

ERECTION OF A PAIR OF SEMI-DETACHED  
HOUSES FOLLOWING DEMOLITION OF  
EXISTING, DOLMAN TERRACE, RAILWAY STREET,  
POCKLINGTON, EAST YORKSHIRE YO42 2QS

ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION AND RECORDING

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Report no: 2019/597.R01  
Version: Final  
Date: February 2020  
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On behalf of

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## EXECUTIVE SUMMARY

*In June 2019, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr David Lambert to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a pair of semi-detached houses following the demolition of some of the existing structures at Dolman Terrace, Railway Street, Pocklington, East Yorkshire, YO42 2QS (NGR SE 80216 48871).*

*The archaeological work was made a condition of full planning permission, granted by East Riding of Yorkshire Council on 7th March 2019 (application DC/19/00027/PLF). A 'Written Scheme of Investigation' was produced by EDAS, and approved by the Council on 12th November 2019 (application 19/03056/CONDET). The archaeological monitoring took place between 25th and 30th September 2019, following demolition of the existing structures on the site, with a further visit on 22nd November 2019 for the drainage work.*

*The site of the proposed development, at the south-east end of Dolman Terrace, had been thought to lie within or close to one of the town's medieval manorial complexes, owned in the 17th and 18th centuries by the Dolman family. The central part of the terrace is labelled as "Manor House" on Watson's 1844 plan of the town, with the terrace as a whole fronting onto "Manor House Yard". However, an examination of some of the relevant documentary material, together with other information already published by the Pocklington and District Local History Group, suggests that the large manor house and its associated building and gardens etc, lay to the north, possibly centred on Judson Yard (now Lockwood Court), with perhaps a rectangular manorial enclosure extending to the south-east along the side of Regent Street. Dolman Terrace itself appears to perhaps have originated as a range of outbuildings associated with the manorial complex, but it was rebuilt as domestic accommodation in two phases, the north-western part in the mid-late 18th century and the south-east part (demolished as part of the current development) between 1844 and 1855.*

*The earliest feature identified by the watching brief was a potential medieval pit in the eastern corner of Plot 2, although this date is based solely on one sherd of 14th-16th century Humberware pottery recovered from its single fill and so may not be accurate. Background traces of hammerscale, slag and charcoal were recorded in an environmental sample, but the pit was not used for waste disposal or as a cesspit, and so its function remains unclear. Evidence of the previously demolished cottage at the south-east end of Dolman Terrace was revealed through its former foundations and a small coal cellar, while other 19th century brick foundations within the former Manor House Yard were associated with other structures shown on 19th century maps. The lack of any significant 17th-18th century material, both in terms of structures or artefacts, would seem to support the suggestion that the Dolmans' manor house complex lies further to the north-east.*



## **1 INTRODUCTION**

- 1.1 In June 2019, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr David Lambert to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a pair of semi-detached houses following the demolition of some of the existing structures at Dolman Terrace, Railway Street, Pocklington, East Yorkshire, YO42 2QS (NGR SE 80216 48871).
- 1.2 The archaeological work was made a condition of full planning permission, granted by East Riding of Yorkshire Council on 7th March 2019 (application DC/19/00027/PLF). The condition (number 8) 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 to, and approved in writing, by the Local Planning Authority". This pre-commencement condition was imposed in accordance with policy ENV3 of the East Riding Local Plan, in order to provide a reasonable opportunity to record the history of the site which lies within an area of archaeological interest.
- 1.3 A 'Written Scheme of Investigation' was produced by EDAS (see Appendix 3), which was approved by Humber Archaeology Partnership on 19th September 2019. The document was then submitted to East Riding of Yorkshire Council and was approved on 12th November 2019 (application 19/03056/CONDET).

## **2 SITE LOCATION AND DESCRIPTION**

- 2.1 The development site forms part of Dolman Terrace, located to the rear of no. 11 Railway Street, Pocklington, on the north-east side of a small yard; access into the yard is via a short covered passage on the west side of the adjacent street-frontage building (no. 15 Railway Street) (see figure 1 and plate 6). Not all of Dolman Terrace was due to be demolished as part of the scheme, only the south-eastern 19th century two storey house and two single storey adjacent flat roofed garages on its south-east side, labelled as no. 1 Dolman Terrace on figure 1.
- 2.2 The site lies within the Pocklington Conservation Area, which was designated in 1974 and was subject to a Conservation Area Appraisal in 2009 (ERYC 2009). The to-be-demolished structures were not Listed Buildings.

## **3 FIELDWORK METHODOLOGY**

- 3.1 The archaeological watching brief was defined by the EDAS 'Written Scheme of Investigation' (see Appendix 3). More general advice produced by the Chartered Institute for Archaeologists in relation to watching briefs (CIfA 2014) was also taken into account.
- 3.2 The development proposals involve the demolition of the existing two-storey cottage, and the adjacent garages, which are of no architectural merit, and the construction of a pair of semi-detached houses on a similar footprint, in the north-east corner of the former Manor House Yard. The rest of Dolman Terrace, comprising two other cottages (no. 1a) and the Railway Street building (no. 11) remained unaffected, although the south-east gable wall of no. 1a had to be rebuilt to maintain its structural integrity. The rest of the former Manor House Yard would be raised in height by some 0.60m, and would be resurfaced to form parking and

turning areas. New services were to be taken out through the covered passage fronting onto Railway Street.

- 3.3 The main part of the archaeological monitoring work was undertaken between 25th and 30th September 2019, following demolition of the existing structures, with a further visit on 22nd November 2019 for the drainage work. The north-eastern trench, forming the back wall of the new structure, had to be excavated in short discontinuous sections which were then filled with concrete as there were concerns over the stability of the rear walls of the existing properties to the north-east (see plate 10). The remaining sections were then excavated once the concrete had set. This north-eastern trench measured 18.50m long by a maximum 1.30m wide, although a 3.00m length at the north-western end was increased to 1.80m wide to accommodate a cellar structure revealed by the excavations.
- 3.4 The development site was divided into two plots, which measured 18.05m long (north-west/south-east) by 6.40m wide overall (see plate 13). Plot 1 measured up to 9.60m long by up to 6.40m wide, and the foundation trenches were typically up to 0.90m wide and up to 0.68m deep. Plot 2 measured up to 8.40m long by up to 6.25m wide, and these trenches were typically 0.90m wide and up to 0.96m deep. A new main east-west service trench was excavated to the south-west of the plots, and measured 19.50m long and up to 1.00m wide, and between 0.30m-0.50m deep. The remainder of the service trenches were not monitored as they were to be dug through raised ground deposits.
- 3.5 Following standard archaeological procedures, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual three digit context number, based on the part of the site in which they lay. A total of 33 archaeological contexts were recorded (see Appendix 1); context numbers for deposits are recorded in round brackets while those for structures or cuts are recorded in square brackets. In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of the excavated groundworks were marked on a general site plan at 1:50 scale (based on a plan provided by the project architects), and appropriate sections and more detailed plans were produced at a scale of 1:20. Levels AOD were not taken, but depths below ground level were recorded, based on plans provided by the developer; within the footprint of the development, existing ground level was typically 32.80m AOD. A general digital photographic record was also made, and excavated material was visually checked for archaeological finds.
- 3.6 One sherd of 14th-16th century Humberware pottery (Peter Didsbury *pers. comm.*) and a fragment of burnt unmodified fossiliferous limestone were recovered from the fill (206) of a potentially medieval pit [207] in Plot 2. An environmental sample (S1) was also taken from the same fill (206) - this contained an abundance of soil-dwelling fungus sclerotia (cf. *Cenococcum geophilum* Fr.), a small number of *Sphagnum* moss spores, and diatom frustules (*Pinnularia* species) (see Appendix 2). None of the finds or the environmental sample were worthy of retention. In accordance with current East Riding of Yorkshire Museum policy for 'no finds' archives, no project archive was deposited with the museum, although site notes, plans and photographs have been retained by EDAS (site code DTP 19).

## 4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### General Background

- 4.1 The site of the proposed development lies in the medieval town of Pocklington, which itself lies in a landscape containing an abundance of prehistoric and Romano-British activity. Pocklington was already established as the leading settlement of the area before its first documentary mention in the 11th century. In 1066 it was an administrative centre, and Morcar held a single large estate of 25 carucates, comprising Pocklington and its three outliers, Hayton, Millington and Bielby. Following Morcar's rebellion it passed to the King, and became a royal manor, which in 1086 contained 15 burgesses, a church, a priest and three water mills (<https://pocklingtonhistory.com/history/medieval/index.php>).
- 4.2 The medieval town was centred on Market Place, Market Street, Church Lane and the surrounding streets; Jefferys' 1775 map shows that the core extended west along what was formerly Finkle Street and which is now called Railway Street. The beck, which runs through the town and determined the early street pattern, facilitated the growth of a woollen industry which, together with corn milling, was the basis of the town's prosperity in the medieval period. The town received a grant for a four day fair in 1245, and further grants were made in 1272 and 1299. A charter was granted in 1300 to Henry Percy to hold a weekly market on a Saturday, and this was still taking place in 1673. By the 17th century, Pocklington had seven annual fairs and the aforementioned Saturday Market, and malting and tanning formed the major industries. In the mid 18th century, the town was bypassed by the main Beverley to York turnpike road and, when the inland canal from the River Derwent was finally built in 1815-18, it terminated a mile to the south. Nevertheless, the town expanded, and effectively trebled in size between the mid 18th and mid 19th centuries, and was boosted by the arrival of the railway in 1847. As a result, over 400 new brick and pantile or slate-roofed houses were constructed while the existing structures were also rebuilt (Pevsner & Neave 1995, 648; <https://pocklingtonhistory.com/history/medieval/index.php>).
- 4.3 There is also some evidence that the area of Dolman Terrace and its immediate surroundings formed the site of one of the manor house complexes in the town. In 1544, the Royal manor of Pocklington was granted to Thomas Bishop, and the Bishop family held it until 1628 or the 1650s when it was bought by the Dolmans. In 1621 Philip Dolman died seized of the manor, and in 1720 Robert Dolman registered the particulars of his estate. However, by 1749, the Dolmans were in debt, and a number of Parliamentary Acts were passed allowing the sale of the old Royal manor, culminating in a final act of 1776. Although two sale notices were printed in newspapers in 1780 and 1787, Robert Dolman still held the manor at his death in 1792, after which it was sold to Robert Denison of Kilnwick Percy. In 1840 it passed to Admiral Arthur Duncombe who added it to the rest of his substantial estate (<https://pocklingtonhistory.com/history/manorhistory/overview/index.php>).
- 4.4 The town is fortunate in having two superb plans drawn by William Watson (1784-1857), a land surveyor of Seaton Ross who eventually settled in Pocklington (Harris 1973). The first was made in 1844 and shows buildings shaded (denoting outbuildings) and stippled (occupied), with roads in yellow, water in blue and grass in green. The buildings are all numbered, and this corresponds to a directory of the town produced by Easton in 1845 (<https://pocklingtonhistory.com/archives/>

[people/directories/1845\\_easton/index.php](https://pocklingtonhistory.com/archives/maps/williamwatson/index.php)). A later plan of 1855 shows more detail, with accurate depictions of front elevations together with the occupiers' names and trades (<https://pocklingtonhistory.com/archives/maps/williamwatson/index.php>).

