

ERECTION OF SINGLE STOREY EXTENSION TO REAR  
FOLLOWING DEMOLITION OF EXISTING,  
9-10 ST JOHN STREET, BEVERLEY,  
EAST YORKSHIRE

ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION AND RECORDING

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**CONTENTS**

EXECUTIVE SUMMARY

1	INTRODUCTION.....	1
2	SITE LOCATION AND DESCRIPTION .....	1
3	METHODOLOGY .....	2
4	OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND .....	3
5	RESULTS FROM THE WATCHING BRIEF .....	5
6	CONCLUSIONS .....	8
7	BIBLIOGRAPHY.....	10
8	ACKNOWLEDGEMENTS.....	10

Appendices

1	List of Contexts and Details of Finds
2	Listed Building Description
3	EDAS Written Scheme of Investigation

## EXECUTIVE SUMMARY

In August 2011, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mrs Janet Pelling, via the project architects, Ingleby and Hobson Ltd, to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a single storey extension at the rear of nos 9-10 St John Street, Beverley, East Yorkshire (NGR TA 03680 39212 centred). The archaeological work was made a condition of full planning permission (application DC/11/02499/PLF/EASTSE).

Nos 9 to 11 St John Street represent the site of the Minster's parsons' house, built along the street frontage in 1399. After the Dissolution of St John's College in 1548, the building was converted into a private house, and in the 1672 Hearth Tax it is listed as containing five hearths. In 1701 the property was bought by Joseph Lambert, master of the nearby Beverley Grammar School, and he substantially rebuilt it but retained the medieval foundations. At the north end of the 'old house', Lambert also added a two bay two storey brick range with a rear wing (no. 8), a small three storey staircase tower to the south of this wing, and a probable second staircase wing to the rear of no. 10. Subsequent owners of the house included two tanners, and by 1771 it had been divided into two separate properties. Two more houses (nos 6 and 7) were subsequently built on part of the gardens to the north, and the old house (nos 8-11) was extended to the rear and further sub-divided into three and later four properties.

All the features recorded by the watching brief are likely to date from the 18th century onwards. The maximum depth of excavation reached in the foundation trenches was 0.77m (7.43m AOD) while for the majority of the site the ground level was reduced by c.0.30m (typically 7.62m AOD).

A number of structural elements remain from the former outbuildings to the rear of no. 10, demolished in the 1980s. These outbuildings were built in two phases, by 1853 and after 1890. A large number of existing or abandoned post-medieval drainage and water collection systems were also recorded. The remains of the upper part of a brick well or water tank was uncovered immediately adjacent to the back wall of no. 10. Two brick-lined channels (029 and 031) appeared to have supplied water to this tank, and they were replaced by another well-built and well preserved curving channel - this channel was constructed of two lines of parallel bricks set on a single brick base and covered with stone slabs to form a shallow culvert. Documentary evidence suggests that the water tank could have been constructed in 1853, although it may well have replaced an earlier well in the same position but further to the rear of the narrower 17th century and earlier house represented by nos 9 to 11.

The excavations also exposed the upper parts of the foundations of the back wall of no. 10. The central section was of brick with chalk footings on either side. This wall forms the west side of a two storey back range which was probably added to the house in the late 18th century, although it may also contain early 18th material belonging to Lambert's staircase tower. Apart from a c.1700 casement window at first floor level, little early 18th century fabric can be seen; it is possible that the chalk footings date from this period but insufficient detail and depth was revealed to be certain. It is also probable that the width of the late 18th century extension, and indeed the early 18th century stair tower, was constrained by the presence of the well or water tank which lies immediately adjacent to it.

The predominantly 18th to 20th century pottery assemblage recovered from the watching brief was fairly limited in range, as might be expected from a relatively shallow excavation. However, a few earlier sherds were identified in a residual context, and some individual pieces were of interest, such as fragments of a 17th century Westerwald stoneware vessel and a small sherd from a mid 18th century white English salt-glazed stoneware vessel. In the animal bone/tooth assemblage, cow, sheep, pig and possibly rabbit were represented and are likely to represent domestic waste, but numerically, the assemblage was dominated by bird bones, including chicken.

## 1 INTRODUCTION

- 1.1 In August 2011, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mrs Janet Pelling, via the project architects, Ingleby and Hobson Ltd, to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a single storey extension at the rear of nos 9-10 St John Street, Beverley, East Yorkshire (NGR TA 03680 39212 centred).
- 1.2 The archaeological work was made a condition of full planning permission, granted by East Riding of Yorkshire Council on 3rd August 2011 (application DC/11/02499/PLF/EASTSE). The condition (number 2) stated that: "No development shall take place until the applicant, or their agents or successors in title, 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] Development shall be carried out in accordance with the approved details". A 'Written Scheme of Investigation' was subsequently produced by EDAS (see Appendix 3); this was approved by East Riding of Yorkshire Council on 12th October 2011 (application DC/11/30442/CONDET/EASTSE) following advice from the Humber Archaeology Partnership (ref SMR/PA/CONS/17139).

## 2 SITE LOCATION AND DESCRIPTION

- 2.1 The development site lies in a row of houses on the west side of St John Street, immediately adjacent to Beverley Minster (see figure 1). Nos 9-10, now one dwelling, form the centre of the row, which runs from no. 8 to no. 11 (see plate 1). The area of the proposed extension lies at the back of no. 10, and runs a short way along the south wall which forms a boundary with no. 11 (see figure 2 and plate 2). Part of the area of the proposed development was formerly the site of a range of single storey outbuildings which was demolished in the early 1980s (see figure 3); prior to the start of groundworks, the site was a modern brick-paved patio with a raised flower bed to the south. Nos 8-11 form a Grade II Listed Building (see Appendix 2), and the site lies within the Beverley Conservation Area.
- 2.2 Nos 9-10 St John Street is 2½ storeys high, forming part of the row which incorporates many individual dormers, chimney stacks and wings of various sizes, unified by a more or less constant cross section with a two storey element facing the street (see plate 1). It has a steeply pitched pantile roof and a rear roof cranking down to a shallower pitch also punctuated by dormer window, velux windows and chimney stacks. Nos 9 to 11 are part of an identifiable group with a late Victorian cottage to the south and no. 8 on the north side, the latter showing a similar facade but with a substantial early 18th century gabled wing and staircase wing to the rear.
- 2.3 The rear (west) elevation of nos 9-10 has been whitewashed, possibly obscuring some surviving structural evidence. This rear elevation forms part of an extension to the main single-room deep house, probably made in the late 18th century when the property was first sub-divided. However, it may incorporate the remains of the former main staircase wing of an c.1700 house, the surviving three-storey staircase tower behind no. 9 perhaps once having functioned as the servants' or a secondary staircase (see below; Neave 1996, 35-38).
- 2.4 The majority of the rear elevation appears to be built of handmade bricks (average dimensions 235mm by 110mm by 70mm), laid in a rough English garden wall bond

(three or four stretcher courses to each header course); the original bonding material is largely obscured by the whitewash (see plate 2). A small single storey addition to the north end probably dates to the early 20th century. To the south of this, to the ground floor, is a 12-pane (6 over 6) horned sash, and then an inserted modern doorway. To the first floor, there are smaller 9-pane and 6-pane windows to the north and south ends respectively. The north window has a blocking to its north side. Between these two is a wooden casement window of c.1700. If this is *in situ*, it may mark the position of the former main staircase to the c.1700 house, although there is little obvious surviving evidence in the rear (west) elevation of nos 9-10 to suggest that an earlier structure was incorporated here.

### 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 (topsoil stripping and excavation of foundation and service trenches), 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 by the development.
- 3.2 The watching brief was carried out on 4th and 5th October 2011. Prior to inspection by the archaeologists, the modern brick-paved patio, which extended into the south-east corner of the site where the southern boundary wall meets the rear wall of the house, had been removed together with deposits beneath it, to a depth of between 0.30m-0.40m. The remainder of the soil stripping and excavation was closely and continuously monitored. A right-angled trench measuring a total of 6.80m long by c.0.87m wide, and up to 0.69m deep (7.49m-7.51m AOD), was dug for the foundation of the new extension. A second trench, 4.50m long, 0.45m wide and up to 0.77m deep (7.43m AOD), was dug on a curving alignment to provide a connection to an existing manhole in the garden area to the west. Within the area of the new extension, the ground level was reduced by c.0.3m in depth (typically 7.62m AOD). The excavations were mostly done using a small Kubota tracked mechanical excavator with a toothless bucket, although some areas were hand dug by the contractors and archaeologists.
- 3.3 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 53 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 one more detailed section drawing was produced at 1:10 scale. A photographic record was maintained using a digital camera. Levels OD were obtained from an adjacent Ordnance Survey benchmark.
- 3.4 The artefacts (mostly pottery, ceramic building material (CBM) and clay pipes but also some animal bone and modern window glass, iron nails etc) recovered from the watching brief were assessed and spot-dated; Appendix 1 provides catalogue of the pottery and clay pipe assemblage. None of the artefacts were found to be of particular importance and none were retained. The project archive was subsequently deposited with the East Riding of Yorkshire Museum (EDAS site code SJB 11; accession number 2012/49).

## 4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The site of the proposed development lies in the heart of historic medieval Beverley, adjacent to the Minster (see figure 2). Although the present building largely dates to the early 18th century, nos 9 to 11 lie on the site of the former Minster's parsons' house. The seven parsons or rectors choral (*berefellarii*) originally lived in the Bedern (the communal residence of the Minster clergy), further to the east in the collegiate precinct, but new accommodation was built in 1399 when they were granted a piece of land in the Bedern Close. The east side of this land coincided with what is now St John Street where it measured 62 feet (18.9m) wide - the west side measured 96 feet (29.3m) wide and it was 177 feet (54m) long. The internal arrangements of the parson's house are unknown, but it was probably a two storey building with timber framing to the first floor, with a hall and communal dormitory (Neave 2000, 201).
- 4.2 The site of the parsons' house can be identified as nos 9 to 11 St John Street, as the existing street frontage measurement of 18.9m accords with the 1399 grant (Neave 2000, 201). Nos 9 to 11 rest on a medieval stone base, and when no. 9 was restored in 1974, its front wall was found to rest on a dressed stone wall of considerable depth, 3ft thick, from an earlier possibly 14th century building (Miller *et al* 1982, 14).
- 4.3 The history and structural development of St John Street has fortunately been researched in considerable detail by Dr Susan Neave (Neave 1996). The College of St John was dissolved in 1548 and many of the collegiate buildings were granted to two officials, Sir Michael Stanhope and John Bellow. Many were then demolished, but the parsons' house apparently survived. It was presumably converted to a private house, for in 1629 it was sold by a John Curdix to Elizabeth, widow of John Winche of Beverley (Susan Neave, *pers. comm.*). A five-hearthed house listed in the 1672 Hearth Tax returns almost certainly refers to nos 9-11, and it and the adjoining land were sold by William Smith, his brother Thomas Smith and his step-son John Chappelow in April 1701. The fact that the house was jointly held by the two Smith brothers implies that it was a property which had been inherited, and it may have been in the hands of the Smith family for some time (Neave 1996, 6).
- 4.4 The 1701 purchaser was Joseph Lambert, master of the nearby Beverley Grammar School. In his will, dated September 1711, Lambert described how he had 'lately' rebuilt the house, with 'almost all the old house being pulled down', suggesting he retained the foundations (but presumably not much else) of the earlier building. A structural survey carried out in 1996 suggests that Lambert's house originally had a ten bay facade with a central doorway, and a second entrance to the right (see figure 4). The windows (now sash) would have been casements with broad mullions and transoms. At the north end of the 'old house' (i.e. nos 9-11), Lambert added a two bay brick range of two storeys and an attic with a rear wing (no. 8), possibly to accommodate school borders. The front wall of this range is considerably narrower than nos 9 to 11, and both the rear wing and north end of the front elevation have ashlar quoins, which may have come from an earlier building. To the south of the rear wing Lambert built a small three storey staircase tower with a hipped roof. The position and relative simplicity of this staircase, and clues from elsewhere in the building, suggest there was also a second staircase wing to the rear of no. 10, part of which may survive in the existing building. Lambert's gardens were fairly extensive and extended some way west of the house and north as far as Minster Moorgate (Neave 2000, 201 & 210; Neave 1996, 32-42).

