

BUILDING TO REAR OF 19 NORTH BAR WITHIN,
WOOD LANE, BEVERLEY, EAST YORKSHIRE

ARCHITECTURAL AND ARCHAEOLOGICAL
OBSERVATION, INVESTIGATION AND RECORDING

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**ARCHITECTURAL AND ARCHAEOLOGICAL OBSERVATION,
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EXECUTIVE SUMMARY

In January 2005, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr J P Atkin to undertake a programme of architectural and archaeological observation, investigation and recording on a property to the rear of 19 North Bar Within, Beverley, East Yorkshire (NGR TA 03115 39727). The recording was made a condition of planning permission and Listed Building Consent.

The recorded building probably lies towards the rear end of a medieval burgage plot fronting onto North Bar Within, with a medieval cross-street (Wood Lane) running to the immediate south. No traces of timber-framing, stonework or any other indication of a structure pre-dating the 18th century survive within the building, although it is likely that medieval deposits survive beneath it. The earliest structural remains noted by the recording were a wall line and associated brick surface, pre-dating the west part of the building and perhaps forming the remains of a structure and yard surface of 17th or early 18th century date.

The recorded building cannot be considered properly without reference to the properties on either side. Nevertheless, there is sufficient structural evidence to suggest a sequence of development. Previous studies have characterised 19 North Bar Within, the recorded building and the property to the west as all dating broadly to the period 1740-80. Of the three, no. 19 is probably the earliest, dating to c.1750. The decorative pointing to the original west gable of no. 19 exposed within the recorded building indicates that some care was taken with its appearance and that it was originally free-standing; it clearly pre-dates the east part of the recorded building. The property including the west part of the recorded building has been subject to much alteration, but there is structural evidence to suggest that it too pre-dates the east part.

It appears that the east part of the recorded building infilled a gap between the two earlier buildings on either side. Its appearance and plan form, and the materials used in its construction, suggest that it was built fairly soon after 19 North Bar Within, perhaps c.1760. A conscious effort was made to match the external appearance of the new and older building. After it had been built, the western part of no.19 was perhaps sub-divided into two small cottages or houses at the same time as the infill building was erected, essentially creating a short terrace of two storey houses. In its original form, the east part of the recorded building formed a narrow two bay two storey house, entirely separate from the west part, with a single room on the first and second floors. The internal floor levels were broadly similar to those in no. 19 but were quite different to those in the west part of the building. The principal room was on the first floor, with a plaster ceiling cornice, and it was heated by a fireplace in the west wall. Both rooms were lit by windows in the south elevation, but there were no original windows in the north elevation. The existing staircases are probably 19th century insertions, although the ground floor staircase may mark the position of an earlier stair.

The recorded building underwent a number of minor alterations during the 19th century, relating to changes in both its function and its relationship with adjoining properties, although a definite sequence for these has not been established. It is quite possible that the ground floor of the newer east part was used as a commercial premises at some date, whilst the attic storey was not converted to domestic accommodation until the late 19th century; an aisle was added to the north side of the west part after 1853, replacing an earlier structure.

The recorded building is a good example of the often difficult to interpret mixture of domestic, commercial and industrial use that typifies many smaller 18th and 19th century buildings in Beverley. The survey has revealed a sequence of small scale but significant alterations which may have changed both the use of the building and its relationship to the properties on either side, and which are in contrast to the relatively unremarkable external appearance. It is probable that such a sequence of alterations is absolutely typical of this type of building, but comparative work on similar properties in Beverley would be needed to confirm this.

