

ERECTION OF EXTENSIONS TO REAR OF
17 ST MARY'S TERRACE,
BEVERLEY, EAST YORKSHIRE

ARCHAEOLOGICAL OBSERVATION,
INVESTIGATION AND RECORDING

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On behalf of

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**ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING,
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EXECUTIVE SUMMARY

In April 2013, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr John Traynor of Traynor Homes Ltd to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of new single storey and two storey extensions to the rear of 17 St Mary's Terrace, Beverley, East Yorkshire (NGR TA 03007 39559). The archaeological work was made a condition of full planning permission (application DC/12/04877/PLF/EASTSE).

In the event, the archaeological recording was confined to the external drainage works which were a maximum of 0.65m wide and 0.42m deep. No archaeological features were encountered. Two deposits were probably levelling layers associated with the construction of no. 17 St Mary's Terrace in the second half of the 19th century, as was a concrete foundation and an associated construction horizon. The finds assemblage, comprising three sherds of late 19th century pottery, some animal bone and two sherds of early 20th century glass, represents casual deposition and is of little archaeological value.

1 INTRODUCTION

- 1.1 In April 2013, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr John Traynor of Traynor Homes Ltd to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of new single storey and two storey extensions to the rear of 17 St Mary's Terrace, Beverley, East Yorkshire (NGR TA 03007 39559).
- 1.2 The archaeological work was made a condition of full planning permission, granted by East Riding of Yorkshire Council on 23rd January 2013 (application DC/12/04877/PLF/EASTSE). The condition (number 3) stated that "No development shall take place on the site 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 then be carried out in accordance with that agreed scheme". A 'Written Scheme of Investigation' was subsequently produced by EDAS (see Appendix 3), and this was approved by East Riding of Yorkshire Council on 21st May 2013 (application DC/13/30158/CONDET/EASTSE) following advice from the Humber Archaeology Partnership (ref. SMR/PA/CONS/18165).
- 1.3 An earlier planning permission for a similar development, incorporating a first floor extension to the rear (application DC/12/00120/PLF/EASTSE), was granted by East Riding of Yorkshire Council on 22nd March 2012. No archaeological condition was imposed on this permission.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The development site lies towards the south end of St Mary's Terrace in Beverley, East Yorkshire (see figure 1). No. 17 represents one of a number of terraced houses set back from the east side street frontage which were built between 1853 and 1892. There is also a rear access approached by an adjacent side path to the north. The house is a traditional Victorian bay windowed property, constructed in brick with a pitched slate roof; to the rear (east) is a single storey extension accommodating kitchen/dining and bathroom areas.
- 2.2 No. 17 St Mary's Terrace is not a Listed Building, but it does lie within the Beverley Town Conservation Area (Area 2 - Westwood) (ERYC 2013).

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 However, due to an oversight, the presence of the planning condition requiring archaeological recording was missed by the developer, partly due to the fact that the previous application (for largely the same scheme) did not contain any archaeological condition. The foundations and walls of the new extension were therefore constructed without archaeological supervision. This situation was

discussed with the archaeological advisors to East Riding of Yorkshire Council, the Humber Archaeology Partnership (Ed Dennison EDAS/Dave Evans HAP 21st March 2013), and it was agreed that the archaeological monitoring would be confined to the excavation of the drainage trenches.

- 3.3 The majority of the drainage trenches had been excavated by a mechanical excavator (a Kubota tracked machine) using a straight-edged toothless bucket, and were open for inspection. The drains formed an inverted 'A' shape, open to the west end. The southern, east-west aligned, drainage trench was excavated by hand in the presence of the archaeologist. The various trenches measured between 0.30m-0.65m wide and 0.24m-0.42m deep. The watching brief was undertaken on 12th June 2013.
- 3.4 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 seven archaeological contexts were recorded (see Appendix 1), and these are numbered in the following text in square brackets, e.g. [105]. 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 1:50 scale, with representative sections drawn at 1:10 scale. A photographic record was maintained using a digital camera. The excavated material was visually checked for archaeological finds where possible.
- 3.5 Given the absence of significant archaeological results or finds, and in accordance with current East Riding of Yorkshire Museum policy, no archive for the project was deposited with the museum, although site notes, plans and photographs have been retained by EDAS (site code SMT 13).

4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The site of the proposed development lies immediately adjacent to the line of the western circuit of Beverley's medieval town ditch, on its east side. Work on the construction of the town defences began in the 12th century, and at this point they would have comprised a very broad ditch, with a bank along its inner east side, topped by a timber palisade; sections across other parts of the defences elsewhere in the town suggest that the ditch would have been at least 4m deep, with quite steeply sloping sides, and perhaps 10m or more in width. The ditch would have been cleaned out on occasions, and it remained open into the post-medieval period (Kent 1989, 180). The section of the town ditch between Keldgate Bar and the present St Giles Croft is depicted on the Ordnance Survey 1853 map (sheet 3) as a water-filled depression c.5m-7m wide with an internal bank. The site of one of the town gates (or 'bars') lies just to the south of the development site, at the west end of Newbegin; this bar, formerly known as West Bar, was rebuilt in the early 15th century and was demolished in 1790 (Brown 1983, 10). The alignment of the town ditch past the current development site is shown as a dashed line on the Ordnance Survey maps of 1892 and 1911.
- 4.2 Another major archaeological site which lies within the vicinity of the proposed development is the earlier of two Franciscan friaries to be established on the western edge of Beverley; this particular religious house was founded in the mid 13th century, and was occupied until the mid 14th century (Allison 1989, 181-182). In 1843, several human burials and stonework were unearthed towards the north end of Albert Terrace (Miller *et al* 1982, 51-52), and in 2003 building work at no. 3 Albert Terrace uncovered three *in situ* human burials, as well as other foundations

apparently associated with the Franciscan friary and its church (George 2003). However, there is no evidence to suggest that the friary complex extended to the north of Westwood Road.

