frequent inclusions of chalk, charcoal and red handmade brick fragments, 0.40m thick.	Trench C
051	Compacted mid-brown sandy silt with frequent inclusions of tile, pantile, red handmade brick, oyster shell, charcoal and chalk, and occasional lenses of powdery light brown lime mortar up to 0.5m long. 0.38m thick overall.	Trench A
052	Compacted mid-brown sandy silt with frequent inclusions of tile, pantile, red handmade brick, oyster shell, charcoal and chalk, 0.30m thick.	Trench B (N end)
053	Compacted mid-brown sandy silt with frequent inclusions of tile, pantile, red handmade brick, oyster shell, charcoal and chalk, 0.20m thick.	Trench B (S end)
054	Compacted black sandy silt with frequent inclusions of brick, chalk and animal bone fragments, at least 0.10m thick.	Trench B (S end)

APPENDIX 2

METHODS STATEMENT FOR A PROGRAMME OF CONTINUOUSLY MONITORED ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING, SUITE AND CARPET WAREHOUSE, MORLEY'S YARD, BEVERLEY, EAST YORKSHIRE

1 INTRODUCTION

1.1 This methods statement 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 conversion and alteration to an existing warehouse, in Morley's Yard, Beverley, East Yorkshire (NGR TA03383963). This methods statement has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of Alan Wood and Partners, the civil and structural engineers for the site.

1.2 This methods statement forms the "written scheme of [archaeological] investigation" required under condition 6 of the full planning permission (application DC/07/02864/PLF/EASTES) for the development, approved by East Riding of Yorkshire Council on 27th June 2007. This scheme of investigation needs to be approved by East Riding of Yorkshire Council prior to any development work on site.

2 SITE LOCATION

2.1 The existing Suite and Carpet Warehouse lies in Morley's Yard, an entry leading off Old Walkergate in Beverley. The building occupies the west end of a block of land between Old Walkergate and the east side of Toll Gavel, close to the south-east end of Saturday Market. The warehouse is a brick-built structure, located on the south side of the Kings Head Public House and to the rear of the Yorkshire Bank. Based on an initial site inspection, the structure appears to be of late 18th or early 19th century date, of several phases with blocked doors and windows evident on thesouth side.

3 PLANNING BACKGROUND

3.1 Full planning permission for the conversion of, and alterations to, the existing building to form seven apartments and the retention of a retail unit to the ground floor was granted by East Riding of Yorkshire Council in 27th June 2007, with one condition which is relevant to the archaeological investigations (application DC/07/02864/PLF/EASTSE).

3.2 The condition (number 6) 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 Planning Authority. The scheme shall provide for:

(i) the proper identification and evaluation of the extent, character and significance of archaeological remains within the application area;
(ii) an assessment of the impact of the proposed development on the archaeological remains;
(iii) proposals for the preservation in situ, or for the investigation, recording and recovery of archaeological remains and the publishing of the findings, it being understood that there shall be a presumption in favour of their preservation in situ wherever feasible;
(iv) sufficient notification and allowance of time to archaeological contractors nominated by the developer to ensure that archaeological fieldwork as proposed in pursuance of (i) and (iii) above is completed prior to the commencement of permitted development in the area of archaeological interest; and

(v) notification in writing to the Curatorial Officer of the Humber Archaeology Partnership of the commencement of archaeological works and the opportunity to monitor such works.".

3.3 It should be noted that the above planning condition relates only to below-ground archaeological deposits. There is no requirement to undertake any architectural survey of the existing brick-built structure, either prior to or during development.

4 ARCHAEOLOGICAL BACKGROUND

4.1 Information from the Humber Sites and Monuments Record (HSMR) shows that the development site lies within the historic core of the medieval borough, in a block of properties which are sandwiched between Toll Gavel (part of the medieval High Street, or *Alia Via*) and Old Walkergate. The latter follows the course of the old Walker Beck, and it was previously thought that the beck marked the eastern limits of the town, and that the beck might have been incorporated into the defensive circuit of the town ditch.

4.2 Evidence for occupation in the Beverley area has been found from the Neolithic period onwards, and substantial traces of Roman and Saxon settlement have been identified in various parts of the modern settlement. However, the actual town (as recognisable today) appears to have been a largely Norman creation, and it quickly grew to become a successful borough in the early to mid 12th century. By 1377 it was the 10th largest provincial town in England, supporting a population of over 5,000; there are also suggestions that it may have been even bigger before the Black Death. The High Street (Toll Gavel, Butcher Row, etc) was clearly in existence by the early 12th century, but the first recorded mention of Toll Gavel by name occurs in 1344-45. Similarly, although Walkergate had probably been laid out in the 12th century, if not before, it is only first recorded by name in 1329. The size and shape of the surviving tenement boundaries in this block show that historic tenements had been established during the Middle Ages, opening separately onto Toll Gavel and onto Walkergate; the former would have been more fashionable, and would have commanded higher rents.

4.3 To the north-west of the development site, in Dyer Lane, archaeological excavations in 1982 uncovered a substantial part of a medieval dye-works. Two adjacent buildings were found, occupying the site from the 12th century onwards, and with clear evidence of later 14th and 15th century rebuilding. These buildings were served by wattle-lined drains that presumably discharged into the Walker Beck; soil samples taken from these drains were found to contain high concentrations of seeds from plants associated with cloth dying and fulling. There were also several pits which contained well-preserved organic material. As the name of the Walker Beck is thought to have derived from its association with cloth fulling (fullers were called Walkers), it is likely that at least part of the medieval development along Walkergate was industrial in nature.