1 INTRODUCTION

Reasons and Circumstances for the Project

- 1.1 In January 2005, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr J P Atkin to undertake a programme of architectural and archaeological observation, investigation and recording on a property to the rear of 19 North Bar Within, Beverley, East Yorkshire (NGR TA 03115 39727). The project involved the detailed recording of the upstanding building which occupies the majority of the site, and the monitoring of groundworks during development.
- 1.2 The architectural and archaeological recording work was made a condition of planning permission and Listed Building Consent (application nos. DC/04/04769/PLB/EASTSE and DC/04/04772/PLF/EASTSE), to convert the existing building into two dwellings. The scope of the work was defined by guidance given by the Humber Sites and Monuments Record (HSMR) (see Appendix 4), which was subsequently amended following discussions between EDAS and the Archaeology Manager at the HSMR (see Appendix 5).

Site Location and Description

- 1.3 The building forming the site of the proposed residential development lies on the north side of the east end of Wood Lane, to the rear of 19 North Bar Within (see figure 1). The site is bounded to the north by a builder's yard, to the east by offices, to the west by residential accommodation, and to the south by Wood Lane itself (see figure 2). The building forms part of the curtilage to 19 North Bar Within, which is a Grade II* Listed Building (see Appendix 3).
- 1.4 Prior to the commencement of the recording work, the building had been used as offices but it was now empty. For the purposes of description, the building has been divided into two parts. The west part (A) is continuous with the building immediately to the west, which has already been converted to residential accommodation. The east part of the building (B) is set between the west part (A) and the property to the east. For the purpose of this report, the latter is considered to be part of 19 North Bar Within, although it may previously have been numbered as part of Wood Lane.
- 1.5 During the survey work, the wall plaster was removed from the majority of the interior of the building, exposing many features previously not visible. As far as can be determined, the building has not been the subject of any previous detailed survey work. However, the buildings of Wood Lane are covered by general architectural studies of Beverley (e.g. Miller *et al* 1982; Hall & Hall 1973), while the development of the Wood Lane area from the medieval period onwards is discussed in more general works on Beverley (e.g. Brown 1989; Horrox 1989; Neave 1989; Forster 1989).

Aims and Objectives

- 1.6 The primary aim of the architectural recording work was to produce a pre-conversion survey of the existing structures on the site, through a combination of drawn, photographic and written records. This pre-conversion survey would then be enhanced as necessary by additional records produced by an archaeological watching brief during development of the site. Both elements would then be combined to produce a single report.

Survey Methodologies

- 1.7 As noted above, the scope of the work was defined by guidance given by the Humber Sites and Monuments Record (HSMR) and a later EDAS methods statement (see Appendices 4 and 5). Four main elements of work were involved:

Documentary research

- 1.8 A basic level of documentary research was undertaken to illustrate the history of the site and to provide a context for the standing remains. This work was undertaken by Dr Susan Neave (2006), with additional material provided by EDAS. Research was undertaken at the following archives and repositories:

- East Riding Archive Office, Beverley (ERAO), including the Registry of Deeds;
- the Yorkshire Archaeological Society in Leeds (YAS).

A full list of sources consulted, together with their references, is given in the bibliography below.

Architectural recording

- 1.9 A general photographic record was made of the whole of the building, together with close-up photography of significant details, prior to any redevelopment work on site. Subject to access, all photographs contain a graduated scale, and artificial lighting in the form of electronic flash was used where necessary. A total of 34 colour digital photographs were taken and printed to a size of 6" by 4". The digital photographs were supplemented by a number of 35mm colour prints. Each photograph has been catalogued and indexed, and the photographic location points are shown on a figure (see Appendix 1). A number of the photographs have been used to illustrate this report.
- 1.10 The building was required to be the subject of a drawn record. In accordance with the EDAS methods statement, this record comprised 1:50 scale ground, first floor and attic plans of the building, together with a 1:50 scale north-south section through the same to record the roof structure. Existing plans of the building prepared by Ingleby & Hobson Architects were used as the basis for the drawn record; a drawing of the south elevation, also by Ingleby & Hobson, was marked up to show blocked openings, joints and other features. All drawings were prepared according to the guidelines established by the RCHME (1996) (now English Heritage). Sufficient notes were also taken to allow the preparation of a detailed description of the building.
- 1.11 The main phase of building recording work took place on the 25th February 2005, with a further site visit on the 6th May 2005 to re-inspect the interior following the completion of stripping out.