- 4.5 Neave's detailed history also means that the later development of nos 8 to 11 is understood. Joseph Lambert died in 1717 and in 1729 the house and gardens were sold to a tanner, John Croft. Croft, who already owned an adjacent plot of land to the west, stretching back to a newly-built workhouse on Minster Moorgate, used some of the land as a tanyard (see figure 5). In October 1769, some four years after selling the tanyard and orchards to Robert Blanshard, Croft sold the house and adjacent land to George Acklam, another tanner. In 1771 the house was described as being 'two tenements or dwelling houses', suggesting it had been divided into two by then. In 1777 the house was purchased by Joseph Beaumont, a local fellmonger (dealer in hides and skins), together with a brewhouse, a bark mill, an outbuilding, two gardens, an orchard and a tanyard (Neave 1996, 15-19). Two more houses (nos 6 and 7) were subsequently built on part of the gardens, and the old house (nos 8-11) was extended at the rear and further sub-divided into three and later four properties (Neave 2000, 211) (see figure 5). This sub-division is evidenced by the complex flying freeholds and the mid-Georgian staircases in nos 9, 10 and 11, as opposed to the late 17th century staircase in no. 8 (Jonathan Hobson, *pers. comm.*). By 1881, five more houses (nos 1 to 5) were built to the north, completing the development of St John Street.
- 4.6 In the mid 19th century, a Board of Health Enquiry into sanitary conditions in Beverley reported on the foul ditch which ran behind nos 8-11 (Neave 1996, 23). This ditch, which would have been essential for the operation of the tanneries here, was a continuation of the Walkerbeck, Beverley's main open sewer. In 1853 work at no. 11 included arching over this drain as well as building a new privy and cleaning the old one out, while at no. 10 the well was opened out and cleansed and a new privy built. Thomas Ringrose, a bricklayer, was also paid for 'cutting out and stopping with cement the bad bricks in front of and colouring the fronts of the houses' - this may have been the first time that nos 8-11 were colour-washed.
- 4.7 The 1st edition Ordnance Survey plan of 1853 shows all the houses in St John Street (then named as St John's Street), together with the gardens and orchards to the rear of the street frontage properties (see figure 5). There are what appear to be two extensions to the rear of no. 10, but the more detailed 1890 Ordnance Survey plan shows that they are actually extensions to the rear of both nos 9 and 10 (see figure 6). The back walls of these extensions line up with the rear of no. 8, which means that the wider part of the former outbuildings demolished in the early 1980s was built at this time.
- 4.8 Some archaeological investigation has been carried out in St John Street. In 1889, skeletons and other human remains were found in the street and around the Minster (Miller *et al* 1982, 15). In 2002-03, an archaeological trench was dug inside the front room of no. 6, which revealed remains pre-dating the existing house. Initial finds dated to the 18th century, which may represent an earlier industrial building which was 'embedded' within the present house. Beneath this layer, at some depth, a stone wall and a series of floors dating from the 14th century overlay earlier structural remains dating from the 12th to 13th centuries. These included a medieval hearth built by laying tiles on edge, and 13th century masonry fragments which are identical to those inside the east end of the Minster. Below these deposits was a bed of chalky mortar that was thought to have formed the bed for a sill beam of a timber-framed building. This feature lay within a peaty layer that contained numerous wattle stakes and pottery dating from the 11th and 12th centuries (Mackey 2003; Rod Mackey, *pers. comm.*). Another archaeological trench excavated at the rear of no. 12 in 2008 revealed a post-medieval chalk platform as well as tanning pits, presumably associated with Croft's tanyard noted



above. In general, the medieval deposits lay at depths of more than 1m below existing ground levels (Rod Mackey, *pers. comm.*).

## 5 RESULTS FROM THE WATCHING BRIEF (see figure 7)

- 5.1 As noted in Chapter 3 above, the modern brick-paved patio (043) extending into the south corner of the development area, where the southern boundary wall (048) meets the rear wall (001) of the house, had been removed together with deposits beneath it, to a depth of between 0.3m and 0.4m, prior to the start of the watching brief (see plate 3).
- 5.2 A small area of concrete (038), measuring c.0.86m by 0.80m and 0.05m thick, was cut by the south end of the new foundation trench. Below this was a c.0.07m thick layer of brick and rubble hardcore (039). The south end of the trench also cut through part of an adjacent L-shaped brick wall foundation (019), 0.35m-0.37m wide (see plate 5); the individual bricks measured 227mm by 110mm by 56mm and were bonded and partially covered with a lime mortar spread, and the top of the foundation lay at 7.80m AOD. The structure was partially covered by a firm orange-brown sand (009). A brown glazed circular ceramic drain/sewer connection (025), 0.32m in diameter, lay immediately to the north, with a 0.13m wide ceramic pipe (045) running to the west towards a manhole cover (040). All these features are likely to relate to one of the cells in the narrow post-1890s west end of the former outbuildings to the rear of no. 10 which were demolished in the 1980s.
- 5.3 Crossing the site were two modern ceramic drains (003 and 007), running from the north end of the back wall of no. 10 to a manhole cover set in a concrete base (040). The longer northern drain (003) was contained within a 0.30m wide vertically-sided flat-bottomed cut (005) which was filled with a firm yellow-brown sand (018) containing moderate amounts of small rounded gravel. Nearer the manhole cover, the drainage cut could not be seen within the general firm brown clayey garden subsoil (037) which lay under a blanket layer of loose and friable dark brown loam topsoil (036), c.0.35m thick. The top of the drain (003) was at 7.63m AOD adjacent to the house and at 7.43m AOD near the manhole. The shorter drain (007), which linked with the longer drain, was set within another vertically-sided flat-bottomed cut (012), 0.28m wide and 0.38m deep, again filled with a firm yellow-brown sand (020) containing moderate amounts of small rounded gravel.
- 5.4 Adjacent to the east end of the southern boundary wall (048) was a roughly semi-circular cut (046) measuring c.1.2m long by c.0.6m wide. This was filled with a soft very dark brown gritty soil (047) containing a moderate amount of ceramic building material (CBM). The feature was not excavated but it is probably associated with the demolition of the former outbuildings here.
- 5.5 Beneath a thin layer of firm creamy-yellow bedding sand (042) for the modern brick-paved patio (043), part of which remained on the north side of the trench, were patches of a distinctive firm orange/brown sand (009) at least 0.04m thick containing occasional gravel. This sand also covered the drain/sewer connection (025) and other features. It was probably laid down in the 1980's after the demolition of the various outbuildings, and it was also seen to be covering the infill of a brick cistern or well (008; see below) immediately adjacent to the back wall of the house (001).

- 5.6 Part of a disused surface water drainage system (015) was exposed running approximately north-south through the centre of the site. Where exposed, the glazed ceramic pipe was 0.10m wide, and it lay in a 0.30m wide linear cut (016) filled with a friable dark brown loam (017) containing occasional small stones. The south end of the drain connected into a 0.31m diameter brown glazed settling drain set in a 0.31m square brick-lined pit (023) covered with a broken limestone slab (024). This pit lay close to the east end of the brick foundation (019) and parts of what appeared to be the same drainage pipe were noted in the foundation trench adjacent to the backdoor of the existing extension to the rear of no. 9.
- 5.7 The remains of a wall foundation (013), 0.90m long and up to 0.30m wide comprising one course of roughly shaped chalk blocks c.0.22m thick and the occasional brick and limestone fragment, were exposed in the easternmost part of the new foundation trench (see plate 6); the top of the foundation lay at 7.68m AOD and its north end had probably been truncated by the modern pipe trench (005). Partly overlying the south end of the chalk foundation was a c.1.0m long alignment of handmade brick and half bricks set on edge (measuring 260mm long, 48mm wide and 60mm thick) (022) set with a lime mortar; the top of the bricks lay at 7.87m AOD. Below this was a small area of firm brown gritty soil (027), which was probably the same as the grey-brown gritty background soil (014) seen elsewhere on the site. It appeared that the bricks (022) and chalk blocks (013) were part of the same foundation, although the mechanical method of excavation meant this could not be precisely determined. This north-south wall foundation was in the correct position and had the right alignment to be part of the end wall of the wider part of the former outbuildings demolished in the 1980s; however, the wall could actually be of two phases, with the chalk blocks perhaps forming part of an earlier structure.
- 5.8 The top of a circular well or cistern (008) was exposed by the topsoil strip immediately adjacent to the back wall of no. 10 (see plate 4). The circular collar was c.1.20m in diameter and no more than 0.40m thick overall, composed of at least two courses of brick laid as stretchers pointing inwards; the upper course slightly overlapped the lower course to create a slightly corbelled effect (see plate 7). The apparently handmade bricks were wide and thin, measuring 240mm long by 132mm wide and 44mm-50mm thick, and may have been reused. They were set in a lime mortar although the upper parts had a more modern cement mortar on top. A third outer course of bricks appeared to have been present originally but it had been damaged by the insertion of the modern drainage pipe trenches (005 and 007) on either side. The top of the brickwork lay at 7.73m AOD, and it was not possible to determine if the collar had originally risen any higher. The opening was infilled to within c.0.30m of the top of the bricks, the infill being covered by a deposit of the distinctive firm orange/brown sand (009) with occasional gravel also seen over the brick footings (019) further to the west. Two small voids or holes (051 and 052) were noticeable on opposite sides of the well/cistern, passing through the surrounding soil (014), and the immediate surrounding area sounded very hollow when the surface was trowelled. These holes, more than 0.27m deep and at an approximate 45° angle, might simply be rat holes, but it is perhaps more likely that they represent localised collapse of the corbelled roof of a cistern; the holes were not investigated further as they lay beneath the required excavation depth for the development.
- 5.9 Also exposed by the topsoil strip within the area of the proposed new extension was a brick drainage gully (010), 0.42m wide and 3.10m long, running on a curving alignment south-west from the well/cistern (008) (see plate 8); the bricks measured 232mm by 111mm by 62mm. According to the levels taken, it sloped from 7.77m

AOD at the south-west end to 7.64m AOD at the north-east end, i.e. it was draining towards the well/cistern. The gully was formed by two lines of parallel bricks set on a single brick base, which itself was bedded on lime mortar. The base was cut into the general grey-brown gritty background soil (014), the vertical sided cut (049) appearing to continue right up to the southern edge of the well/cistern (008), although the bricks immediately adjacent to it were not present and they may have been removed by the insertion of the modern drainpipe (007). The gully was covered at its south-west, higher, end by a 0.52m wide sloping stone slab (026) and it had probably been truncated beyond that point by the insertion of a modern ceramic drain (015/016) and the settling drain (023) noted above. It is assumed that the brick drainage gully (010) was originally capped along its whole length with slabs, and that it channelled rain water into the well/cistern although the entry point was not evident within the depth of excavation required for the new extension. The gully was filled with a firm brown fine silt (011), less than 0.65m deep, which contained a relatively large quantity of small animal bones (mostly avian, together with some sheep and pig teeth, and butchered cow and sheep bone fragments), probably representing domestic waste, as well as small fragments of CBM, window glass, fragments of iron nails and a small brass reinforcing ring.