### The Dolmans' Manor House

- 4.5 The earliest evidence for the location of the Dolmans' manor house comes from a 'draft demise' of 1657, drawn up between Elizabeth Bishop of Pocklington and Robert Musgrave of Thorpe in the Street (HHC U DDEV/50/118, reference courtesy David Neave). Amongst other property, this document refers to "her third part of the manor house of Pocklington (i.e. a parlour and chambers, towards the church, being the west end of the manor house, with the little closet over the portals); of the garth belonging to the manor house and its meadows and common". This implies that the manor house stood further to the north-east, with the rooms at the west being 'towards the church', i.e. in the area of Judson Yard (Dr David Neave, *pers. comm.*). It may well have been the Bishop family who originally built the manor house; they were lords of the manor between 1544 to the 1650s (Phil Gilbank, *pers. comm.*).
- 4.6 The Dolmans'/Bishops' manor house must have been substantial as it is recorded as having eleven hearths in the 1670s, but it was then described as being in a ruinous state and needing repair by the 1730s (Phil Gilbank, *pers. comm.*). One of the aforementioned Acts of 1749-50 mentions that Robert Dolman "had repaired the said capital messuages and houses which cost him £800 and upwards". However, the Dolman Estate Act of 1776 mentions that the "Mansion House upon the said settled estate is an ancient building and the same, and the out offices thereunto belonging, are much out of repair". Finally, an advertisement of sale in 1780 noted that the 'extensive manor' included "a spacious family mansion, with every suitable office, out house etc, large garden, walled, planted and cropped" (Dr David Neave, *pers. comm.*; <https://pocklingtonhistory.com/history/manorhistory/dolmanmanor/index.php>). The house was clearly still standing when Robert Denison bought the manor in 1792, as the documents refer to a 'capital message or mansion house with the yard, garden, orchard, outhouses and appurtenances' (Phil Gilbank, *pers. comm.*).
- 4.7 Watson's 1844 map shows the area of the development site, located on the south side of Finkle Street (see figure 3 top). A terrace of six buildings is depicted, running back from a building on the Finkle Street frontage, with three enclosures to their west jointly named as 'Manor House Yard'. Easton's 1845 directory shows that the Finkle Street structure (no. 4) is an outbuilding, while the next two (nos. 1 and 2) are both houses occupied by Richard Cook, a painter, and Mrs Judson respectively, and the final three structures are further outbuildings; all of the terrace was owned by Robert Denison. Enclosure no. 5 on Finkle Street is a garden, and the linear track (no. 6) is described as a 'space'. The large field to the south-west of the track is named as 'Manor Garth'. The southern of the two houses in the terrace (no. 2) is labelled as 'Manor House', and this has led to the conclusion by some that this building is the Dolmans' former manor house (<https://pocklingtonhistory.com/history/manorhistory/dolmanmanor/index.php>), although this is unlikely to be the case (see below).
- 4.8 Watson's slightly later map of 1855 depicts the (presumably) west outward-facing side of the terrace, and shows three buildings on 'Manor House Yard' (see figure 3 bottom). The northern house (occupied by John Lamb, painter) is of four bays, the larger central house (occupied by Thomas Lamb, farmer) is of four bays and

corresponds to the 'Manor House' in 1844, and the eastern house is of three bays (occupied by Robert Abel).

- 4.9 A plan draw up for the construction of the York and North Midland Railway, dating to 1845, also shows the terrace, with the track on their south-west side (no. 58a) being an 'occupation road' (ERAO QDP/148 parts 1 & 2) (see figure 4A). The 1854 Ordnance Survey 6" map (sheet 176, surveyed 1851) also shows the same situation as that depicted by Watson's plans (see figure 4B), although there is a stronger impression that the terrace forms the south-west side of a larger collection of buildings which have a U-shaped plan and which are grouped around Judson Yard (as named in 1855, now called Lockwood Court) with an entrance off Regent Street to the north-east. The 1854 map also shows three small gardens on the south-west side of the terrace, presumably correlating to the three houses shown in 1855. The more detailed 1892 Ordnance Survey 25" map (sheet 176/15, surveyed 1890) (see figure 4C) shows that the collection of buildings around Judson Yard are still evident, but significantly there are now two ranges of buildings forming the south-west range, representing some infilling of Judson Yard. There are also a number of structures extending out from the south-west side of the south-western range into the former Manor House Yard.
- 4.10 This 1892 map is crucial in determining the development of Dolman Terrace and its surroundings. There are two main pieces of evidence when attempting to correlate all the cartographic evidence. The first is the position of the narrow open passage running back from Finkle Street into Judson Yard which is shown on both Watson's 1844 and 1855 plans and the 1845 Railway plan. This passage is also depicted on the 1892 Ordnance Survey map, although by now there has been another range of buildings built immediately to its north-east within Judson Yard; the 1854 Ordnance Survey map is not sufficiently detailed to show this narrow passage. Another important boundary is that which runs south-east from the south-east corner of Judson Yard, which is shown on both 1854 and 1892 maps. This leads to the conclusion that Dolman Terrace is the long linear undivided structure shown in 1854 and 1892 running back from Finkle Street on the south-west side of the narrow passage which still survives today. The western of the buildings extending into the yard shown in 1892 was therefore attached to the south-west side of Dolman Terrace, but the eastern building lies beyond the current boundary of the site. It is not known when these structures were demolished.
- 4.11 The buildings of present day Dolman Terrace are clearly of two different builds, the north-west part (comprising buildings 1 and 2 on Watson's 1844 plan) being of probable mid-late 18th century date. This could reflect a rebuilding by the Dolmans, and early photographs, reproduced on the Pocklington History website (<https://pocklingtonhistory.com/history/manorhistory/dolmanmanor/index.php>) show sliding-sash windows to the first floor which are a characteristic of this period (see figure 5); one of these photos (figure 5 top) could be dated to the 1860s (David Neave, *pers. comm.*). The rest of the range, comprising the three outbuildings on Watson's 1844 plan, must also have been rebuilt soon after this plan was produced, as by 1855 they are depicted as a single cottage with the fenestration corresponding exactly to that which existed prior to the start of the current development.
- 4.12 With regard to the actual location of the Dolmans'/Bishops' manor house, a former structure of eleven hearths in the 1670s would have been a substantial building, which is more likely to have been located further to the north-east in, or more likely forming part of, Judson Yard; it may have fronted onto Regent Street or Finkle

Street, or had a view looking up to the Market Place. The north-west end of Dolman Terrace may originally have been manorial outbuildings (nos 1 and 2 on Watson's 1844 plan), re-built in the mid-late 18th century and given the title 'Manor House' by Watson because it stood near the site of a much earlier and grander house. Indeed, the larger rectangular enclosure with Judson Yard at its north-west end and fronting mainly onto Regent Street, may well represent the Dolmans' manorial complex, with the south-east corner (depicted as a garden with a glasshouse in 1892) being the walled garden mentioned in the sale description of 1780, as has been suggested elsewhere (<https://pocklingtonhistory.com/history/manorhistory/dolmanmanor/index.php>) (see figure 4A). However, the 1892 Ordnance Survey map notes 'Coins found AD 1848' in the timber yard to the south of this enclosure - these coins were found under the manor house dovecote when the railway timber yard (now the bus depot) was being constructed (Phil Gilbank, *pers. comm.*). This might therefore imply that the manorial enclosure was somewhat larger than the aforementioned rectangular enclosure.

### **Demolition of Existing Buildings**

- 4.13 The existing cottage, located at the south-east end of Dolman Terrace, was visited on 20th June 2019, to assess its architectural merit prior to demolition. It was rectangular in plan, with maximum external dimensions of c.9.00m long by c.6.00m wide. It was of two storeys with a pitched roof; the original roof covering had been removed, but was almost certainly pantiles. There was a short brick ridge stack to the east end of the roof. The building was built of buff-red handmade bricks, set with a lime mortar; the bricks were not apparently laid to any particular bonding pattern, although the thick coat of whitewash which had been applied to the elevations made it difficult to be certain.
- 4.14 As noted above, this cottage was built between 1844 and 1855, to replace two of the outhouses depicted on Watson's 1844 plan. Watson's 1855 plan notes that it was occupied by Robert Abel. It does not appear to have been occupied at the time of the 1861 census, but in 1881 and 1891 it was occupied by William Grey, an agricultural labourer (information supplied by Susan Neave).
- 4.15 As depicted on Watson's 1855 plan (see figure 3 bottom), the main elevation faced south-west and was of three, unequally sized, bays (see plate 1). There was a centrally placed doorway on the ground floor, flanked by two square windows, both with wooden frames. To the north-west there was a modern sloping brick-built buttress with a wall-tie with a circular cast-iron plate beyond; these indicate structural instability. There had been a conservatory attached to the door and left-hand window, as indicated by scarring and a yellow wash on the former interior. To the first floor, there were three square windows, one to each bay, with the central window being smaller than the flanking windows. These upper windows may have been inserted or enlarged, as they disturbed a shallowly corbelled eave course at the top of the elevation. The east gable, above the adjoining garages, had been rendered and was completely blank.
- 4.16 Internally, the cottage comprised two rooms on each floor, with a central wooden stair. The two ground floor rooms had fireplaces in their end walls, although both were modern brick replacements. There were also similarly-placed fireplaces in the upper two rooms, again replaced with modern versions. All the rooms were in a state of dereliction at the time of the visit, and they had been completely gutted and refurbished, and no historic or architectural features remained.

- 4.17 To the south-east of the cottage, there was a single storey building, most recently used as a pair of garages, each with a wide entrance. It had a flat, felted roof and was built from handmade bricks set with a lime mortar but not laid to any particular bonding pattern; like the main building, it had a thick coat of whitewash externally (see plate 2). Both garage entrances had wooden lintels, which appeared to be inserted (see plate 3), but there was nothing of any historic interest remaining inside the two spaces. The relationship of the garages to the two storey cottage was unclear. The north-western garage may butt the taller cottage, although it is possible that the first floor of the latter's east gable is actually slightly built over the garage. A building occupying the footprint of the garages is shown as being present on the 1892 Ordnance Survey map (see figure 4C), but it is not certain whether this represents the garages, or another structure which was subsequently converted into the garages. Similarly, buildings are shown in this location on the 1854 Ordnance Survey map and 1845 Railway plan, and seem to correspond to an outhouse shown on Watson's 1844 map (see figure 4A). It is also possible that the left hand garage formed part of the structure shown in 1892 extending out from Dolman Terrace into the yard, although nothing was visible above ground.
- 4.18 In view of their limited architectural importance, and the fact that no historic features remained internally, it was agreed with the Humber Archaeology Partnership that the cottage and garages could be demolished without further record. As a result of the demolition, the previously obscured south-west elevations of the various buildings to the north-east became visible. The gable of no. 2a Lockwood Court, which was built end-on to the narrow passage separating it from Dolman Terrace, had clearly been raised and then renewed, as tumbled-in brickwork marking the former roofline was clearly visible (see plate 4); there was also a blocked ground floor doorway at the west end of the gable, presumably accessed from the passage. To the south-east, the south-west elevation of nos. 3 to 8 Lockwood Court was blank, although the brickwork was in a very poor condition and evidence for possibly one blocked opening was visible. To the south-east again, the gable of nos. 1 to 6 Lockwood Court contained a number of blocked openings, including a blocked doorway at first floor level (see plate 5), as well as evidence for periodic and piecemeal repair. Entrance into the yard in front of Dolman Terrace was via a passage through nos 13-15 Railway Street (see plate 6).

## 5 RESULTS FROM THE INVESTIGATIONS (see figures 6 and 7)

- 5.1 As noted in Chapter 3 above, the development site was divided into two plots, which measured 18.05m long (north-west/south-east) by 6.40m wide overall. Plot 1 was up to 9.60m long by up to 6.40m wide, while Plot 2 was up to 8.40m long by up to 6.25m wide.

### Plot 1

- 5.2 Within Plot 1, natural deposits, in this case a light yellow-white chalk gravel and brash (104), was encountered between 0.07m and 0.34m below ground level (hereafter BGL, typically 32.80m AOD) in all of the trenches.
- 5.3 In the northern corner of the plot, a 1.60m long by 1.38m wide rectangular brick floored cellar was exposed at a depth of 0.10m-0.20m BGL. The cellar walls (103) survived to a height of 0.62m and were 0.24m wide, and were formed of nine courses of lime mortar-bonded brick (see Section 1); the walls were rendered on their inside faces with a lime mortar plaster. The floor of the cellar (102) was formed from a single course of unbonded brick; the bricks measured 230mm x

110mm x 80mm. An entrance into the cellar was revealed in the northern corner, although it was not fully excavated - it is assumed that there were steps down into it from ground floor. The discolouration of the internal plaster suggested it was a former coal cellar associated with the previously demolished cottage on the site.