- 4.3 It is not known whether there was any development or occupation on the east side of St Mary's Terrace during the medieval or early post-medieval period. The Humber Sites and Monuments Record notes that industrial activity, including tanning and fulling, are documented as having taken place in this area, probably utilising water running through the town ditch. Newbegin is first mentioned in the 13th century, and it takes its name from 'new buildings', presumably located on the west side of Lairgate (Sherwood 2002, 73). The forerunner of St Mary's Terrace may have been called Loble Lane in the 1660s (Sherwood 2002, 93). Newbegin House (nos 14-16 Newbegin) is a seven bay two storey town house built in c.1689 for Charles Wharton, a younger son of Michael Wharton of Beverley Parks (Pevsner & Neave 1995, 315-316). The house was surrounded by large gardens, which formerly extended onto the south side of the Newbegin; as noted below, the gardens formerly extended to the east side of St Mary's Terrace.
- 4.4 Hicks 1811 map of Beverley shows that the road which was to become St Mary's Terrace was already in place, although there were no houses along the east side apart from one in the angle of the road with Newbegin. A small collection of buildings is also shown here on Wood's 1828 map, but the rest of the east side street frontage is depicted as being one side of an area of small gardens or allotments. The 1853 Ordnance Survey map also shows the houses in the angle of Newbegin and St Mary's Terrace, surrounded by the gardens and peripheral planting of Newbegin House. Nos 1-21 St Mary's Terrace were built by 1893, on land formerly belonging to St Mary's church, from which it derives its name. The road was officially given its name in the early 1890s, although it is also known as Mackfray Lane in some sources (Sherwood 2002, 94).
- 4.5 The Ordnance Survey map of 1892 (1:500 scale, sheet 210/8/23) provides the first accurate depiction of no. 17 St Mary's Terrace. It lies just north of centre of a block of four properties (nos 15 to 21), and it has a small walled front garden with a front door at the south end of the house. There is also a rear extension running to the east along the southern boundary - there are two small cells at the east end of this extension, and a small separate walled area to the east again. A central path runs east to the rear access.
- 4.6 An archaeological watching brief was carried out by EDAS in June 2003 during the construction of an extension at the Old Fire Station medical centre, just to the south of the current development site. This revealed what appeared to be the upper part of the east side of the medieval town ditch which was at least 1.57m deep and more than 2m wide. There was also a shallow bank on the east side of the ditch, which had been truncated by levelling works carried out in the 20th century (Dennison & Dennett 2004). Another EDAS watching brief, to the rear of no. 19 Newbegin uncovered no evidence for any medieval or early post-medieval structures - a possible chalk surface, which might have been associated with a chalk and brick structure or wall, as well as other brick footings, were recorded, and all were thought to have been 18th or 19th century in date (Dennison 2006). A further watching brief during development of land to the north of 60 Wood Lane in 2003 revealed a sequence of deposits which included 18th-19th century ditches and chalk wall foundations and part of the 45ft wide town north-south aligned ditch (Jobling 2003). Finally, an archaeological evaluation carried out in July-August 2012 at Low Friars to the west of nos 6-12 Albert Terrace revealed various chalk wall foundations representing a large medieval building together with floor surfaces

and other remains associated with the Franciscan friary (Adamson 2012). As far as can be determined, no archaeological investigations have been carried out in St Mary's Terrace itself.

5 RESULTS FROM THE WATCHING BRIEF (see figure 2)

- 5.1 The development required the excavation of four drainage trenches. Natural deposits were not encountered within any of the trenches.

North Drainage Trench

- 5.2 The north drainage trench was aligned north-west/south-east and ran for a distance of c.5.50m south-east from the north corner of the new extension, to form a junction with the southern drainage trench, west of the modern drain inspection chamber (see plate 1). The trench was 0.30m wide and up to 0.36m deep (11.77m-11.75m OD), and was open on arrival.
- 5.3 The deepest deposit was a mottled brown clay layer [103] over 0.16m thick, which contained moderate inclusions of ceramic building material and small chalk fragments, visible across the base of the east extent of the trench (11.77m OD). Two sherds of 19th century pottery and one piece of late 19th/early 20th century vessel glass were recovered from this deposit (see Appendix 2).
- 5.4 Set into the mottled brown clay layer [103], c.3.80m from the north-west end of the trench, was a 0.20m wide by c.0.25m thick concrete foundation [106], which was probably associated with a previously demolished building extension or wall. Overlaying the clay layer [103], to the east of the concrete [106], was a 0.04m thick layer of mid yellow-brown sand layer [104], noted 0.21m below ground level (11.86m OD); the eastern limit of this sand layer [104] was not visible due to a deposit of concrete associated with later groundworks (see Section 1). The sand layer [104], which possibly represents a construction horizon associated with the concrete [106], was sealed by a layer of dark grey-black silt clay topsoil [101] up to 0.28m thick. This topsoil [101] was encountered at 0.08m below ground level at the north-western end of the trench (11.88m OD), rising to 12.07m OD at the south-eastern end, where it formed the current ground surface.
- 5.5 A recently deposited 0.08m thick layer of 'Type 1' stone [102], associated with the erection of the new extension, overlay the north-western extent of the topsoil [101]. The 'Type 1' stone [102] formed the current ground surface and was encountered at 11.96m OD.

- 5.6 No further artefacts were recovered from the trench or the excavated spoil.

Central Drainage Trench

- 5.7 The north-east/southwest aligned central drainage trench measured c.1.00m long, up to 0.65m wide and 0.27m deep (11.80m OD), and it ran from the eastern corner of the new extension to join with the northern drainage trench to the north-east. This trench was also open on arrival.
- 5.8 A layer of dark grey-black silty clay topsoil [101] over 0.19m thick, was encountered 0.08m below ground level (11.99m OD). This was overlain by the recent 'Type 1' stone levelling layer [102], up to 0.08m thick, which formed the current ground surface, encountered at 12.07m OD. Below the topsoil was the

mottled brown clay layer [103]. No artefacts were recovered from the trench or excavated spoil.