- 5.10 The remains of another brick drainage gully (031), 0.24m wide and 0.70m long, were present just to the south of the upper end of the main brick channel (010). This also consisted of two parallel lines of handmade brick laid on edge, the 230mm long by 52mm thick bricks showing a degree of curved distortion. The infill (032) of the channel was a firm fine dark brown silty loam likely to have filtered through gaps in a capping which was no longer evident. This gully lay at a slightly greater depth than the main brick channel (010), and appeared to be cut by it.
- 5.11 A c.1.1m length of a third brick drainage gully (029) was exposed in the northern part of the foundation trench, partially underlying the north-south chalk footing (013). It ran in an approximate north-east/south-west direction in a partially exposed cut (044) and was constructed of two parallel lines of handmade bricks (240mm-270mm long by 115mm-130mm wide and 50mm thick) laid flat; it probably had a brick base like drain 010 but this could not be determined. The alignment was 0.42m wide and lay at 7.46m AOD, and it was partly covered by a stone slab (not retained or measured). The drain was filled with a soft dark brown silty deposit (030) c.0.07m thick containing occasional small fragments of brick and animal bone, and it had been inserted through the soft moist grey-brown gritty soil (028), the lowest deposit encountered in the eastern part of the site. The precise relationship between the adjacent well/cistern (008) and the drain (029) was unclear - the levels seemed to suggest that the drain fell away to the west, away from the well/cistern, although this was not certain and the drain could in fact have been feeding into the well/cistern.
- 5.12 The very small area of the grey-brown gritty soil (028), excavated slightly deeper than the rest of the foundation trench during the cleaning of the adjacent drainage gully (029), contained oyster shell, animal bone fragments, a narrow clay pipe stem, a small piece of lead sheeting, parts of two iron nails, and fragments of slate, coal, ceramic roof tile and brick. This relatively undisturbed deposit lay at 7.41m AOD, under the soft grey-brown soil (014) seen elsewhere, and it may represent an open soil horizon, although very little of it was able to be examined in the confines of the foundation trench.
- 5.13 The north-south aligned back wall of no. 10 (001), measuring 4.82m long, is of brick construction, laid in an English Garden wall bond (one course of headers and three or four courses of stretchers). The excavations showed that the lower part of

the south end of the wall (2.66m long) rested on a heavy chalk foundation (041), projecting forwards (west) of the brickwork above by about 0.08m. The chalk blocks were roughly dressed, less than 0.82m long and up to 0.14m thick; the top of the chalk lay at 7.72m AOD, which was the same level as the brick-on-edge foundation (033) to the adjacent east-west boundary wall (048). A similar chalk foundation (006) was seen at the north end of the back wall of no. 10 which, although it was difficult to see due to the various modern drainage works, appeared to project less far forwards, perhaps only c.0.04m. Both lengths of chalk foundations (041 and 006) seemed to be contemporary, but the central 1.05m long section of the wall was composed of two courses of brick (004) which projected out (west) from the wall face above by 0.1m. The north side of the brickwork was disturbed by a vertical cut (012) for a drain pipe (007); the cut was filled with a firm yellow-brown sand (020) containing moderate amounts of small rounded gravel. The south side of the brickwork was marked by a single well-cut rectangular limestone block (053) 0.31m long; the top of the block lay at 7.73m AOD but it was not clear whether it was part of the original foundation or later infill. Adjacent to the brickwork (004) was a small patch of very firm yellow-brown clay (021).

- 5.14 The eastern 1.09m length of the east-west brick wall (002) of the adjacent modern extension at the back of no. 9 was founded on a single course of brick-on-edge foundation (034). The western section only had minimal foundations. Both foundations overlay a friable moist dark brown loam (035), c.0.13m thick, which contained pottery, CBM and animal bone.
- 5.15 The ceramic assemblage from the excavation mainly consisted of pottery sherds and clay pipe stem fragments, ranging from the 17th century to the 20th century, and representing typical domestic and kitchen wares (see Appendix 1). Two slightly earlier sherds were identified in a residual context (035) within the soil present in voids beneath the wall foundation (034) of the extension to the rear of no. 9, immediately beneath the angled doorway to the back kitchen. One was a small body sherd from a probable Humberware vessel (14th-16th century) while the other was a small body sherd from a Ryedaleware vessel of late 16th/early 17th century date.
- 5.16 Other sherds, of interest although not of particular significance, included two small joining body sherds from a 17th century Westerwald stoneware vessel within the general background soil (014) exposed after removal of the modern patio and its bedding sand, adjacent to the house and the well or cistern. This imported German stoneware vessel had impressed and incised panels, with applied floral motifs and typical cobalt blue glaze decoration. Also of interest was a small body sherd from a mid 18th century vessel of white English salt-glazed stoneware, with applied, pinched, strap decoration from the former garden sub-soil (037). This thin, fine, pottery with a very finely pitted surface, giving an orange-peel effect finish, can be described as good quality middle class ware.

## 6 CONCLUSIONS

- 6.1 All the elements recorded by the watching brief are likely to date from the 18th century onwards. The maximum depth of excavation reached in the foundation trenches was 0.77m (7.43m AOD) while for the majority of the site the ground level was reduced by c.0.30m (typically 7.62m AOD); it is known that, in this part of Beverley, medieval deposits lie at depths of more than 1m below existing ground levels. Nevertheless, a significant number of features and deposits were recorded by the watching brief.

- 6.2 A number of the structural elements, for example a small area of concrete (038) and an L-shaped brick wall foundation (019) and another short length of north-south aligned chalk and brick foundation (013/022), remain from the former outbuildings to the rear of no. 10, demolished in the 1980s. The various historic maps show that these outbuildings were built in two phases - the wider eastern end had been built by 1853, but the narrower western two cell range is post-1890 in date. The L-shaped foundation (019) is part of the later range while the north-south aligned foundation is earlier. It might be that this wall is actually of two phases, with the chalk blocks (013) forming part of the early 19th century extension and the brick (022) being part of a later post-1890 rebuild.
- 6.3 A large number of existing or abandoned post-medieval drainage and water collection systems were also recorded. Two modern drains (003 and 007) ran west towards a manhole (040), and two slightly earlier ceramic drains (015 and 045) were probably associated with the former outbuildings. The remains of the upper part of a brick well or cistern (008), already known but apparently unrecorded in detail, were uncovered immediately adjacent to the back wall of no. 10. Two brick-lined channels (029 and 031), which appeared to be supplying water to it, had been replaced by a further well-built and well preserved curving channel (010). This channel was constructed of two lines of parallel bricks set on a single brick base and covered with stone slabs to form a shallow culvert.
- 6.4 The fact that the collar of the well or cistern (008) was slightly corbelled, that there were two small voids (051 and 052) adjacent to it, and that the whole area sounded very hollow when trowelled, all suggest that this structure is a 19th century cistern or water tank rather than a straight-sided well. These water tanks are commonly found behind houses or in rear yards in Beverley (Rod Mackey, *pers. comm.*; e.g. Dennison 2006), as well as in agricultural and ecclesiastical contexts (e.g. Dennison & Dennett 2006; Richardson & Dennison 2007). They were used to store rainwater gathered through guttering and downpipes to ensure a constant supply of 'softwater' for domestic or day-to-day use. The position of the water tank means that it would have laid in the small open yard between the later extensions to the rear of nos 10 and 9, while the curving culvert (010) was within the extension to no. 10; the presence of the water tank may well be the reason that the rear extensions were not continuous. It is possible that the water tank was constructed in 1853, when there are records of the well to the rear of no. 10 being 'opened out and cleansed' (see Chapter 4 above). However, the apparently handmade bricks forming the collar of the tank were wide and thin, and so they may have been reused from an earlier, perhaps even late medieval, well lying in the same position but further to the rear of the narrower 17th century and earlier house represented by nos 9 to 11.
- 6.5 The excavation also exposed the upper levels of the foundations of the back wall (001) of no. 10. The central section was of brick (004) with chalk footings (006 and 041) to either side. This wall forms the west side of the two storey back range which was probably added in the late 18th century, although it may also contain early 18th material belonging to a staircase tower constructed by Joseph Lambert when he rebuilt the 17th century and earlier house (see figure 4). Apart from the c.1700 casement window at first floor level, little evidence for any early 18th century fabric can be seen; it is possible that the chalk footings, which project slightly out from the wall face above, could be of this period but insufficient detail and depth was revealed to be certain. It is also possible that the width of the late 18th century extension, and indeed the early 18th century stair tower, was constrained by the presence of the well or cistern which lies immediately adjacent to it. Finally, it is possible that the central 1.05m long brick section (004)

represents a former doorway into the either the rear yard or the pre-1853 rear extension.

- 6.6 The predominantly 18th to 20th century pottery assemblage recovered from the watching brief was fairly limited in range, as might be expected from a relatively shallow excavation. However, a few earlier sherds were identified in a residual context, and some individual pieces were of interest, such as fragments of a 17th century Westerwald stoneware vessel and a small sherd from a mid 18th century white English salt-glazed stoneware vessel. In the animal bone/tooth assemblage, cow, sheep, pig and possibly rabbit were represented and are likely to represent domestic waste, but numerically, the assemblage was dominated by bird bones, including chicken.