- 5.4 A 3.10m length of brick north-west/south-east aligned foundation (107) was exposed in the northern edge of the southern foundation trench at 0.10m BGL. The foundation comprised up to five courses of buff-red handmade bricks bonded with lime mortar, and was 0.40m wide and 0.35m high; insufficient was revealed to determine any bonding pattern. It was likely to represent the part of the front wall of the previously demolished cottage.
- 5.5 Modern services comprising a 0.06m diameter gas pipe (105) and an electricity cable (106) were exposed in the north-western corner of the plot.
- 5.6 A demolition layer of mixed brick, chalk and gravel rubble (101) up to 0.34m thick, which was associated with the recent clearance of the site, overlay the earlier features and formed the current ground surface.

## Plot 2

- 5.7 Natural deposits (208), the same light yellow-white chalk gravel and brash seen in Plot 1 (104), was encountered between 0.30m and 0.50m BGL in all trenches.
- 5.8 A circular pit [207] over 1.70m in diameter and over 0.42m deep, extended 0.46m into the eastern corner of the plot and was encountered at 0.40m BGL (see Section 2 and plate 9). The pit contained a mixed dark brown-black and yellow-brown clay fill (206) with occasional flint inclusions. A single sherd of 14th-16th century Humberware pottery (Peter Didsbury *pers. comm.*) and a fragment of burnt, unmodified fossiliferous limestone were recovered from the fill. An abundance of soil-dwelling fungus sclerotia (cf. *Cenococcum geophilum* Fr.), a small number of *Sphagnum* moss spores and diatom frustules (*Pinnularia* species) were noted in an environmental sample (S.1) taken of the pit fill (206), in addition to two spheres and a flake of hammerscale, three pieces of amorphous slag (<1mm) and traces of charcoal.
- 5.9 A thin deposit of black silt and ash (205), only 0.06m thick and with occasional inclusions of fragmented brick, sealed the pit and extended over 3.0m along the eastern edge of the eastern foundation trench (see Section 2). This black silt and ash (205), which may have represented a former ground surface, was overlaid by a ground-raising/consolidation deposit of chalk gravel and brick rubble (204) up to 0.20m thick. A further ground-raising/consolidation deposit of a light grey clay (203) with some cement and up to 0.18m thick overlay this across the north-eastern part of the plot; both deposits were encountered 0.20m-0.25m BGL. All these deposits were probably associated with development of the area during the 19th century.
- 5.10 A short length of brick north-west/south-east aligned foundation (209), up to four courses high (0.38m) and two bricks (0.25m) wide with cement bonding, was seen in the northern edge of the southern foundation trench, at 0.10m BGL. This foundation lay on the same alignment as the similar foundation (107) seen in Plot 1 to the west, and is also most likely contemporary with the former cottage on the site.



- 5.11 Two salt-glazed drains (210 and 211) were encountered in the southern and northern foundation trenches respectively. The former (210) was 0.40m wide and roughly aligned east-west, and was cut into the natural chalk (208). The latter (211) was slightly wider and was aligned roughly north-east/south-west, and it truncated the western extent of the chalk gravel and brick rubble consolidation deposit (204).
- 5.12 A layer of chalk gravel and demolition rubble (201) up to 0.20m thick, which was associated with the recent clearance of the site, overlay the earlier deposits and features. In the eastern corner of the plot, this was overlain by a modern dump of sand (202) up to 0.14m thick, which was associated with the current development. Both these deposits formed the current ground surface.

### **Service Trench**

- 5.13 The new main east-west service trench was excavated from the south-east corner of the yard to the western boundary; overall, it measured 19.50m long and up to 1.00m wide, and was between 0.30m-0.50m deep.
- 5.14 The natural light yellow-white chalk gravel (305) was only encountered in the central part of the trench, at 0.12m BGL.
- 5.15 Sections of four brick foundation walls (306, 307, 308 and 310) were exposed during the excavation of the service trench, encountered at between 0.12m-0.30m BGL (see plate 11). Foundations 306 and 307, at the eastern end of the trench, ran perpendicular to each other. Only one course of the easternmost foundation (306) was exposed, being 0.22m wide and aligned north-west/south-east and comprised of cement mortar-bonded bricks; the bricks were laid end-on-edge and measured 220mm long by 70mm thick. The adjacent, and contemporary foundation (307) was 0.26m wide, aligned north-east/south-west and formed of three courses of cement mortar-bonded brick with dimensions of 240mm x 120mm x 70mm, laid on-bed. No construction cut for these foundations was visible, although this part of the site was heavily disturbed.
- 5.16 Another length of foundation wall (308) was exposed in the service trench further to the west. This was 0.22m wide, ran parallel to foundation 307, and comprised three courses of cement mortar-bonded brick, measuring 100mm wide and 80mm thick, laid on-bed. Only the western edge of the construction cut [309] for this foundation was exposed, truncating the eastern extent of the natural (305) to the west (see Section 3). The final length of brick foundation (310) was encountered in the central part of the trench and was 0.12m wide, aligned north-east/south-west and formed of two courses of cement mortar-bonded brick, 120mm wide and 80mm thick, laid on-bed.
- 5.17 A ground-raising/consolidation deposit of yellow-brown chalk gravel and rubble (304) over 0.22m thick overlay the natural (305), abutted all four foundations (306, 307, 308 and 310) and was encountered 0.18m BGL (see Section 3). This chalk gravel and rubble deposit (304) was overlaid across the eastern end of the trench by another ground-raising/consolidation deposit of black ashy gravel (302) up to 0.12m thick, which in turn overlay foundations 306 and 307 and abutted foundation 308. This probably represented the southern continuation of a similar deposit (204) seen in Plot 2.

- 5.18 A final thin round-raising/consolidation deposit of fragmented ceramic building material (303), up to 0.06m thick, abutted the western side of foundation 308 but did not extend as far west as foundation 310.
- 5.19 The western end of the chalk gravel and rubble (304) was truncated by a roughly east-west aligned modern drain (311), which ran into a 1.00m long by 0.70m wide brick inspection chamber (312) located at the west end of the trench.
- 5.20 All the earlier structures and deposits were sealed by a grey silt-clay and gravel surface (301) up to 0.12m thick which formed the current ground surface.

## 6 DISCUSSION AND CONCLUSIONS

- 6.1 The monitoring work revealed limited evidence of potential medieval activity, with most of the identified features and deposits being dated to the 19th-20th century.
- 6.2 The earliest feature exposed was a circular pit [207] located in the eastern corner of the Plot 2 foundation trenches; based on a single sherd of 14th-16th century Humberware pottery from the fill (206), this has been tentatively dated to the medieval period, although this is by no means certain - only a relatively small segment was revealed by the foundation works. An environmental sample of the fill (206) suggest that the pit had been dug in wet or waterlogged moss-covered ground, possibly within a wooded environment, that it had been left open for some time, and that it had silted up naturally. Although background traces of hammerscale, slag and charcoal (the latter presumably fuel waste) were present, the pit was not used for waste disposal or as a cesspit, and so its function remains unclear.
- 6.3 Evidence of 19th century activity in the area comprised the brick coal cellar and brick foundations exposed in Plots 1 and 2 and the service trench. The foundations in Plots 1 and 2 (207 and 209) are almost certainly associated with the recently demolished cottage and garages. The foundations in the service trench are more likely to be associated with structures depicted in the yard on the Ordnance Survey 1892 map, with parallel walls 307 and 308 probably representing the single extending range. The other wall alignments (306 and 310) may be more temporary 19th century structures, the latter perhaps being one of the garden walls shown in 1854.
- 6.4 No evidence for any structures, features or artefacts associated with the late 17th/early 18th century Dolmans' manor complex was encountered. This might be unusual if the central part of the Dolmans' Terrace was the site of the former manor house, as shown by Watson in 1844, but the documentary evidence detailed in Chapter 4 above implies that it lay further to the north-east, perhaps centred on Judson Yard (now Lockwood Court). The manor house may therefore have lain at the west end of a possible rectangular enclosure extending further to the south-east along the side of Regent Street, although further detailed research would be needed to confirm this. Dolman Terrace itself perhaps originated as a range of manorial outbuildings, but it was rebuilt as domestic accommodation in two phases, the north-western part (comprising buildings 1 and 2 on Watson's 1844 plan) in the mid-late 18th century and the south-east part (demolished as part of the current development) between 1844 and 1855. The lack of archaeological material revealed by the watching brief in the former Manor House Yard would appear to add weight to the suggestion that the manor house complex lies further to the north.

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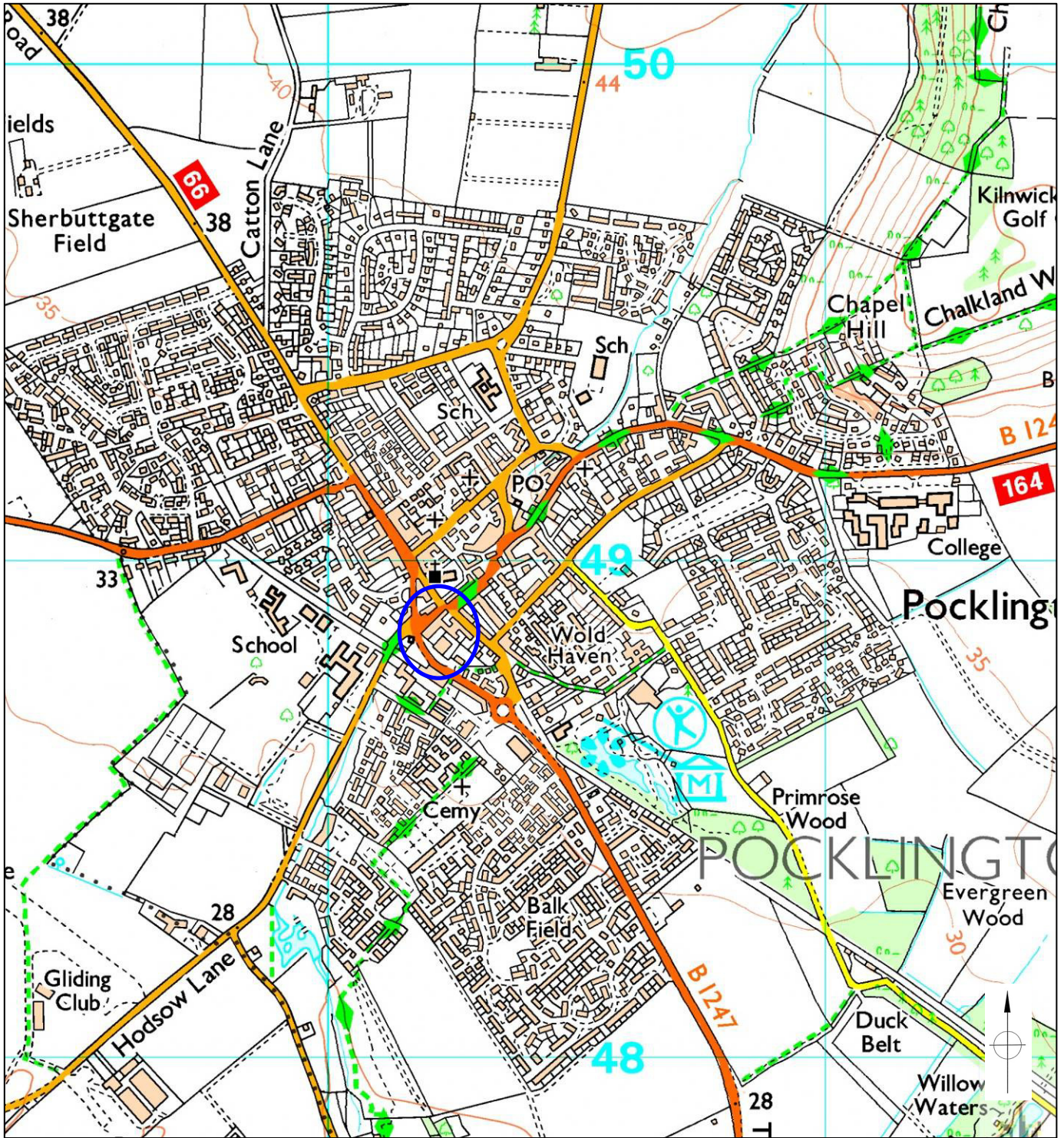
Pocklington History (Pocklington Local History Society website) = <https://pocklingtonhistory.com/>

## 8 ACKNOWLEDGEMENTS

- 8.1 The archaeological investigations were commissioned by Mr David Lambert (developer) and EDAS would like to thank him and the building contractors for their help and co-operation in carrying out the work. EDAS are also grateful to Drs David and Susan Neave for their assistance with documentary sources, and to Phil Gilbank of the Pocklington and District Local History Group for his comments and thoughts on the location of the manor house complex.
- 8.2 The on-site archaeological recording was undertaken by Emma Samuel of East Riding Archaeology, who also produced a draft report, with administrative support

provided by Ed Dennison (EDAS). The pottery was examined and spot-dated by Peter Didsbury, and the environmental sample was examined by John Carrott of Palaeoecology Research Services of Hull. The final report was produced by Ed Dennison, who retains responsibility for any errors or inconsistencies.