South Drainage Trench

- 5.9 The south drainage trench was aligned east-west, and measured 3.10m by c.0.24m wide and up to 0.42m deep (11.83m-11.66m OD). The trench was excavated by hand in the presence of the archaeologist.
- 5.10 The eastern end of the trench had been disturbed by two north-east/south-west aligned ceramic salt-glazed drainage pipes [107], both 100mm in diameter, encountered 0.32m below ground level (11.71m OD). The drainage pipes continued south-west and west beyond the limits of the trench, truncating the southern continuation of the concrete foundation [106] recorded in the north facing section of the trench. The east end of the drainage pipes connected to the inspection chamber to the north-east and were left *in situ*.
- 5.11 The drains [107] and concrete foundation [106] were both sealed by a layer of dark grey-black silt clay topsoil [101] up to 0.32m thick, which formed the current ground level at the east end of the trench, encountered at 12.03m OD. The west end of the topsoil [101] was overlain by the recent stone levelling layer [102], up to 0.08m thick, which formed the current ground surface, encountered at 12.07m OD. The mottled brown clay layer [103] was noted in the bottom of the trench.
- 5.12 No archaeological features were recorded and no artefacts were recovered.

East Drainage Trench

- 5.13 The east drainage trench to the immediate west of the inspection chamber had also been excavated prior to arrival. The trench measured 0.90m north-south by 0.40m east-west by 0.42m deep (11.61m OD).
- 5.14 The south end of the trench was heavily disturbed by the north-eastern continuation of drainage pipes [107] which were left *in situ* and joined the drainage inspection chamber to the east (see plate 2). The top of the drains [107] was encountered at 0.32m below ground level (11.71m OD).
- 5.15 In the north end of the trench, a greyish yellow-brown sand layer [105] over 0.12m thick, with inclusions of occasional small chalk fragments, was encountered 0.30m below ground level (11.73m OD) (see Section 2). This was sealed by the mottled brown clay layer [103], up to 0.16m thick, which in turn was overlain by the dark grey-black silt clay topsoil [101]. This topsoil formed the current ground surface at the east end of the trench, encountered at 12.03m OD. No archaeological features were recorded and no artefacts were recovered.

6 CONCLUSIONS

- 6.1 There were no archaeological features encountered within the excavated drainage trenches. Layers 103 and 105 are probably levelling layers associated with the construction of no. 17 St Mary's Terrace in the second half of the 19th century, as is the concrete foundation [106] and associated construction horizon [104], and possible garden soil topsoil /levelling layer [101]. The drainage pipes [107] are modern in origin. The finds assemblage, comprising three sherds of late 19th

century pottery, some animal bone and two sherds of early 20th century glass, represents casual deposition and is of little archaeological value.

7 BIBLIOGRAPHY

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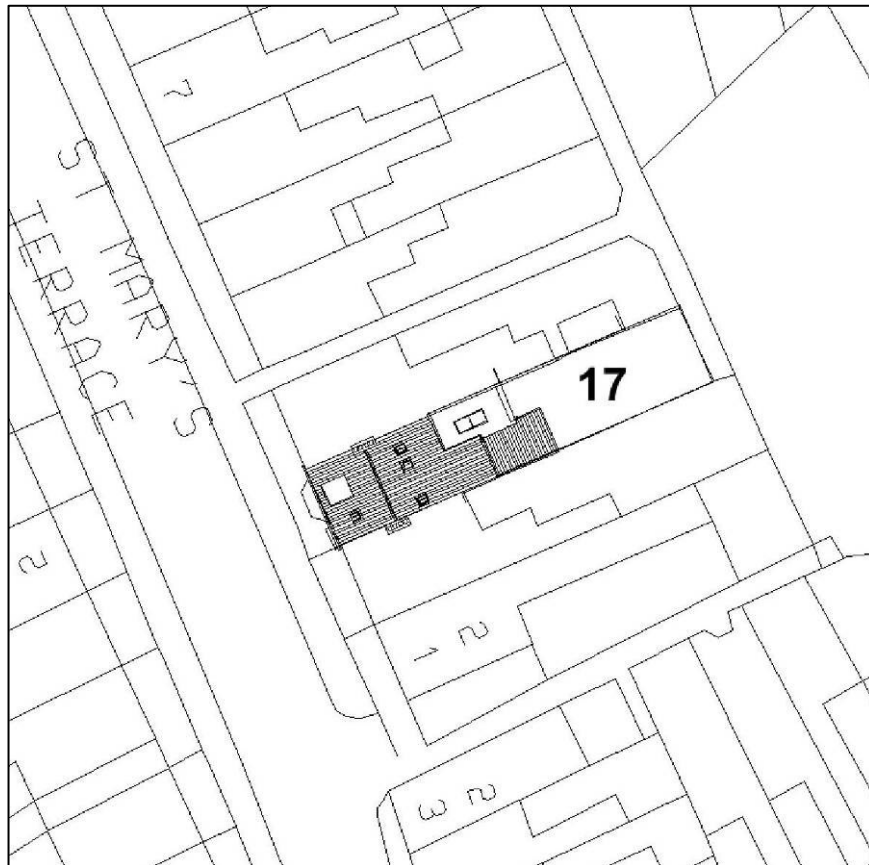
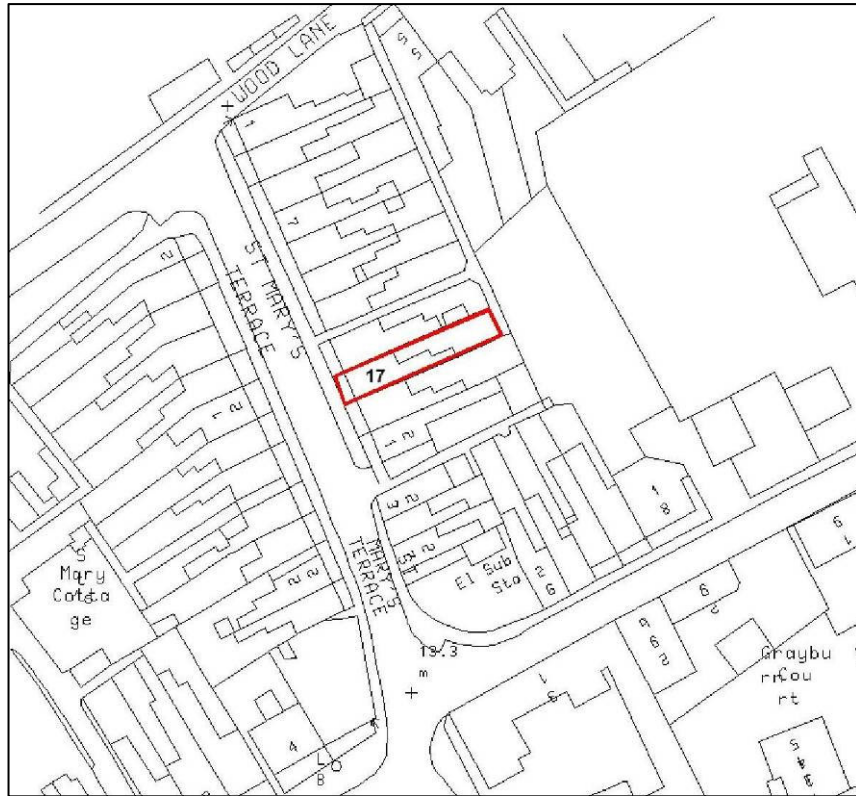
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Sherwood, D 2002 *Complete Streets of Beverley*