4.4 More recently, excavations at 106 Walkergate, to the south-east of the development site, demonstrated the survival of a well-preserved sequence of deposits ranging in date from the 12th to the 16th centuries. These included well-preserved elements of late medieval timber-framed buildings of interrupted sill construction, which sealed earlier medieval industrial remains associated with cloth preparation. The top of the archaeological sequence was found to survive within 400mm of the existing ground surface, and so similar preservation may be present on the current development site.

4.5 To the north-east, archaeological excavations in 1999 in the Morton Lane car-park revealed that an extra-mural suburb had existing to the east of Walkergate between the 12th and mid 14th centuries. Evidence for a number of buildings, including a substantial stone-built house, were found both running parallel to the modern Walkergate frontage and extending east along Morton Lane. There was also a substantial, deep, water-filled ditch set considerably to the east of where the town's defences had previously thought to lie.

4.6 The location of the development site in the historic town, and the archaeological evidence from the surrounding area, means that the site has a high archaeological potential. It is highly likely that significant groundworks in the development site will encounter below-ground archaeological deposits dating to the medieval and later periods, whilst the possibility of earlier remains cannot be ruled out.

5 NATURE OF THE DEVELOPMENT

5.1 The development proposals comprise the conversion and alteration of the existing warehouse, to form seven apartments and the retention of a retail unit on the ground floor. A structural appraisal has shown that the shell of the existing building is in a poor condition. The roof covering has perished in places, leading to water ingress, and this has caused bowing to the upper sections of the brick-built structure. The removal of the original first floor has also exacerbated the movement of the outer walls, and the east gable has some both lateral and vertical movement. However, the foundations appear firm, although this has not been confirmed.

5.2 The existing brick-built structure will be retained as part of the development, although this will be strengthened and secured by erecting a steel frame within the building, supported on a loadbearing concrete raft. This frame will also provide sufficient support for the new first and second floors, and a new roof construction. New doors and windows have been designed to coincide with existing openings, wherever possible.

5.3 The new loadbearing raft will require the excavation of a trench c.1.5m wide and 0.5m deep around the internal walls of the existing building. A large proportion of the interior of the building, covering an area c.23.5m by c.4m, will suffer only minor disturbance, estimated to be c.0.1m deep. Details of any additional groundworks, e.g. for services, external landscaping, car-parking etc, have not yet been determined.

5.4 Discussions with the Humber Archaeology Partnership since the development was given planning permission have resulted in the downgrading of the archaeological requirements, primarily due to Health and Safety concerns and the extent and depth of the proposed groundworks. The initial requirement was for trial trenching within the building, followed by further work as necessary, but this has since been modified to a continuously monitored programme of archaeological observation, investigation and recording (letter from HAP to Alan Wood & Partners dated 5th December 2007).

6 FIELDWORK METHODOLOGY

6.1 The aim of the archaeological investigations is to record and recover information relating to the nature, date, depth, and significance of any below-ground archaeological features and deposits which might be affected by the development.

6.2 The proposed scheme of works will be as follows. All preliminary stripping of topsoil and overburden, and the digging of foundations and service trenches etc, will be

subject to continuous archaeological monitoring by EDAS 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.

6.3 If it becomes clear during the monitoring work that little of archaeological 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 Curatorial Officer of the Humber Archaeology Partnership. However, if 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 to allow the archaeological material to be sufficiently characterised. Plant or excavators 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.

6.4 The archaeological recording work should not cause undue delay the overall programme of site works, and much can be achieved through efficient liaison and co-operation with the main contractor. However, the main contractor and client should ensure that EDAS has sufficient time and resources to ensure compliance with all elements of this methods statement. It is likely that the archaeological recording will be accomplished through a number of separate site visits, the precise number and duration of which will be determined by the speed of the development/excavations. Access to the site will therefore be afforded to EDAS at all reasonable times.

6.5 Reasonable prior notice (minimum one week) of the commencement of development should be given to EDAS, who will then inform the Curatorial Officer of the Humber Archaeology Partnership, so that he may attend or monitor the recording work if required.

6.6 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 colour slides), 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.

7 UNEXPECTED SIGNIFICANT OR COMPLEX DISCOVERIES

7.1 If, in the professional judgement of the EDAS archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is covered by this methods statement, immediate contact will be made with the developer and the Curatorial Officer of 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 Although it is considered unlikely, it is possible that human remains may be uncovered by the proposed groundworks. If so, they will be treated with due dignity and respect; the remains will be adequately recorded and left *in situ*, and not be unnecessarily disturbed, unless their removal is absolutely necessary to complete the groundworks. If this is the case, sufficient time and resources will be made available to ensure that proper recording is made prior to any removal.

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 On completion of the 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.

8.2 A fully indexed and ordered field archive will 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. Subject to the agreement of the site owner, the archive will be deposited with any finds in the appropriate registered museum (East Riding of Yorkshire Museum Service). The proposed recipient 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 Humber SMR. EDAS has made an allowance for a minimum of one box in calculating estimates for the museum's storage grant.

8.3 With the exception of human remains, and finds of treasure (as defined under the 1996 Treasure Act), which should be reported to the coroner, all finds are the property of the site owner. 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 Humber SMR prior to the commencement of site works, if these have not been submitted previously.

8.4 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 plan 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.

8.5 Three copies of the final report will be supplied, for distribution to the developer, the Local Planning Authority and the Humber SMR. A copy of the final report will also be included within the site archive. The Humber SMR will also receive an electronic version of the report in line with their current guidance, as a pdf file.

8.6 Where a significant discovery is made, consideration will be given to the preparation of a short note for inclusion in a local journal.

9 MONITORING

9.1 The archaeological recording work may be monitored by the Curatorial Officer 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.

10.2 EDAS will 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. A full copy of EDAS's Health and Safety Policy is available on request. The site is privately owned and EDAS would indemnify the site owner 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
18th December 2007