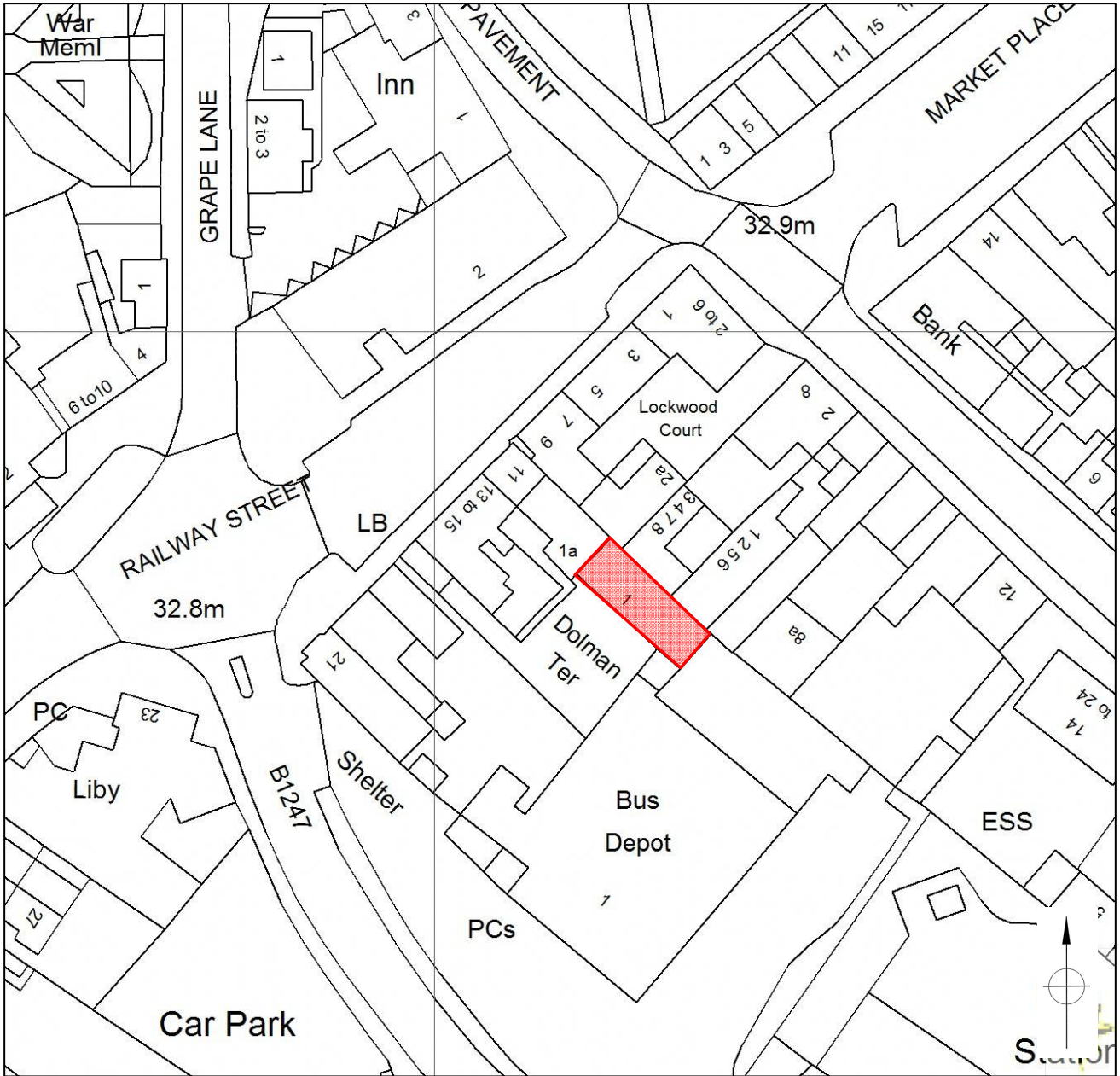




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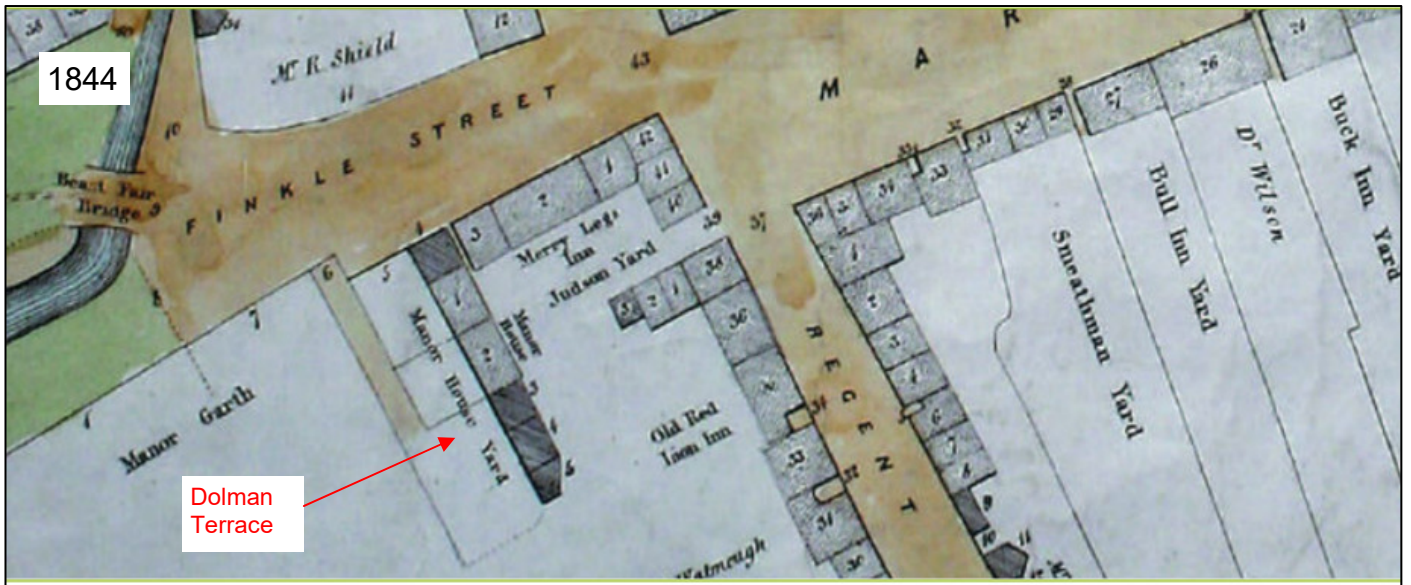
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SCALE	NTS	DATE	FEB 2020
EDAS		FIGURE	1





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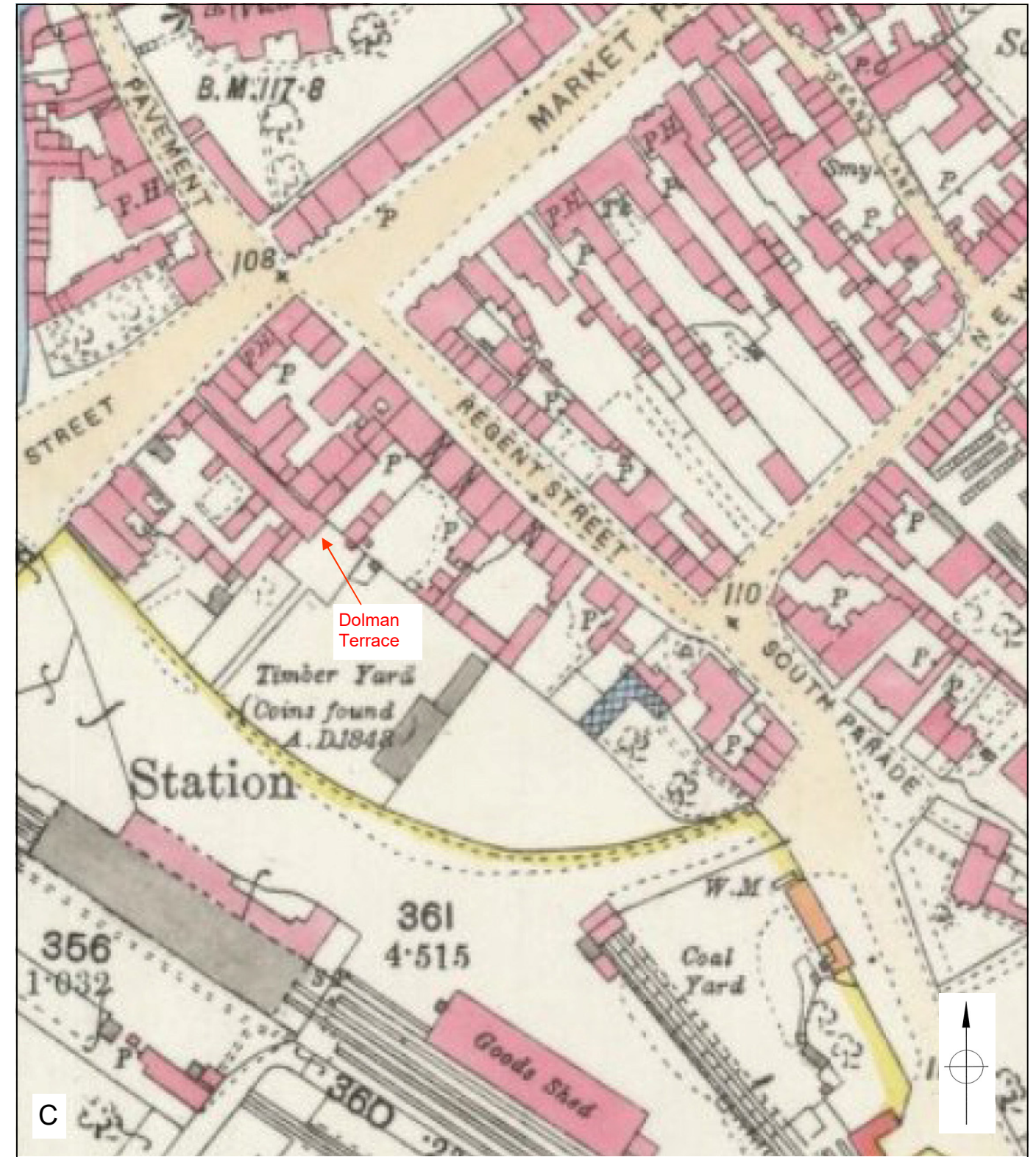
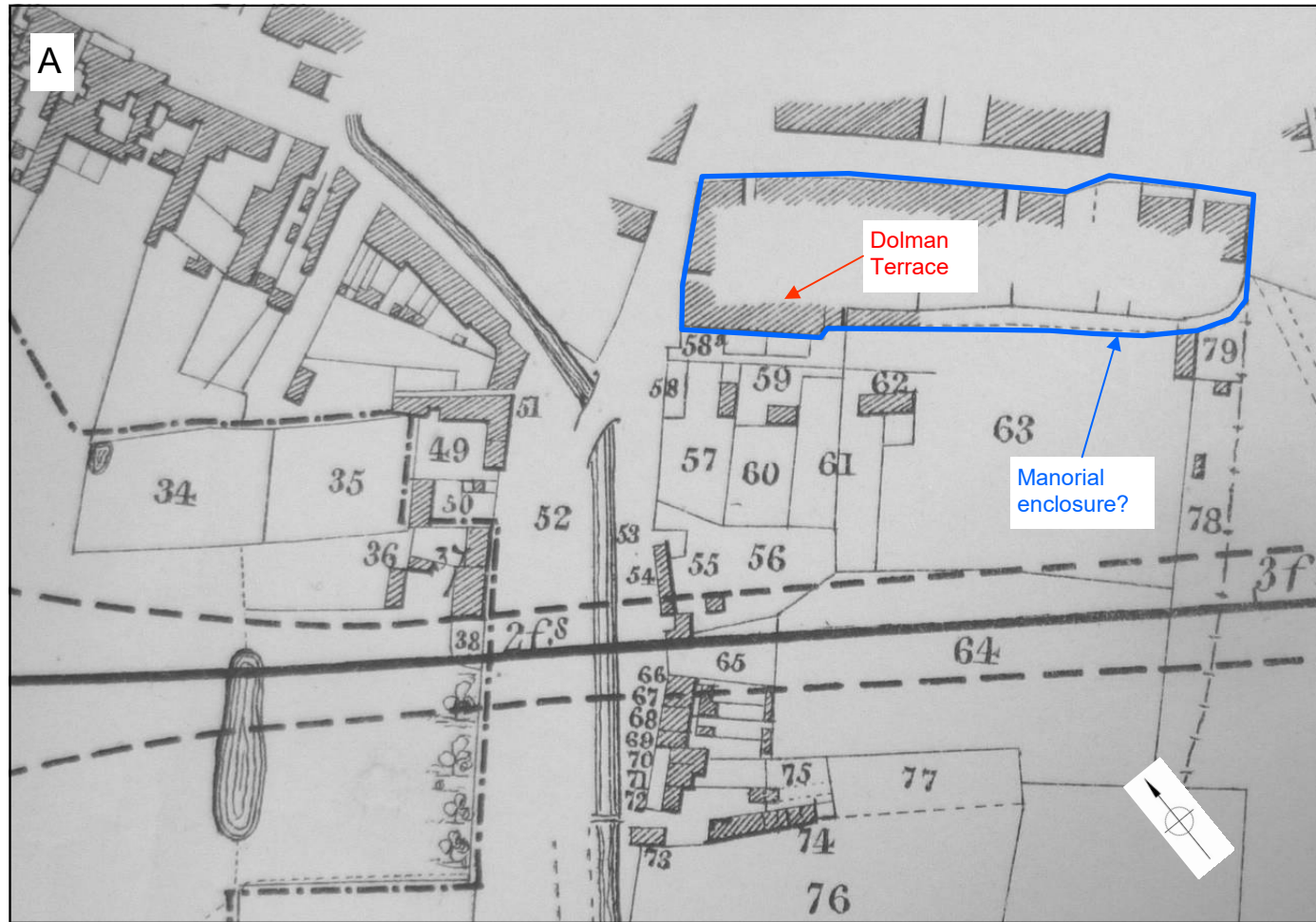
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DOLMAN TERRACE, POCKINGTON	
TITLE	
DETAILED LOCATION	
SCALE	DATE
NTS	FEB 2020
EDAS	FIGURE
	2