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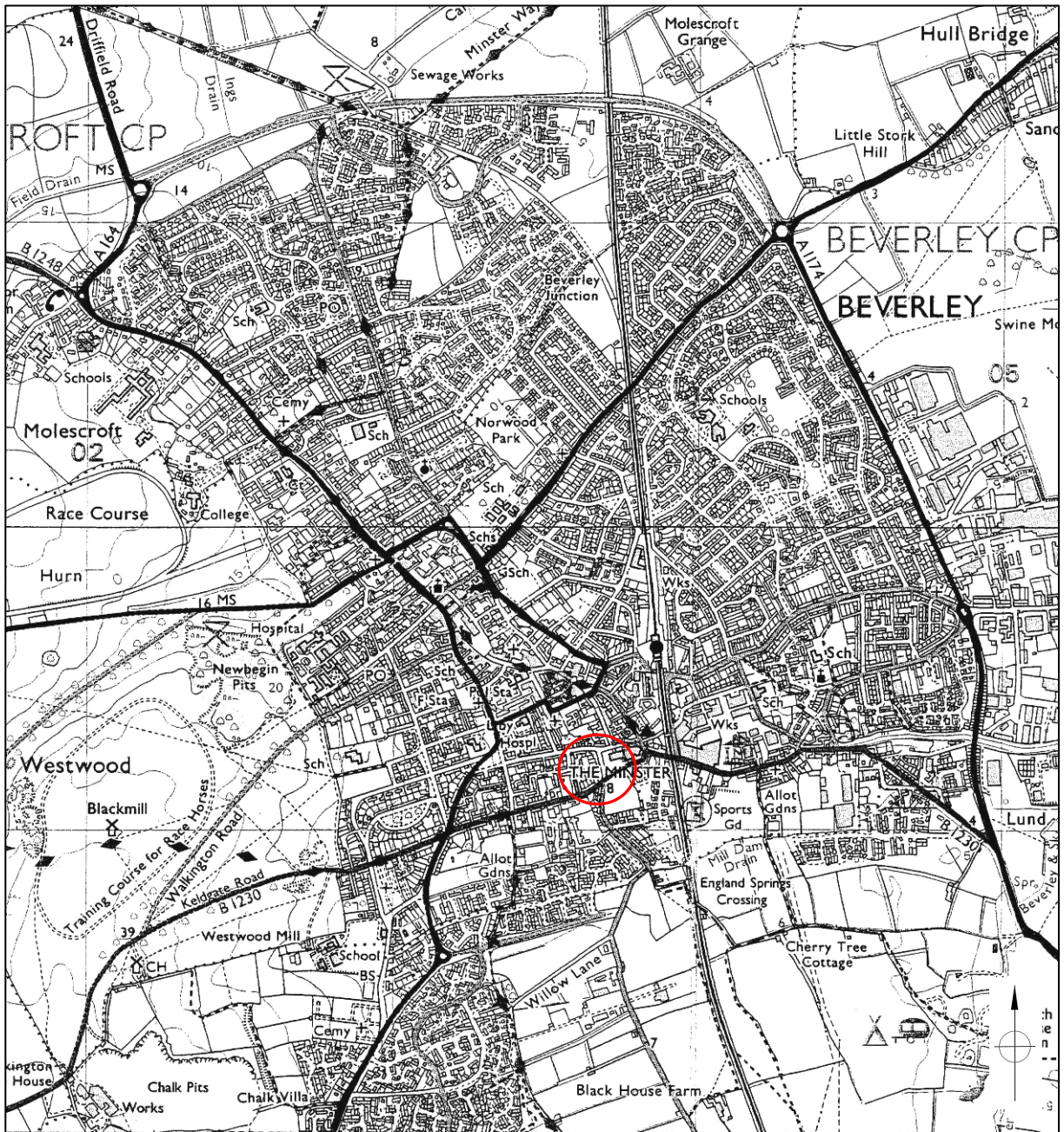
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## 8 ACKNOWLEDGEMENTS

8.1 The archaeological watching brief was commissioned and mainly funded by the owner and developer, Mrs J Pelling; some additional funds were provided by EDAS. EDAS would like to thank Mrs Pelling and the site contractors (Barker and Grantham Ltd.) for their co-operation in carrying out the work. EDAS would also like to thank Dr Susan Neave for supplying a copy of her 1996 manuscript, and Peter Didsbury for identifying and spot-dating the pottery and clay pipe fragments.

8.2 The site recording was undertaken by Kate Dennett and Rod Mackey on behalf of EDAS, and Kate Dennett produced the fieldwork records. Ed Dennison produced the final report and drawings, and the responsibility for any errors or inconsistencies remains with him.



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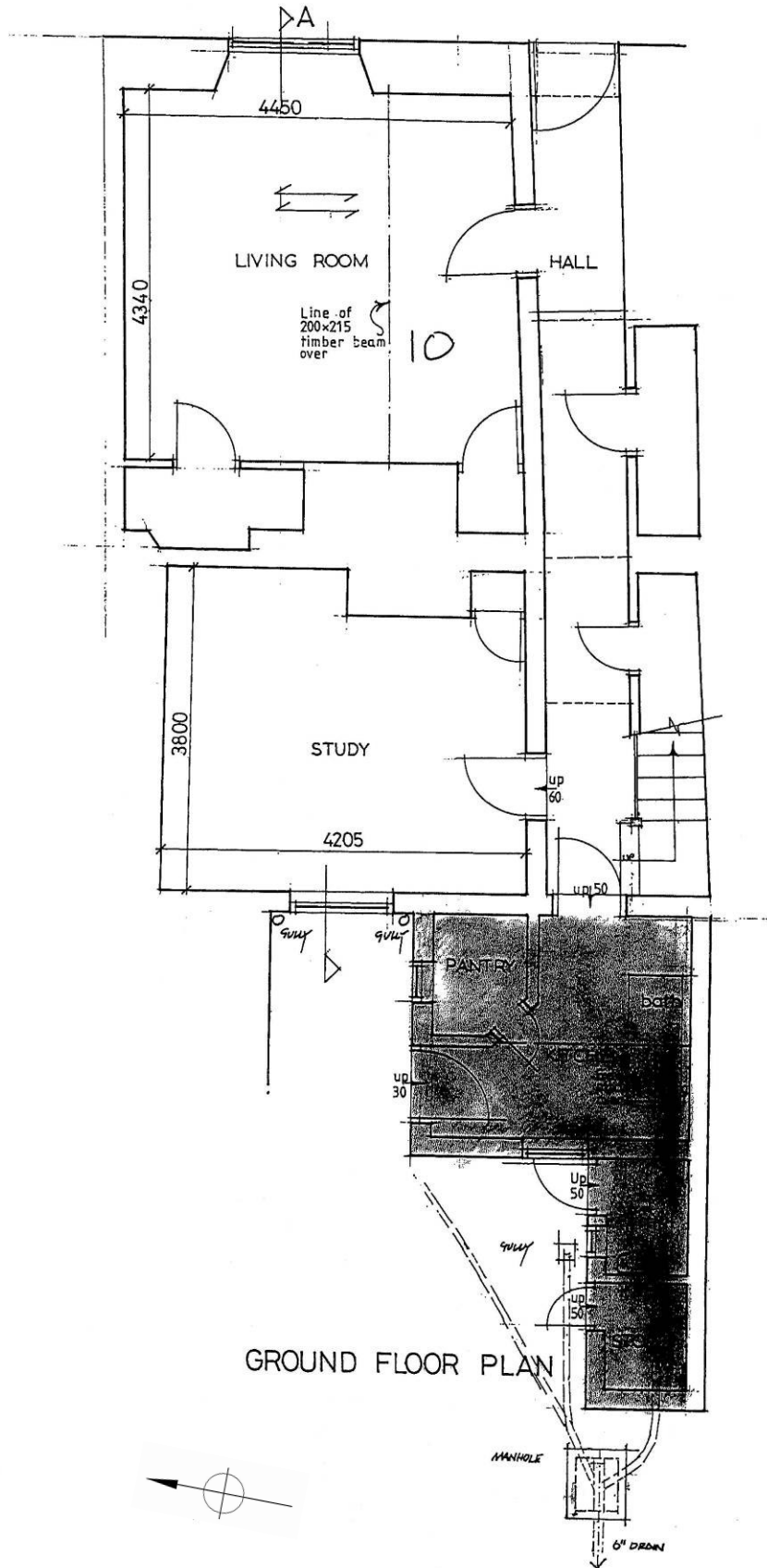
PROJECT	
9-10 ST JOHN STREET, BEVERLEY	
TITLE	
GENERAL LOCATION	
SCALE	DATE
NTS	MAY 2012
EDAS	FIGURE
	1



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PROJECT		9-10 ST JOHN STREET, BEVERLEY	
TITLE			
AREA OF WATCHING BRIEF			
SCALE	NTS	DATE	MAY 2012
EDAS		FIGURE	2

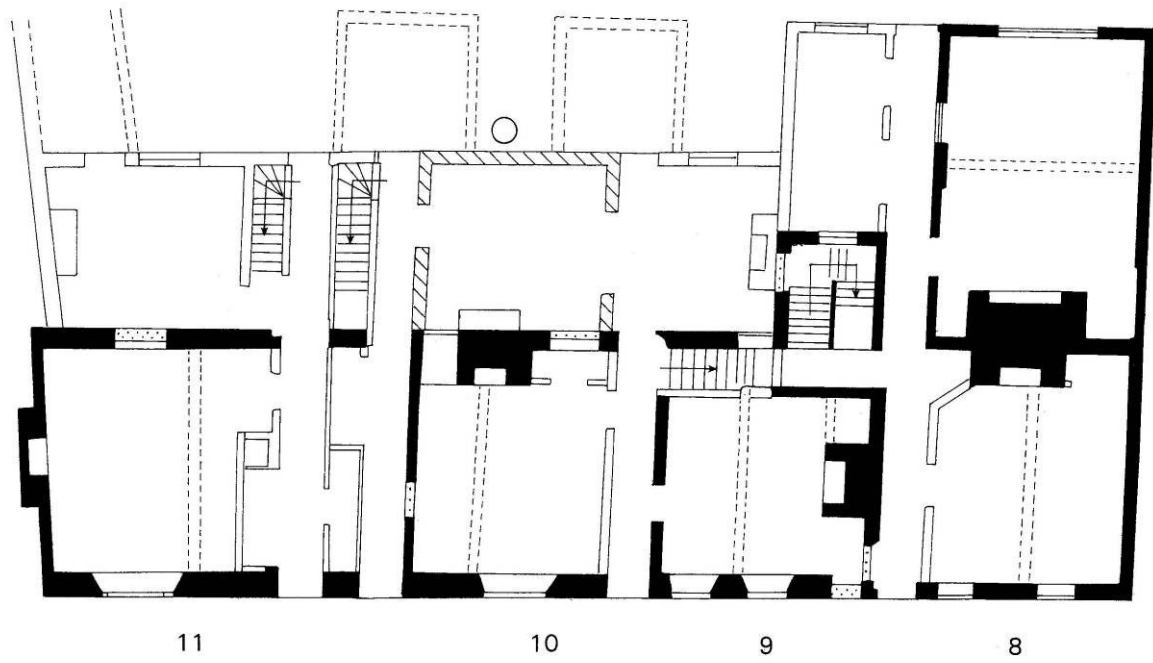




b  
 EXTRACT FROM INGLEY AND HOBSON ARCHITECTS  
 ARCHIVE DRAWING NUMBER 11724 JUNE 1982  
 SCALE 1:50 @ A3

Archive plan provided by Ingleby and Hobson Architects.