8 ACKNOWLEDGEMENTS

8.1 The archaeological watching brief was commissioned and funded by Mr John Traynor, and EDAS would like to thank him and his workforce for their co-operation in carrying out the work.

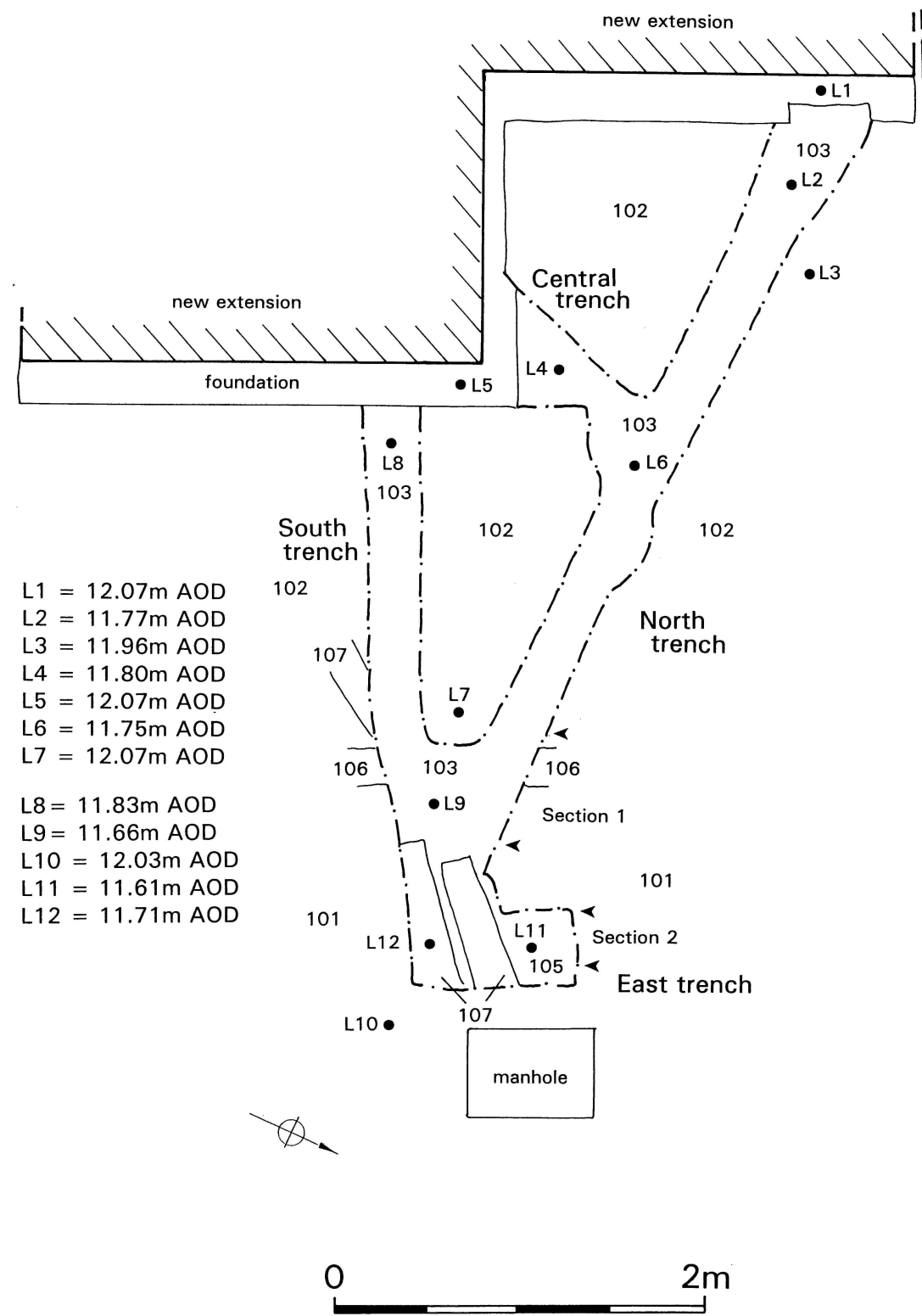
8.2 The site recording was undertaken by Richard Coates of East Riding Archaeology, and he produced the fieldwork records. The pottery assessment was completed by Peter Didsbury and the finds assessment by Sophie Tibbles (East Riding Archaeology). Ed Dennison of EDAS produced the final report and drawings, and the responsibility for any errors or inconsistencies remains with him.