Source: Pocklington History (<https://pocklingtonhistory.com/archives/maps/williamwatson/index.php>).

PROJECT		DOLMAN TERRACE, POCKINGTON	
TITLE		WATSON'S MAPS	
SCALE	NTS	DATE	FEB 2020
EDAS		FIGURE	3





Sources:

A: 1845 York and North Midland Railway plan (ERAO QDP/148 part 1).

B: 1854 Ordnance Survey 6" map sheet 176, surveyed 1851.

C: 1892 Ordnance Survey 25" map sheet 176/15, surveyed 1890.

PROJECT DOLMAN TERRACE, POCKLINGTON	
TITLE 19TH CENTURY MAPS	
SCALE NTS	DATE FEB 2020
EDAS	FIGURE 4

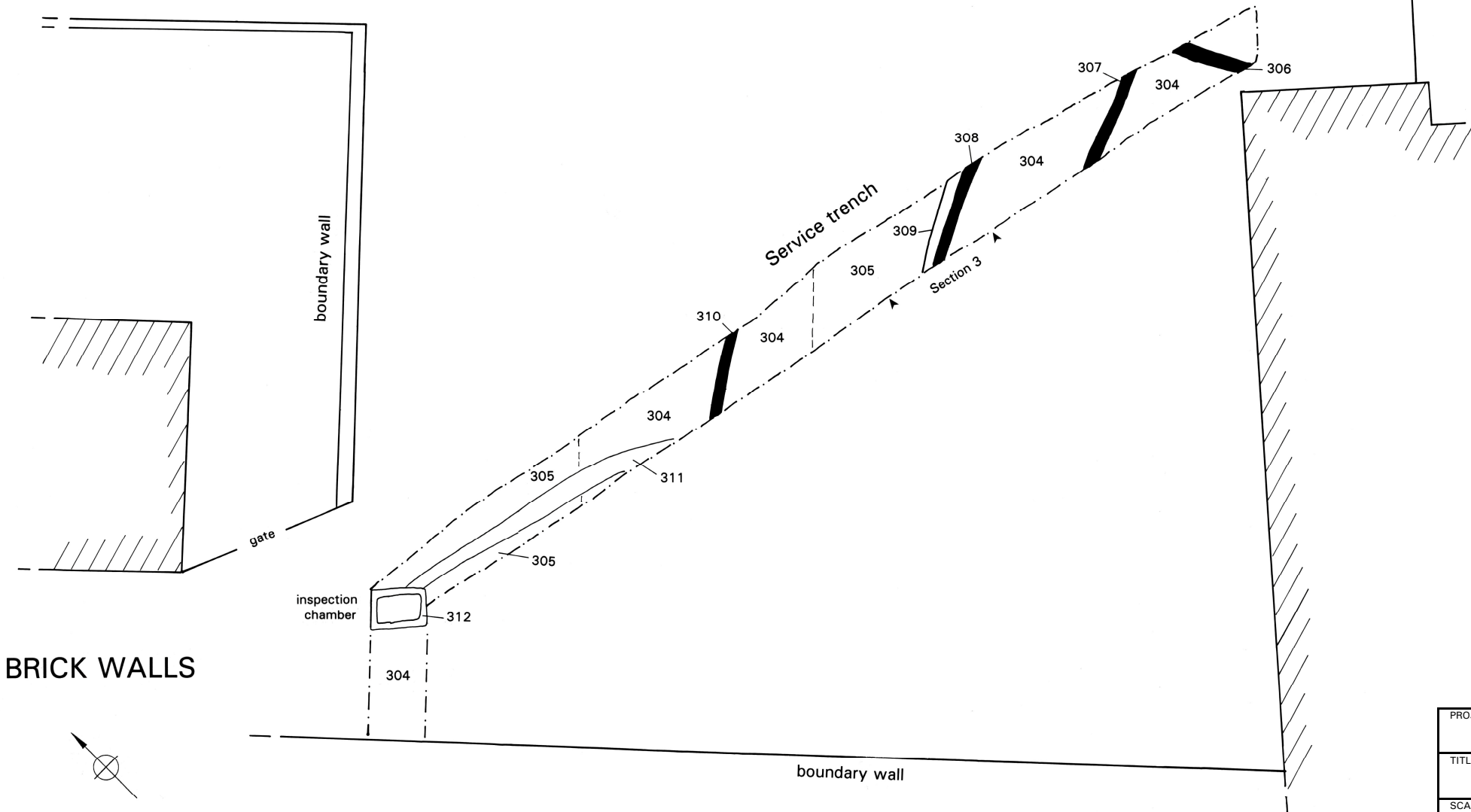
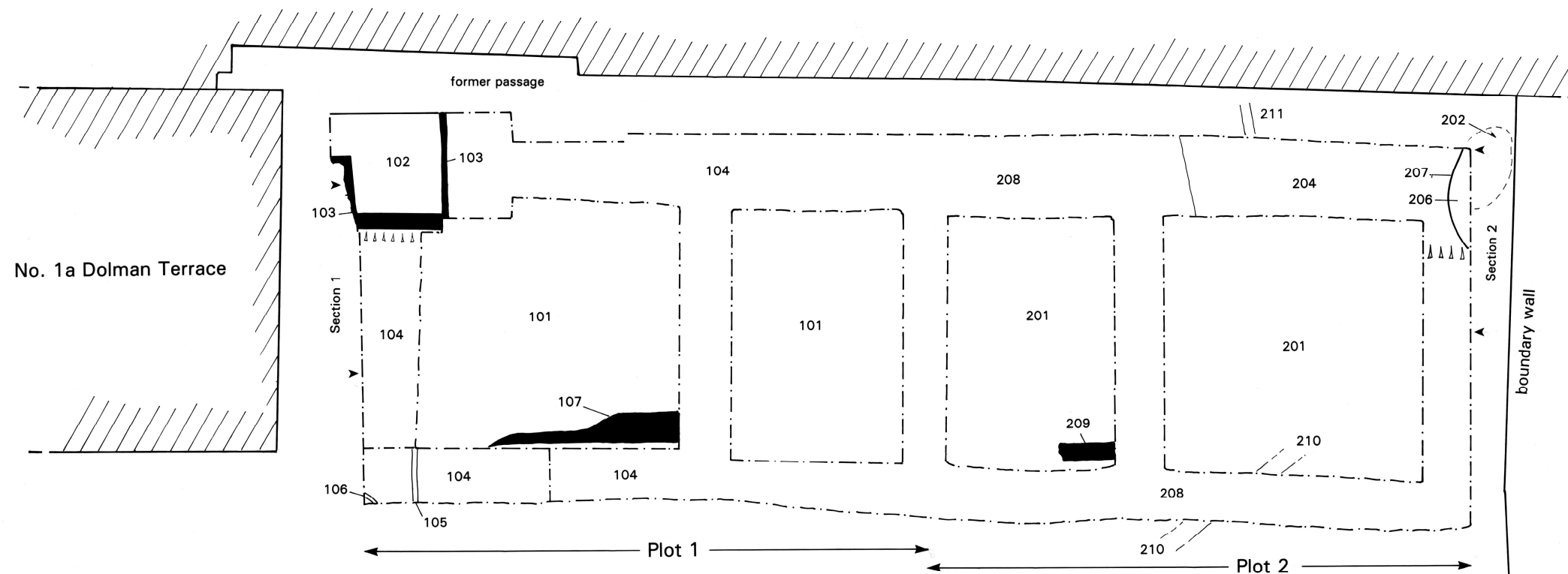




Historic views of no. 11 Railway Street (formerly Finkle Street), with Dolman Terrace to rear.

Source: Pocklington History (<https://pocklingtonhistory.com/history/manorhistory/dolmanmanor/index.php>).