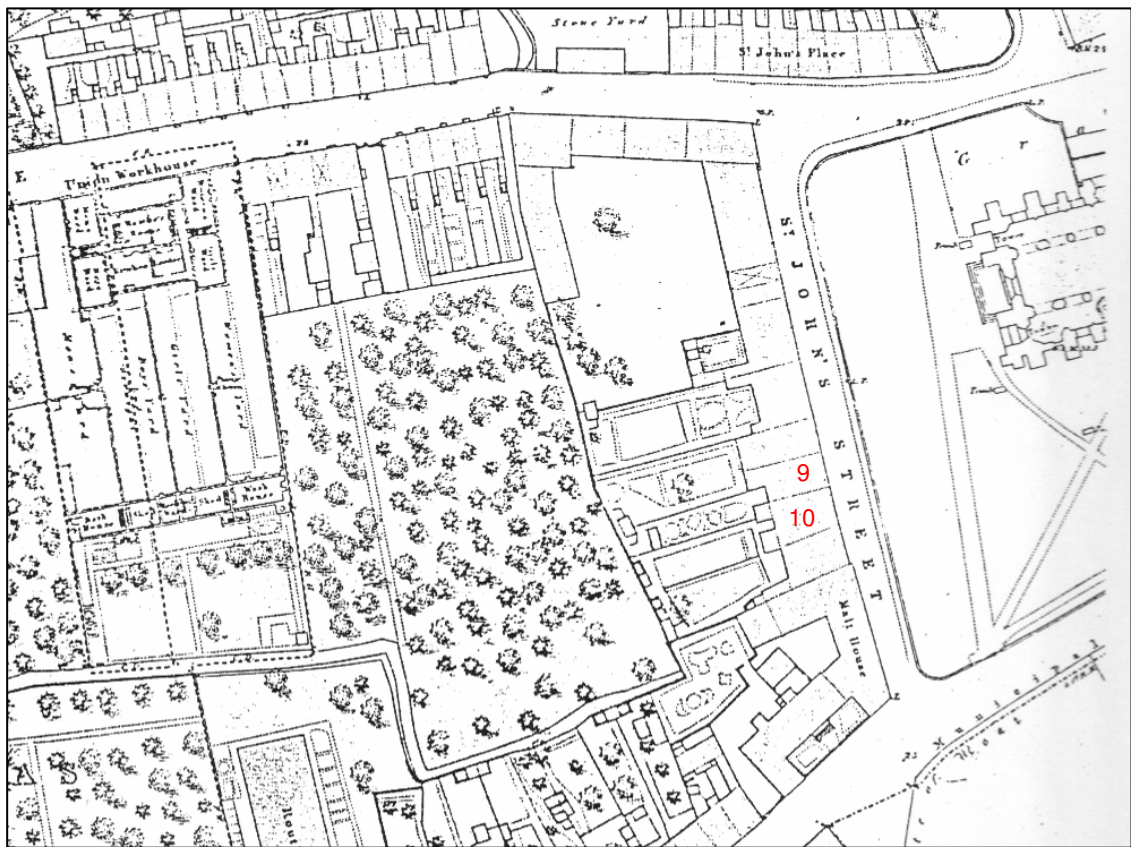
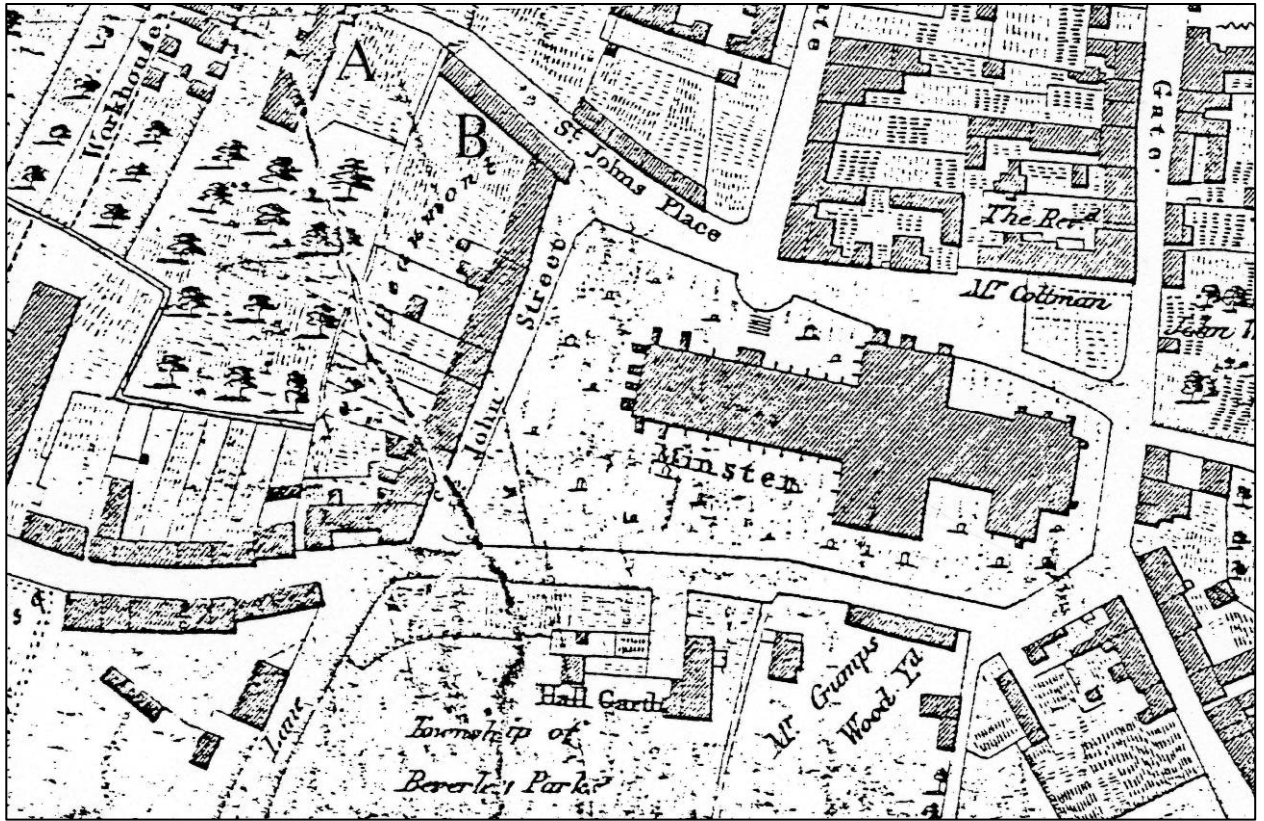
PROJECT		9-10 ST JOHN STREET, BEVERLEY	
TITLE		DEMOLISHED OUTBUILDINGS	
SCALE	NTS	DATE	MAY 2012
EDAS		FIGURE	3



After Neave 1996

- 1695-1705 house
- Possible main staircase wing of 1695-1705
- Late 18th-early 19th century additions
- Later extensions
- Blocked opening

PROJECT	
9-10 ST JOHN STREET, BEVERLEY	
TITLE	
NOS 8-11 GROUND PLAN	
SCALE	DATE
NTS	MAY 2012
EDAS	FIGURE
	4

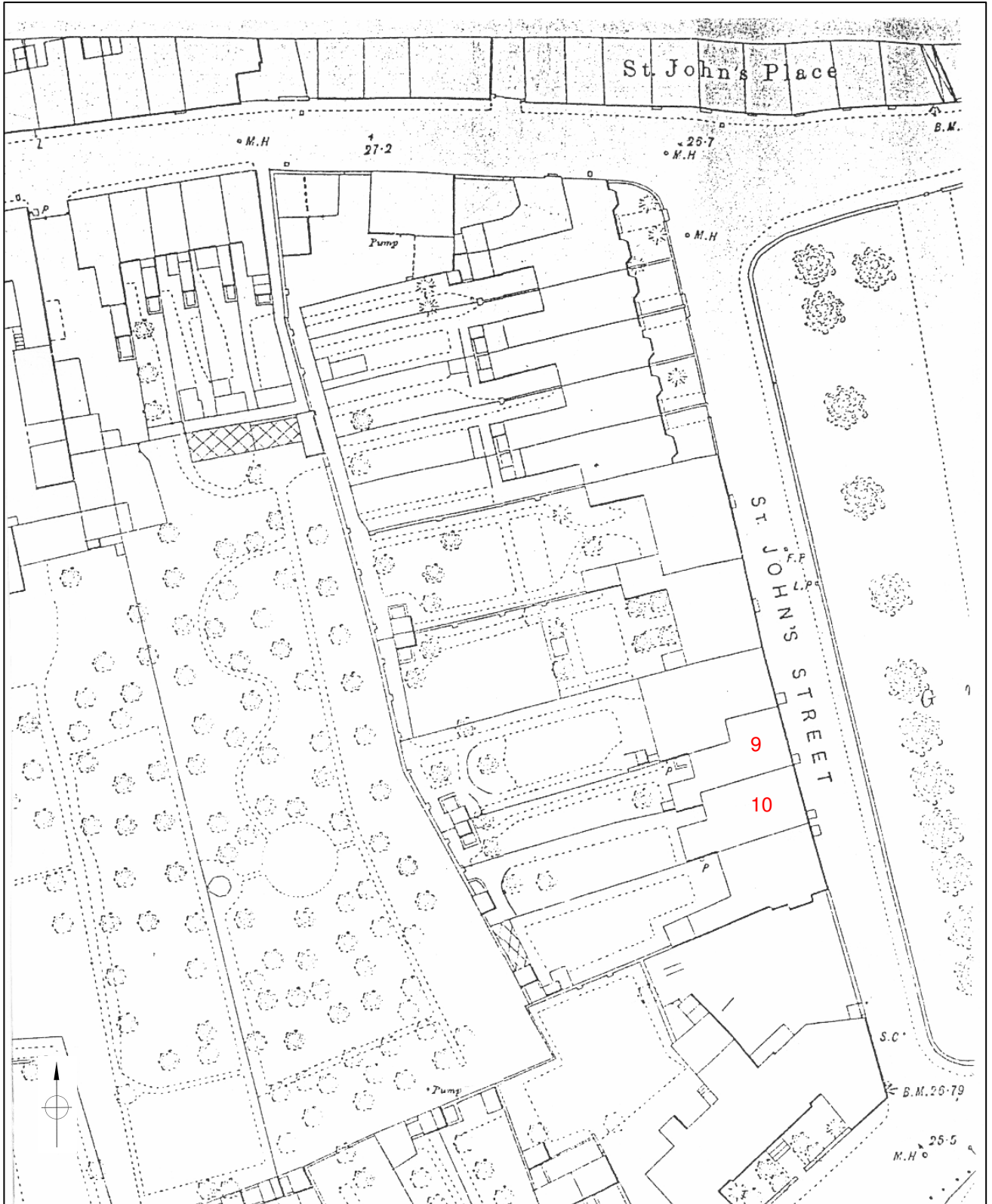


Top: John Wood's plan of Beverley, 1828.  
 A = Croft's tannery (early 18th century).  
 B = Acklam's tannery (c.1770).  
 Source: Neave 1996.

Bottom: Ordnance Survey 1853 map, sheet 4,  
 5 feet to 1 mile.



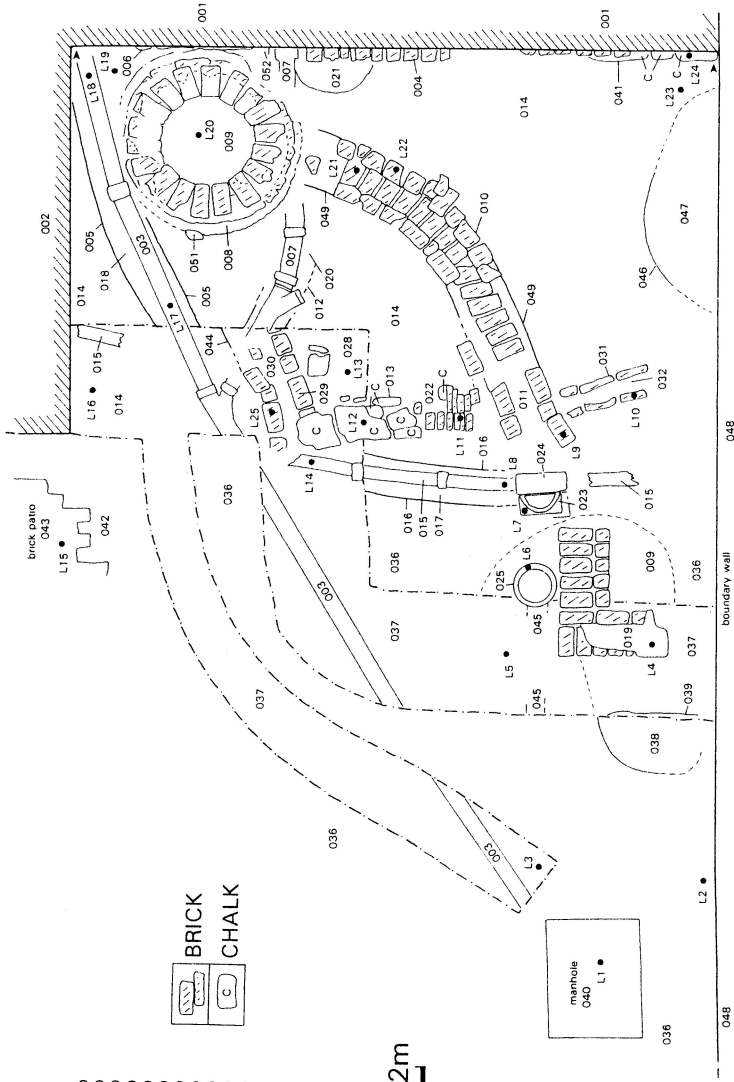
PROJECT 9-10 ST JOHN STREET, BEVERLEY	
TITLE HISTORIC MAPS	
SCALE NTS	DATE MAY 2012
EDAS	FIGURE 5