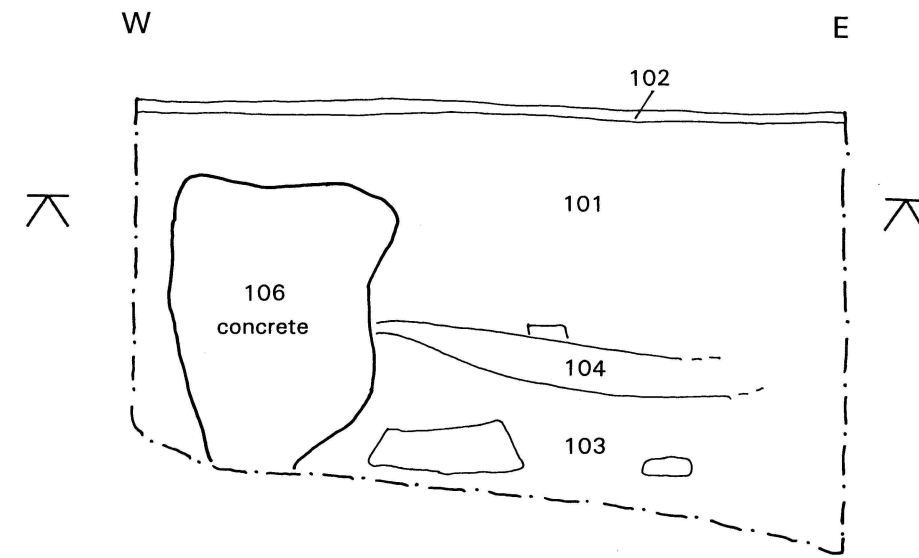
Plans provided by Traynor Homes Ltd.



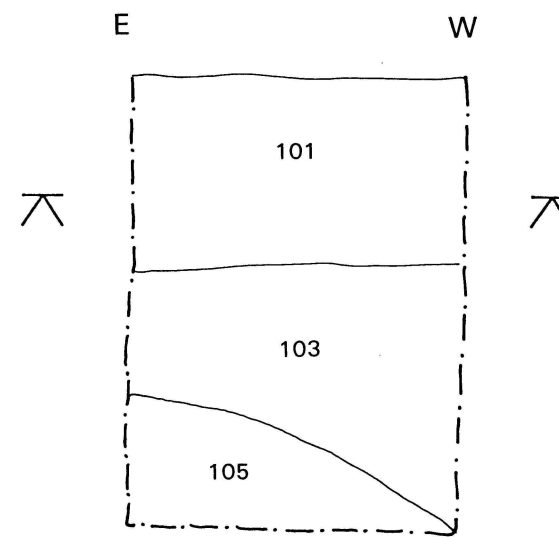
PROJECT ST MARY'S TERRACE, BEVERLEY	
TITLE SITE LOCATION	
SCALE NTS	DATE AUG 2013
EDAS	FIGURE 1



- L1 = 12.07m AOD
- L2 = 11.77m AOD
- L3 = 11.96m AOD
- L4 = 11.80m AOD
- L5 = 12.07m AOD
- L6 = 11.75m AOD
- L7 = 12.07m AOD
- L8 = 11.83m AOD
- L9 = 11.66m AOD
- L10 = 12.03m AOD
- L11 = 11.61m AOD
- L12 = 11.71m AOD



Section 1: East end of north trench



Section 2: North end of east trench

PROJECT ST MARY'S TERRACE, BEVERLEY	
TITLE WATCHING BRIEF RESULTS	
SCALE AS SHOWN	DATE AUG 2013
EDAS	FIGURE 2



Plate 1: Excavated north trench, looking W.



Plate 2: East trench, looking NE.

APPENDIX 1

APPENDIX 1: LIST OF CONTEXTS

<i>Context</i>	<i>Description and Interpretation</i>
100	Unstratified.
101	Loose dark grey-black silty clay with frequent inclusions of small/medium CBM, c.0.28m thick - topsoil levelling layer.
102	Type 1 stone levelling consolidation layer, c.0.08m thick - recently deposited.
103	Loose mid-dark mottled brown clay with occasional small/medium CBM, c.0.15m thick - levelling layer.
104	Loose yellow-brown sandy mortar layer, c.0.04m thick.
105	Very loose greyish yellow-brown sand with occasional small chalk fragments, c.0.15m thick - levelling layer.
106	Concrete, c.0.27m thick - modern foundation?
107	Brown modern salt-glazed modern drain/soil pipes, 100m diameter.

APPENDIX 2

APPENDIX 2: SPECIALIST REPORTS

REAR OF 17 ST MARY'S TERRACE, BEVERLEY, EAST YORKSHIRE

ERA Site Code 078.SMT.2013 / EDAS Site Code SMT 13

THE FINDS

Sophie Tibbles.

Identification of the pottery by Peter Didsbury.

Aims and Objectives

This assessment aims to identify the archaeological potential of the finds assemblage recovered from the archaeological investigation at 17 St Mary's Terrace, Beverley, East Yorkshire, in keeping with the specific aims of the EDAS written scheme of investigation and the requirements of MoRPHE, 'PPN3: Archaeological Excavation' which is also compliant with MAP2 requirements (English Heritage 2008; 1991).

Introduction and Methodology

The finds assemblage comprised three material categories: pottery, animal bone and vessel glass, recovered from layer (103) and unstratified (100). All material types were subject to basic quantification by count and weight. Details were recorded on 'bulk' and 'finds catalogue' sheets. All finds were appropriately packed for long term storage.

Condition of the Assemblage

All of the material categories were stable and in good condition.

Quantification of the Assemblage

Pottery: 3 sherds

Animal bone: 1 fragment

Vessel glass: 2 shards

Catalogue by Material Type

Pottery

Three sherds of pottery were recovered: two sherds from layer (103) and one unstratified sherd (100), with a combined weight of 23.7g. The pottery was dated to the 19th century and details are listed below.

(100): 1 body sherd. Late Blackware [LBLAK]. 19th century. Weight 17.8g.

(103): 2 body sherds. Porcelain [PORC]. One sherd is plain white, the other sprigged with lilac flowers. Late 19th century. Weight 5.9g.