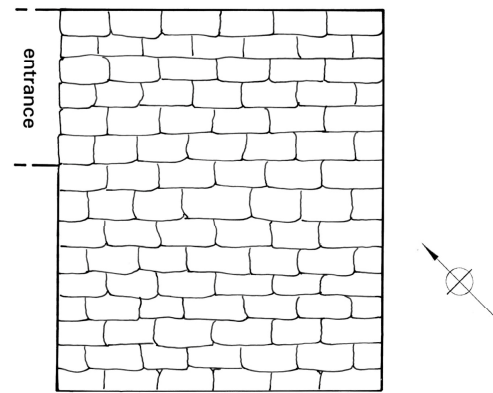
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EDAS		FIGURE	5



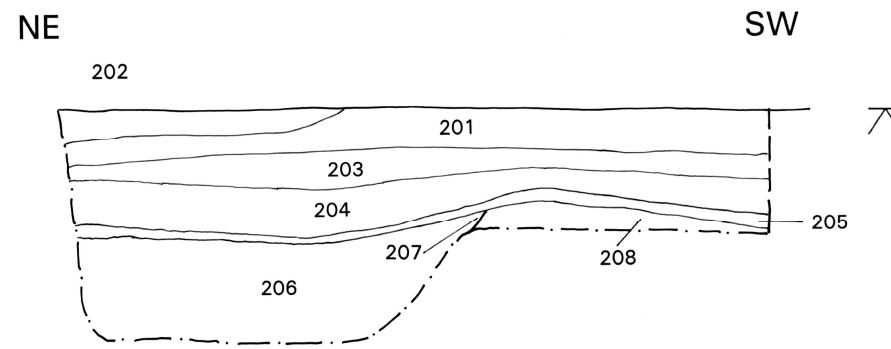
 BRICK WALLS

0  10m

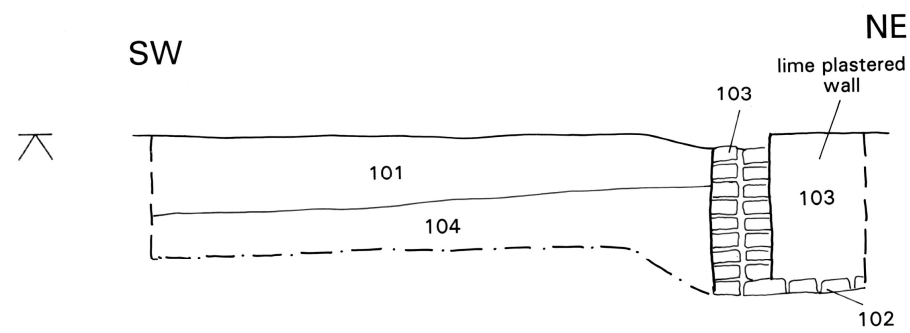
PROJECT DOLMAN TERRACE, POCKLINGTON	
TITLE WATCHING BRIEF PLAN	
SCALE NTS	DATE FEB 2020
EDAS	FIGURE 6



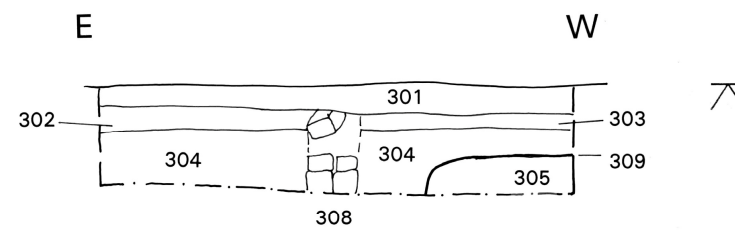
Plan of cellar floor (102)



Section 2: East corner of Plot 2



Section 1: North corner of Plot 1



Section 3: South side of service trench



PROJECT DOLMAN TERRACE, POCKLINGTON	
TITLE WATCHING BRIEF SECTIONS	
SCALE NTS	DATE FEB 2020
EDAS	FIGURE 7



Plate 1: No. 1 Dolman Terrace prior to demolition, looking NE.



Plate 2: No. 1 Dolman Terrace and adjacent garage, prior to demolition, looking N.





Plate 3: Garages adjacent to No. 1 Dolman Terrace, prior to demolition, looking NE.



Plate 4: Gable end of No. 2a Lockwood Court, showing tumbled brickwork of former roof line, after demolition of cottage, looking NE..





Plate 5: Gable end of Nos. 1-6 Lockwood Court, showing blocked openings, after demolition of cottage, looking NE.



Plate 6: Railway Street frontage, showing no. 11 to left, and nos 13-15 to right, with entrance into Dolman Terrace yard extreme right, looking SE (photo courtesy Mr David Lambert).





Plate 7: Coal cellar in Plot 1, showing brick floor (102 ) and lime plastered walls (103), looking SE.



Plate 8: Wall foundation (107) exposed in Plot 1, looking NW.





Plate 9: Circular pit [207] in corner of Plot 2, looking SE.



Plate 10: Piecemeal development of back wall foundation, looking N.



Plate 11: Wall foundations 306, 307 and 308 in service trench, looking W.





Plate 12: Wall foundation 308 in service trench, looking E.



Plate 13: Completed foundations in Plots 1 and 2, looking S.

APPENDIX 1  
LIST OF CONTEXTS

## APPENDIX 1: LIST OF CONTEXTS

<i>Context</i>	<i>Description and Interpretation</i>	<i>Area of site</i>
100	Unstratified.	Plot 1
101	Mix of brick, concrete, gravel etc, up to 0.30m thick. Demolition rubble. Same as 201.	Plot 1
102	Brick floor of coal cellar, 1.60m long, 1.38m wide, 0.08m thick, no obvious bonding material.	Plot 1
103	Brick wall of coal cellar, 0.24m wide, 0.62m thick, with lime mortar bonding. Two bricks wide, plastered on interior face.	Plot 1
104	Firm to loose yellow-white chalk and brash, with abundant chalk fragments up to 30mm long - natural deposit. Same as 208 & 305.	Plot 1
105	Modern gas service pipe (live), 0.06m diameter.	Plot 1
106	Modern electrical services (live).	Plot 1
107	Brick foundation aligned NW/SE, 0.35m wide and up to 0.40m thick, bonded with cement mortar. Remains of demolished structure. Possibly same as 209.	Plot 1
200	Unstratified.	Plot 2
201	Mix of brick, concrete, gravel etc, up to 0.20m thick. Demolition rubble. Same as 101.	Plot 2
202	Soft yellow-brown fine grained sand, 0.14m thick. Modern dump.	Plot 2
203	Firm light grey clay and cement, soft and sticky, 0.16m thick. Ground raising or consolidation layer.	Plot 2
204	Mixed chalk gravel/brick rubble, yellow-white in colour, 0.20m thick. Chalk fragments up to 15mm long, brick fragments 80mm long. Gravel ground raising or consolidation layer.	Plot 2
205	Loose black ashy silt with occasional brick fragments 65mm long, 0.06m thick. Former ground surface?	Plot 2
206	Mixed firm dark brown-black clay with unmodified flint pieces up to 35mm long, and firm yellow-brown clay. Fill of pit 207.	Plot 2
207	Cut for roughly circular pit, less than 1.70m long, less than 0.40m wide and up to 0.42m deep, S side slopes 45°, W edge curving, N & E sides not exposed, not fully excavated. Possible well?	Plot 2
208	Firm to loose yellow-white chalk and brash, with abundant chalk fragments up to 38mm long - natural deposit. Same as 104 & 305.	Plot 2
209	Brick wall or foundation, aligned NW/SE, 0.70m long, 0.38m high (four courses) and 0.25m wide (two bricks), cement bonding. Former demolished structure. Possibly same as 107.	Plot 2
210	Modern waste water service pipe, aligned roughly E-W, 0.40m wide.	Plot 2



211	Modern drainage/waste water service pipe, aligned roughly NE-SW, 0.50m wide.	Plot 2
300	Unstratified.	Service trench
301	Loose grey silt and soft grey clay with frequent gravel inclusions, 0.12m thick.	Service trench
302	Firm black clay and ash, with frequent gravel 10mm in diameter, 0.22m thick.	Service trench
303	Loose red crushed CBM, 0.06m thick - ground consolidation layer?	Service trench
304	Mid yellow-brown gravel with frequent brick rubble fragments 85mm long, 0.20m thick - ground consolidation layer. Part backfill of 309.	Service trench
305	Firm to loose yellow-white chalk and brash, with abundant chalk fragments up to 20mm long, 0.14m thick - natural deposit. Same as 104 & 208.	Service trench
306	Brick foundation, brick on edge, aligned roughly NW/SE, 0.22m wide, cement mortar bonded, no obvious construction cut but ground disturbed. Related to former structures on site.	Service trench
307	Brick foundation, aligned roughly NE/SW, three courses remaining, cement bonding, 0.28m wide (two bricks), 0.24m thick, stretchers facing outwards. Related to former structures on site.	Service trench
308	Brick foundation, aligned roughly NE/SW, three courses remaining, cement bonding 0.22m wide (two bricks), 0.36m thick, stretchers facing outwards. Related to former structures on site.	Service trench
309	Cut for foundation 308, only W edge visible, 0.14m deep. Disturbed ground.	Service trench
310	Brick foundation, roughly NE/SW aligned, only visible in section, 0.12m wide (one brick), 0.20m thick (two courses), cement mortar.	Service trench
311	Modern salt-glazed drain filled with dark brown clay-silt with frequent rubble, roughly E/W aligned, 0.35m wide, 0.30m deep.	Service trench
312	Modern brick inspection chamber 1.0m long by 0.60m wide.	Service trench

APPENDIX 2  
SPECIALIST REPORT

# Palaeoecology Research Services

**Assessment of a single sediment sample recovered during archaeological monitoring by observation, investigation and recording (watching brief) at Dolman Terrace, Railway Street, Pocklington, East Riding of Yorkshire (site code: DTP19)**

***PRS 2020/03***

**Assessment of a single sediment sample recovered during archaeological monitoring by observation, investigation and recording (watching brief) at Dolman Terrace, Railway Street, Pocklington, East Riding of Yorkshire (site code: DTP19)**

by

John Carrott

**Summary**

*A sediment sample recovered from the single fill of a medieval? circular pit, encountered during archaeological monitoring by observation, investigation and recording (watching brief) of below ground works at Dolman Terrace, Railway Street, Pocklington, East Riding of Yorkshire, was submitted for an assessment of its bioarchaeological potential. All of the other features and deposits encountered at the site were of modern or early modern date (19<sup>th</sup>-20<sup>th</sup> century); largely related to former dwellings.*

*The only biological remains of note within the sample were small numbers of Sphagnum moss spores and diatom frustules observed in the microfossil subsample and abundant soil-dwelling fungus (cf. Cenococcum geophilum Fr.) sclerotia in the washover. The microfossils both suggest aquatic deposition, or perhaps more likely wet/waterlogged moss covered ground, within the pit and the sclerotia could indicate a woodland environment (as these structures are often abundant in woodland soils).*

*The biological remains did not provide any insight into the function of the pit. What can be noted, however, is that although artefactual material (in the form of hammerscale/slag) and charcoal (which may represent fuel waste) were both recovered they were both only at trace (background) levels and the pit was clearly not used for waste disposal. There was also no evidence of faecal content to suggest that it was a cess pit. Furthermore, the mineral component remaining after processing consisted almost entirely of sand and small stones and this 'fine-grained' nature of the deposit suggests that the pit was open for an appreciable length of time and infilled by slow, low-energy, essentially natural, processes (i.e. weathering).*

*No remains suitable for submission for radiocarbon dating were recovered and no further study of biological remains from the deposit is warranted.*

**KEYWORDS:** DOLMAN TERRACE; RAILWAY STREET; POCKLINGTON; EAST RIDING OF YORKSHIRE; ASSESSMENT; MEDIEVAL?; 14<sup>TH</sup>-16<sup>TH</sup> CENTURY; FUNGAL SCLEROTIA; MICROFOSSILS; POLLEN GRAINS/SPORES; SPHAGNUM MOSS; DIATOMS

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23 January 2020

## Assessment of a single sediment sample recovered during archaeological monitoring by observation, investigation and recording (watching brief) at Dolman Terrace, Railway Street, Pocklington, East Riding of Yorkshire (site code: DTP19)

### Introduction

Archaeological monitoring by observation, investigation and recording (watching brief) was undertaken by East Riding Archaeology (ERA) at Dolman Terrace, Railway Street, Pocklington, East Riding of Yorkshire (centred on NGR SE 80216 48871), between the 25<sup>th</sup> and the 30<sup>th</sup> of September 2019 and on the 22<sup>nd</sup> of November 2019. The brief involved the archaeological monitoring of ground works for the erection of a pair of semi-detached houses (following the demolition of existing structures) and was undertaken on behalf of Ed Dennison Archaeological Services Ltd (EDAS) acting for the developer, Mr David Lambert.