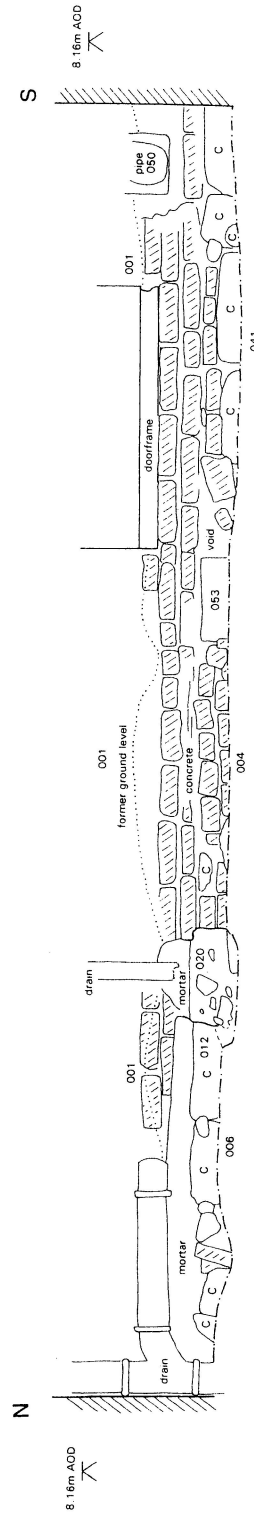
Ordnance Survey 1890 map, sheet 210/12/4,  
c.10 feet to 1 mile.

PROJECT	
9-10 ST JOHN STREET, BEVERLEY	
TITLE	
1890 ORDNANCE SURVEY MAP	
SCALE	DATE
NTS	MAY 2012
EDAS	FIGURE
	6

- L1 = 8.05m AOD
- L2 = 8.20m AOD
- L3 = 7.43m AOD
- L4 = 7.80m AOD
- L5 = 7.51m AOD
- L6 = 7.95m AOD
- L7 = 7.75m AOD
- L8 = 7.69m AOD
- L9 = 7.77m AOD
- L10 = 7.62m AOD
- L11 = 7.87m AOD
- L12 = 7.68m AOD
- L13 = 7.41m AOD
- L14 = 7.81m AOD
- L15 = 7.97m AOD
- L16 = 7.46m AOD
- L17 = 7.65m AOD
- L18 = 7.51m AOD
- L19 = 7.65m AOD
- L20 = 7.71m AOD
- L21 = 7.58m AOD
- L22 = 7.64m AOD
- L23 = 7.62m AOD
- L24 = 7.72m AOD
- L25 = 7.46m AOD



Plan



Section 1: Back wall of No. 10



PROJECT	9-10 ST JOHN STREET, BEVERLEY		
TITLE	WATCHING BRIEF RESULTS		
SCALE	AS SHOWN	DATE	MAY 2012
	EDAS	FIGURE	7



Plate 1: Nos 8-11, St John Street, looking S.



Plate 2: Rear wall of nos 9-10 prior to development, looking E.



Plate 3: Topsoil strip in progress, looking W.



Plate 4: General view of site, looking E.



Plate 5: L-shaped brick foundation (019) from above.



Plate 6: Chalk foundation (013) and brick foundation (022) from above.





Plate 7: Well or cistern (008), looking E.



Plate 8: View of well or cistern (008) and brick drainage channel (010), looking N.

## APPENDIX 1

## APPENDIX 1: LIST OF CONTEXTS AND DETAILS OF FINDS

### a) List of Contexts

<i>Context</i>	<i>Description</i>
001	N-S aligned brick wall forming rear of no. 10, 4.82m long in English Garden wall bond.
002	E-W aligned brick wall of modern extension at back of no. 9, 2.87m long.
003	Modern ceramic drain pipe, 0.13m wide running for 7.4m across excavation area, from junction of 001/002 to manhole 040.
004	Brick foundation/infill course beneath central part of 001 - 1.05m long section with two courses of brick projecting out (west) from wall face above by 0.1m.
005	Linear cut for 003, 0.3m wide where seen. Vertical sides and flat base.
006	Chalk foundation at north end of 001. Roughly squared blocks up to 0.36m long and more than 0.1m thick. Projects 0.04m west from wall face above. Probably same as 041.
007	Modern ceramic drain pipe running from wall 001 to junction with 007 - 0.13m wide.
008	Circular brick well or cistern, max diameter 1.4m. Two courses of brick (240mm long x 132mm wide x 44mm-50mm thick) laid as stretchers pointing inwards and overlapping slightly to create a slightly corbelled effect, set in a lime mortar. An underlying third outer course of bricks had been damaged by modern drains. Top of the brickwork lay at 7.73m AOD.
009	Infill of top of 008 - firm orange/brown sand with occasional small gravel. Also partially covered 019.
010	Brick-built gully on curving SW-NE alignment. 3.1m long and 0.42m wide, bricks 232mm x 111mm x 62mm. Two parallel lines of bricks set on a single course of bricks, bedded on lime mortar. Sloping from 7.77m AOD at the SW end to 7.64m AOD at NE end, draining towards the well/cistern (008).
011	Infill of 010 - firm brown fine silt with occasional small fragments of CBM, window glass, iron nails and a small brass reinforcing ring, also many small animal and bird bone fragments. Less than 0.65m thick.
012	Linear cut for pipe 007, 0.28m wide, 2.6m long, 0.38m deep. Vertical sides and flat base.
013	N-S aligned chalk foundation, 0.9m long less than 0.3m wide, top at 7.68m AOD. Associated with 022?
014	Soft mushy grey-brown soil with frequent chalk flecks and CBM - general background soil.
015	N-S aligned disused ceramic drain, 0.10m wide and 1.74m long (in situ), S end connecting with settling drain 023. Possibly continues further to the N.
016	Linear cut for 015, 0.3m wide and 1.80m long. Profile not seen.
017	Fill of 016 - friable dark brown loam with occasional small stones.

- 018 Fill of 005 - firm yellow-brown sand with moderate amounts of small rounded gravel, similar to 020.
- 019 Brick foundation or floor surface - L-shaped in plan, 0.35m-0.37m wide. Bricks 227mm x 110mm x 56mm, bonded with and partially covered with a lime mortar spread - top at 7.80m AOD.
- 020 Fill of 012 -firm yellow-brown sand with moderate amounts of small rounded gravel.
- 021 Very firm solid yellow-brown clay adjacent to 004 and 008 - 0.39m long by 0.28m wide.
- 022 Brick-on-edge foundation, c.1.0m long and 0.26m wide. Single course of bricks 130mm x 48mm x 60mm thick, set with lime mortar, top at 7.87m AOD - possibly part of 013.
- 023 Brown glazed ceramic settling drain set in 0.31m square brick-lined pit, connected to 015.
- 024 Broken limestone slab 0.40m long x 0.38m wide covering drain 023.
- 025 Brown glazed ceramic drain/sewer connection, 0.32m diameter, connected to 045.
- 026 Stone slab 0.52m wide covering west end of 010, top at 7.80m AOD.
- 027 Firm brown gritty soil, below 022, possibly same as 014.
- 028 Soft grey-brown mushy gritty soil with moderate fragments of coal, slate, chalk, mortar, CBM and animal bone, a clay pipe stem, a small piece of lead sheeting and parts of two iron nails.
- 029 NW-SW aligned brick gully/drain, at least 1.1m long and 0.42m wide. Two parallel lines of handmade bricks 240mm-270mm long x 115mm-130mm wide x 50mm thick laid flat. Top at 7.46m AOD.
- 030 Fill of 029 - soft dark brown silt c.0.07m thick with occasional brick and bone fragments.
- 031 N-S aligned brick drain/gully, 0.7m long and 0.24m wide, formed by two parallel lines of brick laid on edge. Bricks measured 230mm long x 52mm thick with a degree of curved distortion.
- 032 Fill of 031 - firm dark brown fine silty loam.
- 033 Brick-on-edge foundation, one course deep, of south boundary wall 048.
- 034 Brick-on-edge foundation, one course deep, of north extension wall 002.
- 035 Friable moist dark brown loamy soil with moderate amounts of pottery, CBM and animal bone, c.0.13m thick.
- 036 Blanket layer of loose friable brown loam, c.0.35m thick - garden soil.
- 037 Blanket layer of firm brown clay with occasional small stones - long established garden sub-soil.
- 038 Small area of concrete, c.0.8m sub-square, 0.05m thick - part of former outbuildings.
- 039 Brick and rubble hardcore, 0.07m thick, beneath 038.

- 040 Manhole cover set in rectangular concrete base, 0.9m long x 0.7m wide.
- 041 Chalk foundation, 2.66m long, under south end of wall 001. Roughly dressed blocks, less than 0.82m long and more than 0.14m thick, projecting 0.08m out from wall face above. Probably same as 006.
- 042 Firm creamy yellow sand, more than 0.06m thick - bedding for brick patio 043.
- 043 Modern brick paved patio, top at 7.97m AOD.
- 044 Linear cut for 029 - 0.42m wide, profile not defined.
- 045 Sewage/drain pipe running from 025 towards 040, 0.13m wide, only partially exposed.
- 046 Cut c.1.2m long x c.0.6m wide, not excavated, roughly semi-circular depression adjacent to wall 048.
- 047 Fill of 046 - soft moist very dark brown gritty soil with a moderate amount of CBM fragments.
- 048 Brick wall forming southern boundary of the site, between nos 10 and 11.
- 049 Linear cut for 010 - vertical sided but base not seen, less than 0.42m wide.
- 050 Plastic sewer pipe outlet, exiting from wall 001, 0.15m diameter.
- 051 Cut/void in 014 at west side of cistern 008 - c.0.08m wide and more than 0.27m deep.
- 052 Cut/void in 014 at east side of cistern 008 - c.0.08m wide and more than 0.27m deep.
- 053 Limestone ashlar block in foundation of wall 001 - 0.31m long x unknown width x more than 0.1m thick.

## b) Pottery and Clay Pipe Assemblage

<i>Context</i>	<i>No of sherds</i>	<i>Code</i>	<i>Comments</i>
011	1	EST3	Bodysherd of stoneware with Bristol glaze. Late 19th century. Foot-rim sherd. Late 18th/early 19th century.
	1	CREA	
014	2	WEST	Joining bodysherds from Westerwald vessel with impressed/incised panels, applied floral motif, cobalt decoration. Probably 17th century. Rimsherd of a jar or jug with iron-rich glaze. Narrow clay pipe stem fragment.
	1	GREB	
	1	CPIP	
017	1	GREB	Bodysherd. Post-medieval.
027	1	LBLAK	Bodysherd. Late 18th/early 19th century.
028	1	CPIP	Narrow clay pipe stem fragment.