Animal Bone

The animal bone was identified as a rib fragment from a medium-sized mammal (such as a sheep or pig), with a weight of 0.9g. No evidence of butchery was noted. Both the distal and proximal ends were broken. The fragment was not stratified (100).

Vessel Glass

The two shards of vessel glass; 1 body shard from (103), 1 unstratified basal shard (100), had a combined weight of 52.2g. The body shard was pale blue, the basal shard pale green. Both were dated between the very late 19th to early 20th centuries and were from bottles, probably for water or another type of beverage such as wine.

Discussion and Recommendations

The assemblage is of relatively recent date and is of limited archaeological potential. The small size and paucity of other material groups such as ceramic building material and clay pipe reflects the lack of archaeological evidence encountered during the watching brief.

No further work is considered necessary. Unless the land owner requests its return, the finds assemblage is not recommended for retention.

Bibliography

English Heritage 2008 *PPN3: Archaeological Excavation (MoRPHE)*

English Heritage 1991 *Management of Archaeological Projects (MAP2)*

APPENDIX 3

APPENDIX 3: EDAS WRITTEN SCHEME OF INVESTIGATION

WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING (WATCHING BRIEF) DURING ERECTION OF A TWO STOREY AND SINGLE STOREY EXTENSIONS ETC, 17 ST MARY'S TERRACE, BEVERLEY, EAST YORKSHIRE

1 INTRODUCTION

- 1.1 This Written Scheme of Investigation (WSI) details the work required to undertake a programme of archaeological observation, investigation and recording (a watching brief), to be carried out during groundworks associated with the erection of a single storey and two storey extensions to the rear of no. 17 St Mary's Terrace, Beverley, East Yorkshire (NGR TA 03007 39559). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the site owner, Taynor Homes Ltd.
- 1.2 This document forms the 'Written Scheme of Investigation' stipulated in condition 3 of the planning permission (application DC/12/04877/PLF/EASTSE), approved by East Riding of Yorkshire Council on 23rd January 2013. Its content has been discussed and agreed with the Humber Archaeology Partnership, who act as archaeological advisors to the East Riding of Yorkshire Council.

2 SITE LOCATION AND DESCRIPTION

- 2.1 The development site lies towards the south end of St Mary's Terrace in Beverley, East Yorkshire. No. 17 represents one of a number of terraced houses set back from the street frontage with a small front garden. There is also a rear access approached by an adjacent side path to the north. The house is a traditional Victorian bay windowed property, constructed in brick with a pitched slate roof; to the rear (east) is a single storey extension accommodating kitchen/dining and bathroom areas.
- 2.2 Historic maps show that the houses on the east side of St Mary's Terrace (nos 1 to 21) were constructed between 1853 and 1892. The 1853 Ordnance Survey map 1:1056 map (sheet 3) shows that the site was then part of the gardens associated with Newbegin House, in this area comprising peripheral planting, paths and flower beds. By the time of the 1892 1:500 edition (sheet 201/8/23) all the houses were built, in two blocks (nos 1 to 13, and 15 to 21) separated by a narrow passage which gave rear access.
- 2.3 No. 17 St Mary's Terrace is not a Listed Building, but it does lie with the Beverley Town Conservation Area (Area 2 - Westwood, Revision 2013).

3 PLANNING BACKGROUND

- 3.1 Full planning permission for the development was granted by East Riding of Yorkshire Council on 23rd January 2013 (application DC/12/04877/PLF/EASTSE). Condition 3, which relates to archaeology, states: "*No development shall take place on the site 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 Planning Authority. The development shall be carried out in accordance with the approved details*". The planning condition also explains that the condition is imposed because the site lies within an area of archaeological interest.
- 3.2 An earlier planning permission for a similar development, incorporating a first floor extension to the rear (application DC/12/00120/PLF/EASTSE), was granted by East Riding of Yorkshire Council on 22nd March 2012. No archaeological condition was imposed on the permission.

4 ARCHAEOLOGICAL INTEREST

- 4.1 The site of the proposed development lies immediately adjacent to the line of the western circuit of Beverley's medieval town ditch, on its east side. Work on the construction of the town defences began in the 12th century, and at this point they would have comprised a very broad ditch, with a bank along its inner east side, topped by a timber palisade; sections across other parts of the defences elsewhere in the town suggest that the ditch would have been at least 4m deep, with quite steeply sloping sides, and perhaps 10m or more in width. The ditch would have been cleaned out on occasions, and it remained open into the post-medieval period (Kent 1989, 180). The section of the town ditch between Keldgate Bar and the present St Giles Croft is depicted on the Ordnance Survey 1853 map (sheet 3) as a water-filled depression c.5m-7m wide with an internal bank. The site of one of the town gates (or 'bars') lies just to the south of the development site, at the west end of Newbegin; this bar, formerly known as West Bar, was rebuilt in the early 15th century and was demolished in 1790 (Brown 1983, 10). The alignment of the town ditch past the current development site is shown as a dashed line on the Ordnance Survey maps of 1892 and 1911.
- 4.2 Another major archaeological site which lies within the vicinity of the proposed development is the earlier of two Franciscan friaries to be established on the western edge of Beverley; this particular religious house was founded in the mid 13th century, and was occupied until the mid 14th century (Allison 1989, 181-182). In 1843, several human burials and stonework were unearthed towards the north end of Albert Terrace (Miller *et al* 1982, 51-52), and in 2003 building work at no. 3 Albert Terrace uncovered three *in situ* human burials, as well as other foundations apparently associated with the Franciscan friary and its church (HFA 2003). However, there is no evidence to suggest that the friary complex extended to the north of Westwood Road.
- 4.3 It is not known whether there was any development or occupation on the east side of St Mary's Terrace during the medieval or early post-medieval period. The Humber Sites and Monuments Record notes that industrial activity, including tanning and fulling, are documented as having taken place in this area, probably utilising water running through the town ditch. Newbegin is first mentioned in the 13th century, and it takes its name from 'new buildings', presumably located on the west side of Lairgate (Sherwood 2002, 73). The forerunner of St Mary's Terrace may have been called Lobley Lane in the 1660s (Sherwood 2002, 93). Newbegin House (nos 14-16 Newbegin) is a seven bay two storey town house built in c.1689 for Charles Wharton, a younger son of Michael Wharton of Beverley Parks (Pevsner & Neave 1995, 315-316). The house was surrounded by large gardens, which formerly extended onto the south side of the Newbegin; as noted above, the gardens formerly extended to the east side of St Mary's Terrace.
- 4.4 Hicks 1811 map of Beverley shows that the road which was to become St Mary's Terrace was already in place, although there were no houses along the east side apart from one in the angle of the road with Newbegin. A small collection of buildings is also shown here on Wood's 1828 map, but the rest of the east side street frontage is depicted as being one side of an area of small gardens or allotments. The 1853 Ordnance Survey map also shows the houses in the angle of Newbegin and St Mary's Terrace, surrounded by the gardens and peripheral planting of Newbegin House. Nos 1-21 St Mary's Terrace were built by 1893, on land formerly belonging to St Mary's church, from which it derives its name. The road was officially given its name in the early 1890s, although it is also known as Mackfray Lane in some sources (Sherwood 2002, 94).
- 4.5 The Ordnance Survey map of 1892 (1:500 scale, sheet 210/8/23) provides the first accurate depiction of no. 17 St Mary's Terrace. It lies just north of centre of a block of four properties (nos 15 to 21), and it has a small walled front garden with a front door at the south end of the house. There is also a rear extension running to the east along the southern boundary - there are two small cells at the east end of this extension, and