All bar one of the features and deposits encountered within the two building plots and the associated service trench were of modern or early modern date (i.e. 19<sup>th</sup>-20<sup>th</sup> century); largely related to the former dwellings. The only earlier feature was a medieval? circular pit from which a sherd of 14<sup>th</sup>-16<sup>th</sup> century Humberware pottery was recovered on site.

The sediment sample ('GBA'/'BS' *sensu* Dobney *et al.* 1992) was collected from the fill of the medieval? pit and submitted to Palaeoecology Research Services Limited, Kingston upon Hull (PRS), for an assessment of its bioarchaeological potential.

### Methods

The lithology of the sediment sample was recorded using a standard *pro forma*.

The sample exhibited little potential for the recovery of biological macrofossil remains but a small subsample (~150 g/~100 ml) was

processed, broadly following the techniques of Kenward *et al.* (1980), to test this impression.

The resulting washover was examined wet using a low-power microscope (x7 to x45 magnification) and the mineral residue was dried prior to the recording of its components. The residue was separated into two fractions (using a 1 mm sieve) to facilitate recording; residue less than 1 mm was retained unsorted. The residue fractions (including the less than 1 mm fraction) were scanned for magnetic material.

The processed sample fractions (washovers and residues) were scanned until no new remains were observed and a sense of the abundance of each taxon or component was achieved and these were recorded either as counts or using a five-point semi-quantitative scale as: 1 – few/rare, up to 3 individuals/items or a trace level component of the whole; 2 – some/present, 4 to 20 items or a minor component; 3 – many/common, 21 to 50 or a significant component; 4 – very many/abundant, 51 to 200 or a major component; and 5 – super-abundant, over 200 items/individuals or a dominant component of the whole. The abundance of recovered organic and other remains within the sediment as a whole may be judged by comparing the washover volume and the quantities of remains recovered from the residue with the size of the processed sample.

No plant remains other than fine charcoal and uncharred indeterminate detritus were present. Charcoal identifications were not attempted as the few fragments recovered were all very small (to 2 mm). No invertebrate or vertebrate remains were present.



During recording, consideration was given to the identification of suitable remains (if present) for possible submission for radiocarbon dating by standard radiometric technique or accelerator mass spectrometry (AMS).

A small subsample (of approximately 1 ml) was extracted from the sample for examination for microfossils. These were investigated using the 'squash' technique of Dainton (1992) which was originally designed specifically to assess the content of eggs of intestinal parasitic nematodes; however, this method routinely reveals other microfossils, such as pollen and diatoms, which were noted if present. The slide was scanned at x150 magnification and at x600 where necessary.

Determination of the presence/absence of identifiable microfossils, their numbers (counts were made but the assessment slide was not prepared in a quantitative manner), an estimation of the minimum numbers of different forms represented and provisional identifications were made by comparison with modern reference material and the use of published works (for pollen/spores – Moore *et al.* 1991; for diatoms – Barber and Haworth 1981, Hartley *et al.* 1996).

## Results

The results of the examination of the sample are presented below. Archaeological information, provided by ERA, is given in square brackets and a brief summary of the sample investigation follows (in round brackets) after the sample number.

**Context 206** [single fill of circular pit [207]; medieval? – a sherd of 14<sup>th</sup>-16<sup>th</sup> century Humberware pottery was recovered on site]

Sample 1 (1.7 kg/1.25 litres – sediment description, ~150 g/~100 ml subsample processed to 300 microns with washover, and microfossil 'squash'; approximately 1.55 kg of unprocessed sediment remains)

Moist, jumbled shades of brown, grey-brown and grey from light/mid to dark (mottled at a cm-scale),

crumbly to unconsolidated (working soft and slightly plastic), ?slightly clay silt (the dark grey areas appeared to have abundant fine ash content but no charcoal or charred plant macrofossils were evident). Stones (2 to 20 mm) including flint and chalk were present; the latter brittle and easily broken.

The tiny washover (~2 ml) was mostly sand (abundance score 5), with occasional small stones (to 3 mm; score 2). Organic remains were principally represented by abundant sclerotia (resting bodies) of a soil-dwelling fungus (cf. *Cenococcum geophilum* Fr.; score 4) but there was also a little indeterminate waterlogged plant detritus (score 2) and a trace of fine rectilinear indeterminate charcoal (to 2 mm; score 1).

The tiny residue (dry weight 11.6 g/~7 ml) was almost all sand (score 5) and stones (to 19 mm; including chalk (to 19 mm) and unworked flint (to 11 mm); score 5). There was a trace magnetic component (to 1 mm; score 1) which was almost all ?heat-affected sand grains but which also included two spheres and one flake of hammerstone and three pieces of amorphous slag.

The 'squash' subsample was almost all inorganic, with a little organic detritus (~5%) and a few fragments of fungal hyphae. There were occasional more interpretatively valuable microfossils present in the form of three diatoms (all appeared to be of the same *Pinnularia* species) and rather more pollen grains/spores (15 in total). All of the latter were trilete spores of *Sphagnum* moss. Although relatively few in number, both the diatoms and the moss spores were quite well preserved – all were intact and only lightly eroded; a few of the spores were somewhat crumpled. No intestinal parasite eggs were present.

## Discussion and statement of potential

The only biological remains of note within the sample from Context 206 (single fill of medieval? circular pit [207]) were the small numbers of *Sphagnum* moss spores and diatom frustules observed in the microfossil subsample and the soil-dwelling fungus (cf. *Cenococcum geophilum* Fr.) sclerotia which were abundant in the washover. The microfossils both suggest aquatic deposition, or perhaps more likely wet/waterlogged moss covered ground, within the pit and the sclerotia could indicate a woodland environment (as these structures are often abundant in woodland soils).

The biological remains did not provide any insight into the function of the pit. What can be noted, however, is that although artefactual material (in the form of hammerscale/slag) and charcoal (which may represent fuel waste) were both recovered they were both only at trace (background) levels and the pit was clearly not used for waste disposal. There was also no evidence of faecal content to suggest that it was a cess pit. Furthermore, the mineral component remaining after processing to 300 microns consisted almost entirely of sand and small stones and this 'fine-grained' nature of the deposit suggests that the pit was open for an appreciable length of time and infilled by slow, low-energy, essentially natural, processes (i.e. weathering).

If all of the sediment sample were processed then sufficient charcoal for radiocarbon dating (via AMS) would almost certainly be recovered. This is not recommended, however, as all of the charcoal seen in this assessment was unsuitable for submission. All of the charcoal was small, indeterminate fragments of an unknown number of years of wood growth and therefore subject to 'old wood' problems whereby any radiocarbon date returned could be significantly earlier than the charring event.

## Recommendations

No further study of biological remains from the deposit is warranted.

## Retention and disposal

Unless required for purposes other than the study of biological remains, the sediment sample may be discarded.

## Archive

All of the extant material is currently stored by Palaeoecology Research Services (Unit 4,

National Industrial Estate, Bontoft Avenue, Kingston upon Hull), pending return to the archaeological contractor (or permission to discard), along with paper and electronic records pertaining to the work described here.

## Acknowledgements

The author is grateful to Sophie Tibbles and James Fraser, of East Riding Archaeology, for providing the sample and for the supporting archaeological information.

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APPENDIX 3  
EDAS WRITTEN SCHEME OF INVESTIGATION

ERECTION OF A PAIR OF SEMI-DETACHED  
HOUSES FOLLOWING DEMOLITION OF  
EXISTING, DOLMAN TERRACE, RAILWAY STREET,  
POCKLINGTON, EAST YORKSHIRE YO42 2QS  
(planning application DC/19/00027/PLF)

WRITTEN SCHEME OF INVESTIGATION  
FOR A PROGRAMME  
OF ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION AND RECORDING

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# WRITTEN SCHEME OF INVESTIGATION FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING (WATCHING BRIEF) DURING ERECTION OF A PAIR OF SEMI-DETACHED HOUSES FOLLOWING DEMOLITION OF EXISTING, DOLMAN TERRACE, RAILWAY STREET, POCKLINGTON, EAST YORKSHIRE YO42 2QS

## 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 pair of semi-detached houses after the demolition of existing structures, at Dolman Terrace, Railway Street, Pocklington, East Yorkshire YO42 2QS (NGR SE 80216 48871). This written scheme has been produced by Ed Dennison Archaeological Services Ltd (EDAS), at the request of the developer, Mr David Lambert.
- 1.2 This document forms the 'Written Scheme of Investigation' stipulated in condition 8 of the planning permission (application DC/19/00027/PLF), approved by East Riding of Yorkshire Council on 7th March 2019.

## 2 SITE LOCATION AND DESCRIPTION

- 2.1 The development site lies to the rear of no. 11 Railway Street, Pocklington, on the north-east side of a small yard known as Dolman Terrace; access into the yard is via a short covered passage on the west side of the street-frontage building (see figure 1). The position of the new semi-detached houses was formerly occupied by a relatively modern two-storey collection structures.

## 3 PLANNING BACKGROUND

- 3.1 Full planning permission for the development was approved by East Riding of Yorkshire Council on 7th March 2019. Condition 8, which relates to archaeology, states: "*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 to, and approved in writing, by the Local Planning Authority*".
- 3.2 The planning condition also explains that "*this pre-commencement condition is imposed in accordance with policy ENV3 of the East Riding Local Plan and in order to provide a reasonable opportunity of record the history of the site which lies within an area of archaeological interest*".

## 4 ARCHAEOLOGICAL INTEREST

- 4.1 Information from the Humber Historic Environment Record states that the site of the proposed development lies in the medieval town of Pocklington, which itself lies in a landscape containing an abundance of prehistoric and Romano-British activity. The medieval small town was centred on Market Place, Market Street, Church Lane and the surrounding streets within the vicinity; Jeffreys' 1775 map shows that the core extended westwards along what is now Railway Street. Pocklington was already established as the leading settlement of the area before its first mention in the 11th century. There is a tradition linking this place with Paulinus in 627, but there is no supporting evidence. In 1066 it was an administrative centre as the head of a hundred. Morcar held a single large estate

of 25 carucates, comprising Pocklington and its three outliers, Hayton, Millington and Bielby. Following Morcar's rebellion it passed to the King, and became a royal manor, which in 1086 held 13 villagers, five smallholders, four tributaries, a church and two mills. There is also evidence to suggest that in the area of the application site; a manor may have once existed, possibly dating from the late 17th or early 18th century. Historic maps suggest that the site was undeveloped in 1853, but the terrace had been by 1890.

## **5 NATURE OF THE DEVELOPMENT**

- 5.1 The development proposals involve the demolition of the existing two-storey structures, which are on no architectural merit, and the construction of a pair of semi-detached houses on a similar footprint. The new buildings will be located on the north-east side of the yard to the rear of the Railway Street structures, with the rest of yard being re-surfaced to form parking and turning areas. New services will be taken out through the covered passage fronting onto Railway Street. Details of the proposed development is shown on figure 1.

## **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 development.
- 6.2 All foundations, drainage trenches and other intrusive groundworks 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 Contractor will use a toothless bucket, to facilitate the archaeological recording.
- 6.3 If it becomes clear during the monitoring work that little of archaeological interest is likely to survive in the site, the recording work may be halted, in consultation with the Curatorial Officer of the Humber Archaeology Partnership (HAP). However, if structures, features, finds or deposits of archaeological interest are exposed or disturbed, 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 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 WSI. It is likely that the archaeological recording will be accomplished through a number of separate site visits, the number and duration of which will be determined by the speed of the development and/or excavations. Access to the site will therefore be afforded to the archaeological contractor at all reasonable times.
- 6.5 The actual areas of ground disturbance, and any features of archaeological interest, will be accurately located on a site plan and recorded by photographs

(black and white film and colour 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.