035	1	HUM?	Bodysherd. 14th-16th century.
	1	RYED	Bodysherd. Late 16th/17th century.
036	1	FPWW	Rimsherd. Early 19th century.
	1	PEAR	Rimsherd from a blue transfer printed Pearlware saucer. c.1825.
	1	PEAR	Basesherd from Pearlware, London shaped cup. c.1825.
037	4	WHDIP	Bodysherds. 19th century.
	1	FPWW	Rimsherd from a blue banded plate. 20th century.
	1	FPWW	Bodysherd. 19th/20th century.
	1	WESGSW	Bodysherd with applied, pinched strap decoration. Mid 18th century.
	1	TIN?	Bodysherd from tin-glazed vessel with manganese mottling. 18th century.
U/S	3	CPIP	Narrow pipe stem fragments.
	1	CPIP	Wide (10mm) pipe stem fragment. 17th century.
	2	STF1	1 bodysherd, 1 rimsherd. Yellow bodied. 17th century.
	1	RYED	Bodysherd. 17th century.
	1	CREA	Rimsherd. Late 18th/early 19th century.
	1	?	Bodysherd of modern stoneware. 18th-20th century.
	1	?	Basesherd of transfer printed (in black) whiteware. Late 19th century.
	1	?	Basesherd from a perforated brown-glazed coarseware vessel. 19th century.
	1	PEAR	Transfer printed pearlware. Early 19th century.
	4	WHDIP	3 rimsherds and one bodysherd from 3 vessels. 19th century.
1	?	Basesherd of unidentified stoneware. Modern.	

<i>Code</i>	<i>Common name</i>
CPIP	Clay tobacco pipe.
CREA	Creamware.
EST3	English Stoneware, general.
FPWW	Factory-produced white ware.
GREB	Brown-glazed red earthenware.
HUM	Humberware.
LBLAK	Late blackware.
PEAR	Pearlware.
RYED	Ryedale ware.
STF1	Staffordshire slipware.
TIN?	Tin-glazed earthenware.
WESGSW	White English salt glazed stone ware
WEST	Westerwald stoneware.
WHDIP	White-dipped ware.

### c) Other Finds

<i>Context</i>	<i>Glass</i>	<i>CBM</i>	<i>Bone/teeth</i>	<i>Shell</i>	<i>Coal</i>	<i>Lead</i>	<i>Iron</i>	<i>Misc</i>
011	* window		*		*		* nails	Small brass ring 18mm dia
014	* window	*						
027		*			*			
028		*	*	* oyster	*	*	*	
030			*					

035		*	*				
036	* window						
037	*vessel * window	*		*oyster			Iron band 80mm dia: rainwater goods?
u/s	* marble	*	*	*			*

## APPENDIX 2



## APPENDIX 2: LISTED BUILDING DESCRIPTION



IoE Number: 167429

Location: 8-11 ST JOHN STREET (west side), BEVERLEY, EAST RIDING OF YORKSHIRE, EAST YORKSHIRE

Photographer: Mr Terry Dawson LRPS

Date Photographed: 01 May 2001

Date listed: 01 March 1950

Date of last amendment: 01 March 1950

Grade II

BEVERLEY ST JOHN STREET TA 0339 (west side) 10/310 No 8 to 11 (incl)

Pre 1690, refronted early C18 (RCHM), parts of structure later in date. 2 storeys, pebble dashed with pantile roof. Moulded brick eaves cornice, repaired round centre, iron gutter. Stone rusticated quoins to right. Sculptured stone mediaeval head built into bracket at eaves at south end. Painted stone string course between ground and 1st floors. 9 windows, hung sashes with exposed frames and glazing bars, the centre 1 in a projection corbelled out above the string course. Ground floor has 2 3-light and 4 single windows. 2 doors of 6 panels and 2 of 4. There are signs of mediaeval work inside these houses. RCHM Beverley Supplementary Series.

Source: <http://www.imagesofengland.org.uk>

## **APPENDIX 3**

## **APPENDIX 3: EDAS WRITTEN SCHEME OF INVESTIGATION**

### **WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING (WATCHING BRIEF), BETWEEN NOS 106 AND 107 AUCHINLECK CLOSE, DRIFFIELD, EAST YORKSHIRE**

#### **1 INTRODUCTION**

- 1.1 A small residential development, comprising two three-bedroom houses, is proposed on an area of land between Nos. 106 and 107 Auchinleck Close, Driffield, East Yorkshire. There is reason to believe that below-ground archaeological deposits relating to an Iron Age/Romano-British settlement may exist on or near the site, and it is anticipated that any planning permission will be conditional on a programme of archaeological work.
- 1.2 This Written Scheme of Investigation (WSI) has been produced by Ed Dennison of Ed Dennison Archaeological Services Ltd, on behalf of the applicant, Peter Ward Homes Ltd. This document will be submitted in support of the planning application, in the hope that archaeological matters can be swiftly dealt with.

#### **2 SITE LOCATION AND DESCRIPTION**

- 2.1 The development site lies on the south side of the A614 road, just to the west of Driffield in East Yorkshire. Auchinleck Close runs south from the main road, through an existing housing estate. The area of the proposed new development lies in a corner plot between Nos. 106 and 107, on the west side of the main spine road (at NGR TA00815590 centred) (see attached figure).
- 2.2 The site lies at c.22m above Ordnance Datum and the proposed development site is a mixture of grass and concrete/tarmac hardstanding. The site is surrounded by other houses, part of the large Auchinleck Close housing estate. The solid geology of the area is Lower Cretaceous Chalk, overlain with glacial sand and gravel. The soils of the area are classified as a typical brown calcareous earth of the Coombe 1 Association (Soils of England and Wales, 1983, Sheet 1 Northern England, 1:250,000).

#### **3 PLANNING BACKGROUND**

- 3.1 Full planning permission is currently being sought for the above development. It is expected that the Humber Archaeology Partnership (HAP), who advise the Local Planning Authority on archaeological matters, will recommend that the application, if approved, be accompanied by an archaeological condition. This condition is expected to state 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"* (PPG 16, para 30; Circular 11/95, Model Clause 55)".
- 3.2 Previous advice from the HAP on similar planning applications in this area suggests that this programme of archaeological work should comprise a scheme of observation, investigation and recording (i.e. a watching brief) conducted during all the below-ground works associated with the development. An earlier outline planning application for one retail unit on the same site was granted permission in July 2004 with a similar archaeological condition (application 04/03380, condition 11).

#### **4 ARCHAEOLOGICAL INTEREST**

- 4.1 The site of the proposed development lies within an area which contains the extensive remains of Iron Age and Romano-British occupation, traces of which were discovered in the 1950s during the construction of the nearby married quarters of the RAF station. More specifically, excavations in 1952 immediately to the south-west of the development site (at NGR TA00725600) uncovered a burial in a shallow grave and a number of ditches containing Iron Age and Romano-British pottery (Philips 1959). The focus of

occupation appears to have shifted to the south during the Romano-British period, where other finds were made.

- 4.2 More recently, a major programme of archaeological investigation, comprising geophysical survey, trial trenching and open area excavation, was undertaken between February 2003 and October 2008 over a large area of ground at the south end of Auchinleck Close. This work is currently being written up (Walsh *forthcoming*). In summary, a ditched enclosure revealed by geophysical survey has been dated to the Romano-British period, although it may have a late Iron Age origin. A large pit and evidence of Romano-British subdivision of the attendant field system was identified to the south of the main enclosure. Two phases of prehistoric activity were also identified on the site, as a small number of pits; the earliest of these dates to the late Neolithic period while a second group dates to the late Bronze Age or Iron Age. A cremation burial was also uncovered and this was radiocarbon dated to the Bronze Age. Medieval activity, in the form of a ditch and ridge and furrow cultivation, was also identified.
- 4.3 Four other corner plots within the Auchinleck Close housing estate have been redeveloped in the recent past, and this work was also subject to a programme of observation, investigation and recording. These plots all lie to the north of the current application site, including one immediately to the north of No. 107. On all plots, little of archaeological interest was identified (Dennison & Dennett 2007).

## 5 FIELDWORK METHODOLOGY

- 5.1 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 which might be affected by the proposed development.
- 5.2 Any foundation and/or drainage trenches etc 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. The same will also apply to any areas of topsoil stripping undertaken for the development, and this will be followed by detailed cleaning and recording of the exposed ground surface. 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.
- 5.3 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 HAP. However, if structures, features or finds of archaeological interest are exposed or disturbed, the archaeological contractor 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). Heavy plant or excavators will not be operated in the immediate vicinity of any archaeological remains until those remains have been recorded and the archaeological contractor has given explicit permission for operations to recommence at that location.
- 5.4 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 the archaeological contractor 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 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 the archaeological contractor at all reasonable times.
- 5.5 Reasonable prior notice (minimum one week) of the commencement of development should be given to the archaeological contractor, who will then inform the HAP, so that they may attend or monitor the recording work if they so wish.

- 5.6 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 the archaeological contractor, using appropriate proforma record sheets and standard archaeological recording systems.
- 5.7 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 methods statement, 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. 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.
- 5.8 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.
- 5.9 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.

## **6 REPORTING AND ARCHIVING**

- 6.1 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.
- 6.2 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, the site archive will be deposited with any finds in the appropriate registered museum (East Riding of 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 should be sent to the HAP. The archaeological contractor will make an allowance for a minimum of one box in calculating estimates for the museum's storage grant.
- 6.3 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.

- 6.4 Within six weeks of the completion of the site work, a report will be produced by the archaeological contractor. 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.
- 6.5 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.
- 6.6 Where a significant discovery is made, consideration will be given to the preparation of a short note for inclusion in a local journal.

## **7 MONITORING**

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

## **8 HEALTH AND SAFETY, AND INSURANCE**

- 8.1 The archaeological contractor must 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. The archaeological contractor undertaking the work must ensure that they are adequately insured, to cover all eventualities, including risks to third parties.