a small separate walled area to the east again. A central path runs east to the rear access.

- 4.6 An archaeological watching brief was carried out by EDAS in June 2003 during the construction of an extension at the Old Fire Station medical centre, just to the south of the current development site. This revealed what appeared to be the upper part of the east side of the medieval town ditch which was at least 1.57m deep and more than 2m wide. There was also a shallow bank on the east side of the ditch, which had been truncated by levelling works carried out in the 20th century (Dennison & Dennett 2004). Another EDAS watching brief, to the rear of no. 19 Newbegin uncovered no evidence for any medieval or early post-medieval structures. A possible chalk surface, which might have been associated with a chalk and brick structure or wall, as well as other brick footings, were recorded, and all were thought to have been 18th or 19th century in date (Dennison 2006). A further watching brief during development of land to the north of 60 Wood Lane in 2003 revealed a sequence of deposits which included 18th-19th century ditches and chalk wall foundations and part of the 45ft wide town north-south aligned ditch (Jobling 2003). As far as can be determined, no archaeological investigations have been carried out in St Mary's Terrace itself.

5 NATURE OF THE DEVELOPMENT

- 5.1 The development proposals involve the demolition of the existing extension to the rear of the property, and the construction of a new extension to replace it, extended across the full width of the plot (c.4.5m) (see attached figure). This new build will extend east from the existing house for a maximum distance of c.6m, to create a new ground floor kitchen and dining area, and a small bathroom above. A raft-type foundation involving trenches 0.5m wide by c.0.45m deep (depending on the requirements of Building Control officers) will be excavated.
- 5.2 Due to an oversight, the presence of the planning condition requiring archaeological recording was missed by the applicant, partly due to the fact that the previous application (for largely the same scheme) did not contain any archaeological condition. The foundations and walls of the new extension have now been constructed, although the applicant is willing to excavate new trenches parallel to the new foundations if required (as far as possible given the constraints of the site), so these can be archaeologically recorded. This situation has been discussed with the archaeological advisors to the East Riding of Yorkshire Council, the Humber Archaeology Partnership (Ed Dennison/Dave Evans 21st March 2013), and it has been agreed that this will not be necessary - the archaeological monitoring will be restricted to the drainage trenches, which have not yet been excavated.
- 5.3 The new drains are to be dug to the rear (east) of the new extension, effectively forming a V-shape in plan and running east to a new collecting chamber which will then connect with the existing drains (see attached figure). These drainage trenches will be up to 0.9m deep, deeper than the foundations for the extension, and so should provide a good window into any archaeological deposits which might be present here.

6 FIELDWORK METHODOLOGY

- 6.1 The aim of the archaeological recording is to record and recover information relating to the nature, date, depth, and significance of any archaeological features and deposits which might be affected by the proposed drainage works associated with this development.
- 6.2 The drainage trenches will be subject to archaeological monitoring as they are being dug, so that any archaeological deposits that might be uncovered can be immediately identified and recorded. Where mechanical equipment is to be used for the excavations (e.g. JCB or mini-digger), the main contractor will use a toothless bucket, to facilitate the archaeological recording.

- 6.3 If structures, features, finds or deposits 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. Mechanical 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.
- 6.4 The archaeological recording work should not cause undue delay to the overall programme of drainage 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 WSI. It is likely that the archaeological recording will be accomplished through one or more separate site visits, the number and duration of which will be determined by the speed of the excavations. Access to the site will therefore be afforded to the archaeological contractor at all reasonable times.
- 6.5 Reasonable prior notice (minimum one week) of the commencement of development should be given to the archaeological contractor, who will then inform the Humber Archaeology Partnership, so that they may attend or monitor the recording work if they so wish.
- 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 digital shots), scale drawings (plans and sections at 1:50, 1:20 and 1:10 scales as appropriate), and written descriptions as judged adequate by the archaeological contractor, using appropriate proforma record sheets and standard archaeological recording systems.
- 6.7 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 WSI, 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; these amendments might, for example, include the requirement to sample archaeological and/or environmental deposits, and/or detailed excavation of specific structures. The possibility of temporarily halting work for unexpected discoveries will be discussed with the developer in advance of the development, and sufficient time and resources will be made available to ensure that proper recording is made prior to any removal.
- 6.8 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.
- 6.9 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.