- 6.6 If, in the professional judgement of the archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is covered by this WSI, immediate contact will be made with the developer and the Curatorial Officer of the HAP. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned; these amendments might, for example, include the requirement to sample archaeological and/or environmental deposits, and/or detailed excavation of specific structures. The possibility of temporarily halting work for unexpected discoveries will be discussed with the developer in advance of the development, and sufficient time and resources will be made available to ensure that proper recording is made prior to any removal.
- 6.7 Although considered unlikely, 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.
- 6.8 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 Historic England. The archive will comprise primary written documents, plans, sections and photographs, and an index to the archive should also be prepared. Subject to the agreement of the landowner, and depending on whether significant artefacts are recovered, the site archive may be deposited with the East Riding of Yorkshire Museum Service. The museum will be contacted at the beginning of the project. A copy of the Archive Index and the name of the recipient museum will be sent to the HAP. 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 HAP prior to the commencement of site works, if these have not been submitted previously.

7.4 Within six weeks of the completion of the site work, a report will be produced by the archaeological contractor, unless a greater timescale is agreed with the HAP. This report should include the following (as appropriate):

- A non-technical summary;
- Site code/project number;
- Planning reference number and HER casework number;
- Dates for fieldwork visits;
- Grid reference;
- A location plan, with scale;
- A copy of the developer's plan showing the areas monitored;
- Sections and plan drawings with ground level, Ordnance Datum and vertical and horizontal scales;
- General site photographs, as well as photographs of any significant archaeological deposits or artefacts that are encountered;
- A written description and analysis of the methods and results of the watching brief, in the context of the known archaeology of the area;
- Specialist artefact and environmental reports, as necessary.

7.5 Three electronic copies (in pdf format) of the final report will be supplied, for distribution to the developer, the Local Planning Authority and the HAP HER. A copy of the final report will also be included within the site archive.

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

## **8 MONITORING**

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

## **9 HEALTH AND SAFETY, AND INSURANCE**

9.1 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.

E Dennison, EDAS  
17th September 2019



**Wildlife Enhancement Plan**

**Overview**

The existing site is a town centre urban location and has limited ecological value and biodiversity. However, the development proposal seeks to improve this situation by encouraging the local wildlife and ecology to visit.

**Structural Planting**

The existing site has limited natural vegetation. The scheme proposal aims to create a townscape development with structural planting to act as the catalyst for residents to build upon and aid biodiversity.

Shrub planting is proposed within the site. The species and varieties selected are domestic scale appropriate to the location and provide visual amenity for all. They will provide interest, variety and year around colour, but more importantly berries to encourage birds and wildlife.

Domestic scale planting within the garden areas will be the responsibility of individual householders to ensure collective variety. Householders within the urban context invariably have an affinity to enhance their town environment. Their assistance in creating biodiversity is almost guaranteed.

**Wildlife Encouragement**

It is proposed to install a swift box or bat box in strategic locations. The installation is to be undertaken in accordance with Schwegler recommendations. The locations are noted on the site layout and the specifications are as follows:

- <sup>S</sup> Schwegler 1HE Swift Box
- <sup>B</sup> Schwegler 1FF Bat Box

**Implementation**

Structural planting is to be undertaken prior to the first dwelling occupation and no later than the first planting season after occupation, if the first occupation occurs at an inappropriate time of year for successful planting.

Swift boxes and bat boxes are to be installed on each dwelling prior to their completion and occupation by the first residents.

The Wildlife Enhancement Plan will be explained to prospective tenants. The individual householders will be encouraged to develop their own Wildlife Enhancement Plan to encourage biodiversity and wildlife to visit their property and the site.

Landscape maintenance will be the responsibility of the individual householders, in conjunction with the landlord to ensure appropriateness. Any plantings which fail to survive for the first five years after completion of the development will be replaced with new plantings of the same species and types.

**Landscape Proposal**

**Structural Planting - Shrubs**

Shrub planting to be a streetscale tapestry combination to create interest, variety, year around colour and encourage wildlife.

All shrubs to be 3L pot size and equally spaced at density of 2 per m<sup>2</sup>. Shrub planting to be into prepared beds with min 450mm depth of topsoil and mulched with 50mm composted woodchip to complete.

Bed sizes are as noted on the site layout. Shrubs to be planted in equal quantities. Individual shrub types planted in groupings of min 2/No plants and max 5/No plants to suit the mix as follows:

- S1 Coloneaster Horizontalis (Fishbone)
- S2 Mahonia Aquifolium (Mahonia)
- Hebe "Baby Marie"
- S3 Euonymus Fortunei "Emerald Gaiety"
- Lavandula Spica "Hidcote" (Lavender)

**Garden Areas**

All garden areas are to be prepared with "clean" topsoil in readiness for the householder. Proposed structural planting to be as specified. Domestic scale planting to be the responsibility of individual householders to ensure the collective variety to create streetscale tapestry combinations to create interest, variety, year around colour and encourage wildlife.

**General Requirements**

All garden and planting areas are to be cleared of builders debris, which is to be carted away from site.

Ground levels are to be made good as necessary with imported selected, graded and certified "clean" topsoil in sufficient quantity to establish levels as required. Rotavate topsoil as necessary and ensure a minimum of 200mm thickness of topsoil to garden and planting areas.

All trees and plants to be as specified in BS3936 and general landscape operations to be in accordance with BS4428. Topsoil is to be as specified in BS3882.

Future maintenance of dwelling gardens will be the responsibility of the individual householder.

**Drainage Details**

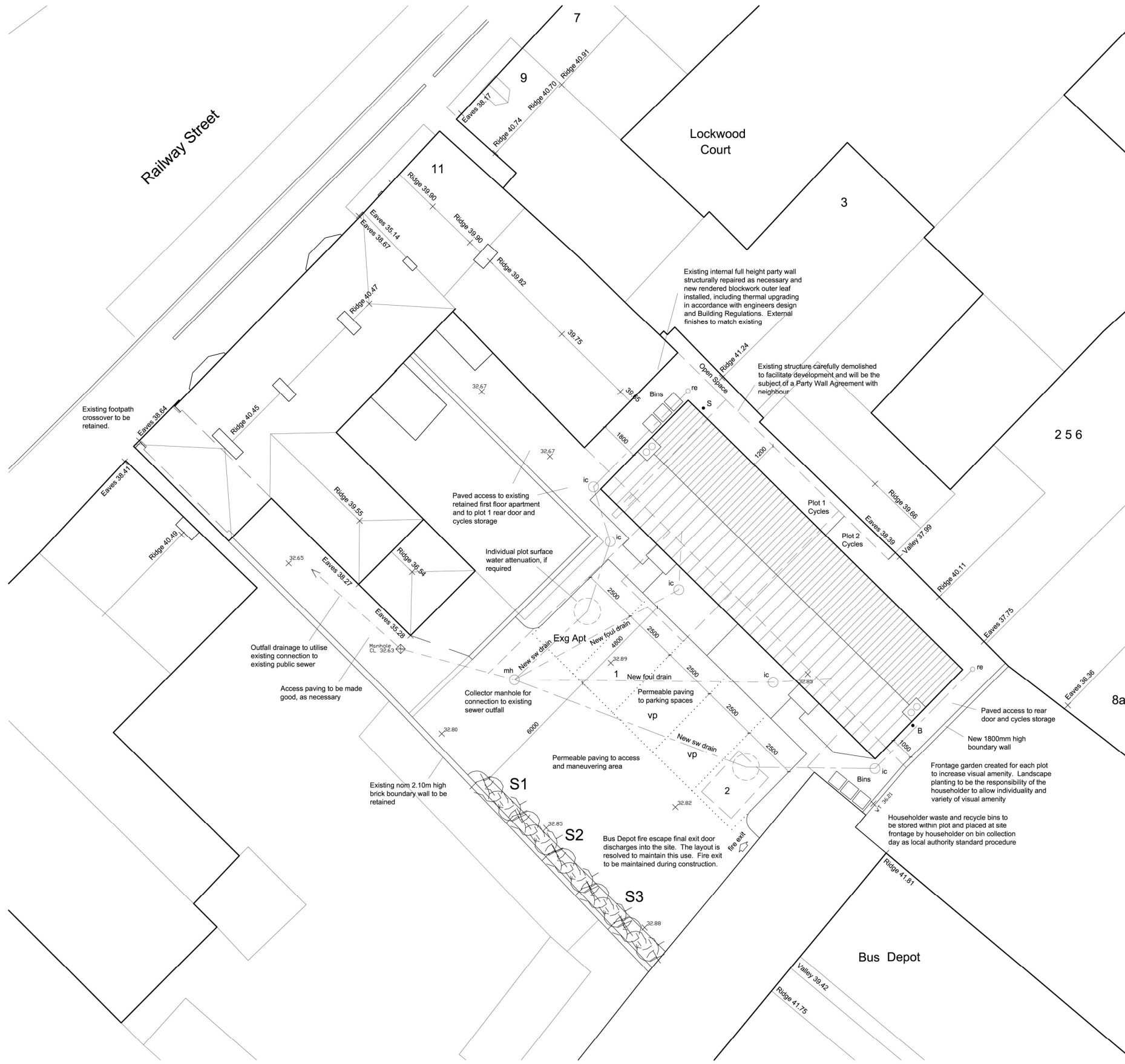
Existing - buildings are drained within the site and taken to an outlet connection to the public sewer.

Foul - private on plot drainage, to collector manhole and connection to existing outfall to public sewer in accordance with Building Regulations.

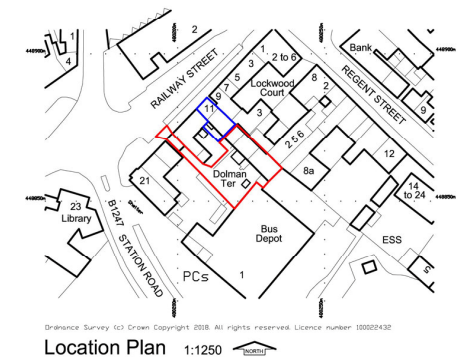
Surface - private on plot systems, to collector manhole and connection to existing outfall to public sewer in accordance with Building Regulations. Attenuation is not anticipated as the proposed roof area is 22% less than the current roof area discharging to the public sewer. The position for potential attenuation is indicated, merely to avoid a further planning application to vary the "as approved" design should some minor amount of attenuation be required on site.

Highways - access is existing and utilised by the property to be demolished. Existing footpath crossover is to be retained.

Parking court and access - sustainable porous paving, which provides a "whole site" betterment to the existing situation.



**Proposed Site Layout** 1:100



**Materials Schedule**

- Brick** - Terca Topaz red multi stock facing brick
- Artstone** - Window sills - Yorkstone smooth face
- Roof Coverings - Main roof areas** - Sandtoft County clay pantile, with capped angular ridge tiles - colour Natural Red
- Roof Coverings - Porch roof areas** - 20/20 clay plain tile - colour Natural Red
- Rainwater Goods** - Black PVCu half round gutters and circular fallpipes
- External Doors** - GRP composite thermally efficient doors and frames to accord with SAP and App Doc L requirement.
- Windows** - White PVCu A Grade thermally efficient doors and frames to accord with SAP and App Doc L requirement.
- Access and Parking** - Pleamor Sorrento tumbled permeable paving block sets to access and parking court, on compacted granular sub-base, on geo-textile membrane - colour Carrara Stone

Rev A - chimneys added to roof plan, sw boundary detail indicated - 09/01/19 - sj

Issue Status		
<b>Planning</b>		

Drawing No.	Scale @ A1	Drawn
<b>740/01A</b>	1:100 & 1:1250	sj
Date	October 2018	Checked

Drawing Title
<b>Proposal - Site Layout and Location Plan</b>

Client
<b>Mr D Lambert</b>

Project
<b>Proposed Redevelopment Dolman Terrace Railway Street Pocklington YO42 2QS</b>

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**FIGURE 1: PROPOSED DEVELOPMENT** (reproduced with permission)