## **9 REFERENCES**

Dennison, E & Dennett, K 2007 *Erection of Four Dwellings, Auchinleck Close, Driffield, East Yorkshire: Archaeological Observation, Investigation and Recording* (unpublished EDAS report 2003/200.R01 for Blacklow Services Ltd, copy held in Humber Archaeology Partnership)

Philips, J T 1959 "An Iron Age Site at Driffield, East Riding, Yorks". *Yorkshire Archaeological Journal* vol 157, 183-191

Walsh, A *forthcoming* "Auchinleck Close, Driffield, East Riding of Yorkshire: Archaeological Excavation" (unpublished ASWYAS report 1963 for Peter Ward Homes Ltd)

E Dennison, EDAS  
18 January 2011



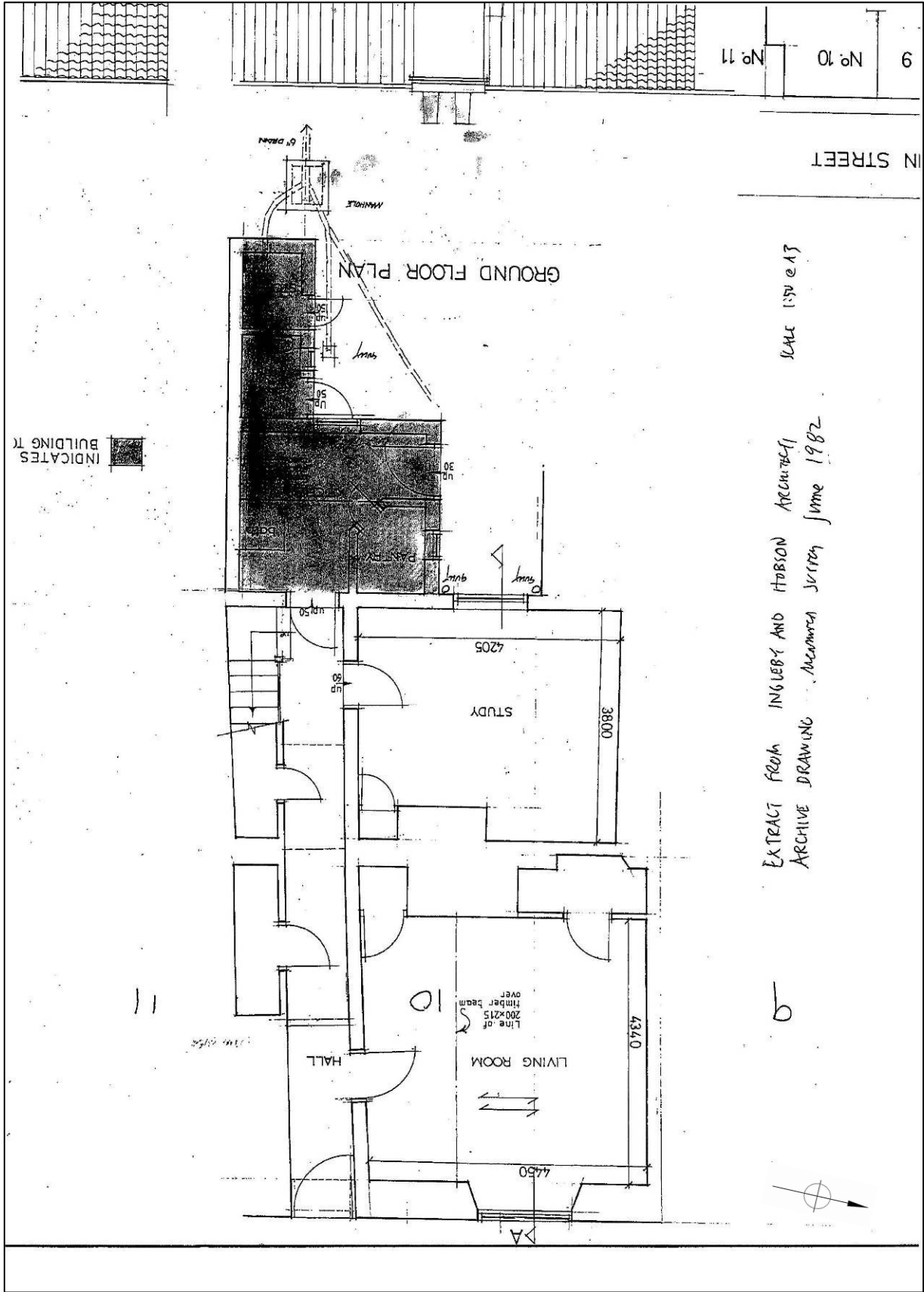


FIGURE 2: FORMER OUTBUILDINGS, NOW DEMOLISHED  
(not to scale - drawing supplied by Ingleby & Hobson)



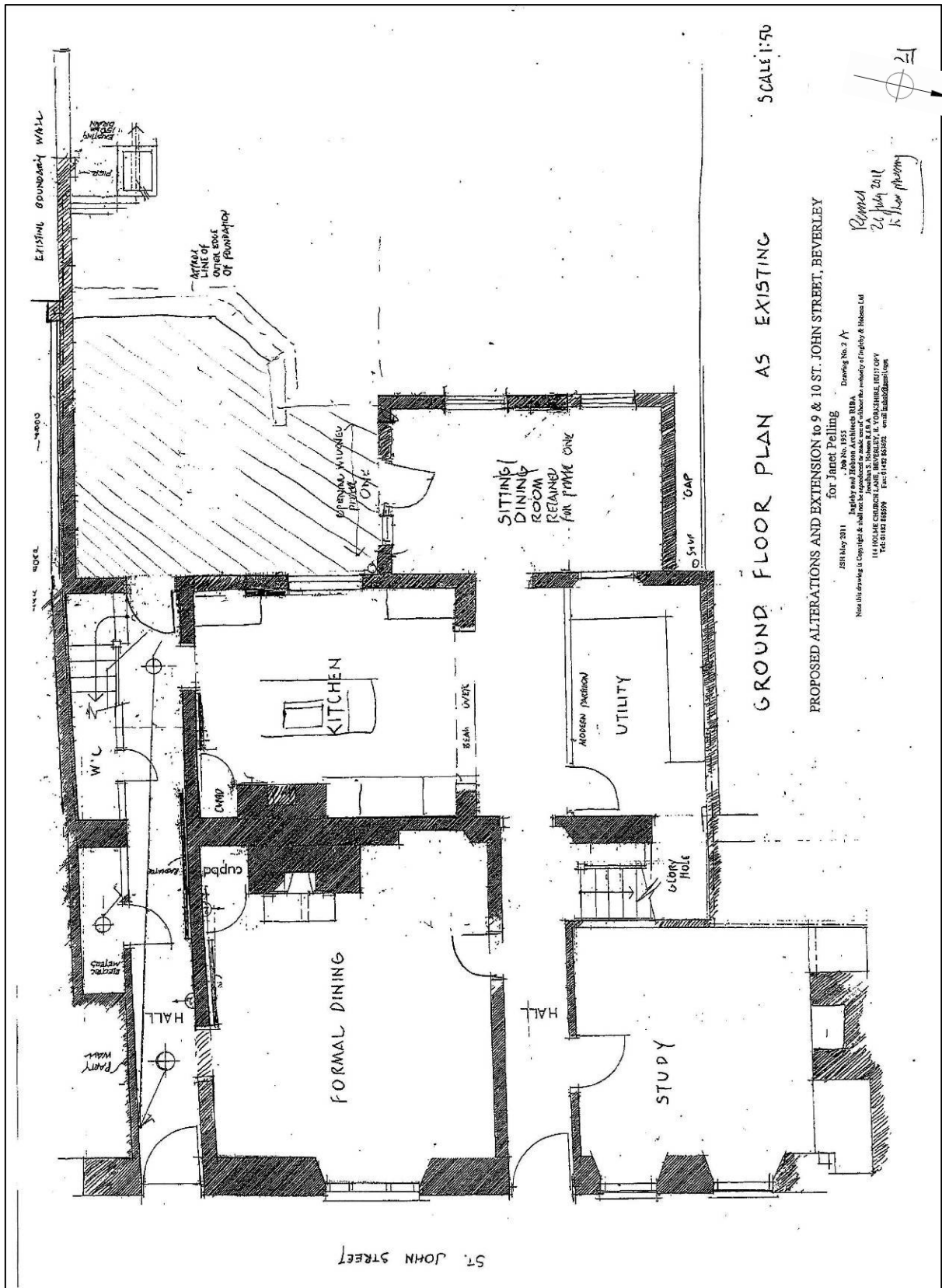
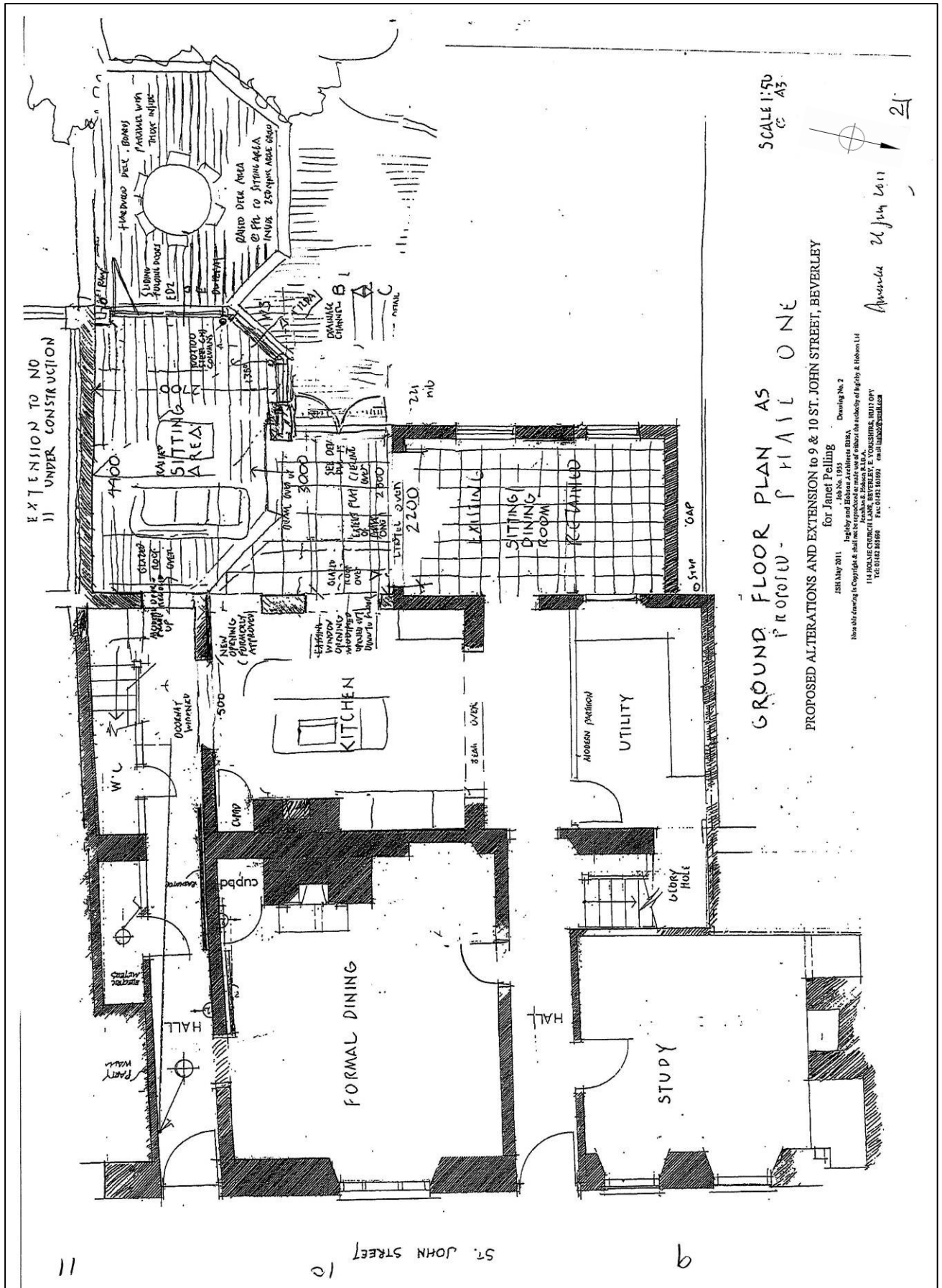


FIGURE 3: GROUND FLOOR AS EXISTING  
 (not to scale - drawing supplied by Ingleby & Hobson)



SCALE 1:50  
C A5



Approved 24 Jun 2011

GROUND FLOOR PLAN AS PROPOSED - P L A I N O N E

PROPOSED ALTERATIONS AND EXTENSION TO 9 & 10 ST. JOHN STREET, BEVERLEY

for Janet Pelling  
Job No. 1350  
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25th July 2011 Drawing No. 2

FIGURE 4: GROUND FLOOR AS PROPOSED (not to scale - drawing supplied by Ingleby & Hobson)