7 REPORTING AND ARCHIVING

- 7.1 On completion of the archaeological fieldwork, any samples taken will be processed and any finds will be cleaned, identified, assessed, spot dated, marked (if appropriate)

and properly packaged and stored in accordance with the requirements of national guidelines. The level of post-excavation analysis will be appropriate to the quality and quantity of the finds recovered, and specialists would be consulted as necessary.

- 7.2 A fully indexed and ordered field archive will be prepared, following the guidelines produced by English Heritage. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive should also be prepared. Subject to the agreement of the landowner, and depending on whether significant artefacts are recovered, the site archive may be deposited with the East Riding of Yorkshire Museum Service. The museum will be contacted at the beginning of the project. A copy of the Archive Index and the name of the recipient museum will be sent to the Humber Archaeology Partnership. The archaeological contractor will make an allowance for a minimum of one box in calculating estimates for the museum's storage grant.
- 7.3 With the exception of human remains, and finds of treasure (as defined under the 1996 Treasure Act - see above), all finds are the property of the landowner. However, it is generally expected that the finds will be deposited with the site archive. A finds recovery and conservation strategy will be agreed with the developer in advance of the project commencing, and this will include contingency arrangements for artefacts of special significance. Any recording, marking and storage materials will be of archival quality, and recording systems will be compatible with the recipient museum. Copies of all recording forms and manuals will be submitted to the Humber Archaeology Partnership prior to the commencement of site works, if these have not been submitted previously.
- 7.4 Within six weeks of the completion of the site work, a report will be produced 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.
- 7.5 Two copies of the final report will be supplied, for distribution to the client and the Humber Archaeology Partnership. A copy of the final report will also be included within the site archive. The Humber Archaeology Partnership and the Local Planning Authority will also receive an electronic version of the report as a pdf file.
- 7.6 Where a significant discovery is made, a short account of the results of the work will be prepared for inclusion in a local archaeological journal.

8 MONITORING

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

9 HEALTH AND SAFETY, AND INSURANCE

- 9.1 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.

10 REFERENCES

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14 April 2013

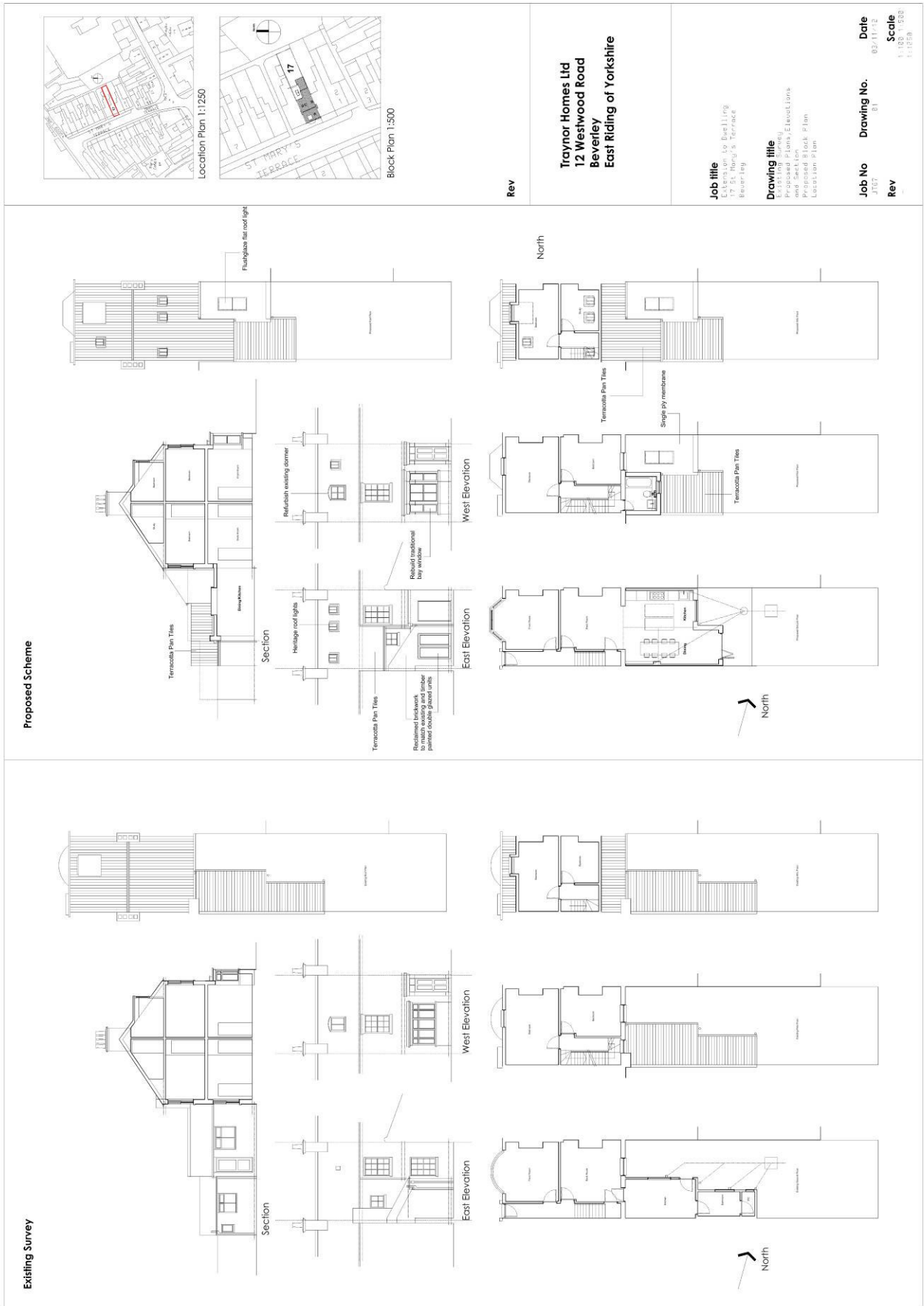


FIGURE 1: SITE LOCATION, AS EXISTING SURVEY AND SITE AS PROPOSED (not to scale - plan supplied by Traynor Homes Ltd)