Archaeological watching brief

- 1.12 An archaeological watching brief on the limited below-ground works associated with the conversion of the building took place between the 19th and 20th September 2005. Following standard archaeological procedures, each discrete stratigraphic entity (e.g. a cut, fill or layer) was assigned an individual context number and detailed information was recorded on *pro forma* context sheets. A total of 12 archaeological contexts were recorded (see Appendix 2); these are all described in the following text as three digit numbers (e.g. 005). In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of the monitored groundworks

were indicated on a site plan, and more detailed drawings were made of each area as necessary; a photographic record was also maintained using 35mm colour prints. A small number of artefacts were recovered from the watching brief, primarily sherds of pottery (see Appendix 2); these have been spot dated and assessed, and retained with the site archive.

Report and archive

- 1.13 A detailed written record of the building was prepared from the observations made on site, and this analyses its form, function, history, and sequence of development, as far as is possible using the previously gathered information. The building is also placed within its historical, social and architectural context, where possible.
- 1.14 An archive of material relating to the project, which includes field notes, survey data and drawings, and photographic prints, has been deposited with the East Riding of Yorkshire Museum Service (site code WLB 05; museum accession no. 2007/111). The photographic prints taken for the building recording have been deposited with the HSMR, as have a number of 35mm colour slides.

2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 2.1 The following chapter provides an outline of the development of the Wood Lane area from the later medieval period onwards, together with more detailed information relating to Wood Lane itself and the properties which front onto it.

The Development of Wood Lane

- 2.2 Wood Lane lies within the gated and ditched boundary circuit of the medieval town but is not mentioned in documentary sources until 1416-17, when it appears as "Wodelane" (Miller *et al* 1982, 84; Allison 1989a, 178). However, it is likely to have existed for some time before this, as it forms one of the east-west cross streets running off the main north-south roads through the town. The encroachment of houses on the street frontages at the more popular ends of the cross streets, where they met the main thoroughfares, created a "funneling effect" (Miller *et al* 1982, 20-21) and this can be seen at the east end of Wood Lane, which narrows markedly. It is suggested that the former western terminus of Wood Lane, where it met the town ditch, is marked by a change of alignment (Miller *et al* 1982, 44), although others imply that the cross-streets in this area did not extend this far, as it was not considered necessary to block their ends during the civil unrest of the 1440s, the usual precaution taken when a lane extended to the town ditch (Horrox 1989, 52).
- 2.3 The east end of the north side of Wood Lane (probably including the building which is the subject of this report) is formed by a medieval burgage plot fronting onto North Bar Within. The burgage plots were typically long and narrow, laid out at right angles to the main street, with a house or shop fronting the street, with yards and gardens to the rear (Miller *et al* 1982, 22-23). Further to the west, 19th century maps suggests that a similar process took place along Wood Lane itself, with long narrow plots laid out at right angles to the street. Wood Lane is known to have contained a hospital in the late 15th century, which is mentioned in wills of 1475 and 1498 (Miller *et al* 1982, 54).
- 2.4 There appears to be little published information on Wood Lane in the later medieval and early post-medieval periods, but it is assumed that the rate of new building or re-building was affected by the same slump in the town's economy which has been seen in other parts of Beverley. Similarly, such activities were probably stimulated by the growth in the town's economic prosperity which began in the mid 18th century and lasted until the 1830s (Neave 1989, 117-118). The increased prosperity in this period was accompanied by a modest but definite growth in population and by 1801, Within North Bar ward, which includes the property under discussion, formed one of the most fashionable residential areas in Beverley (Neave 1989, 119-120).

The Wood Lane Property

- 2.5 The buildings on the north side of Wood Lane adjoining 19 North Bar Within form part of the curtilage of that property, and there is no documentary evidence to suggest they were ever separate cottages. In the early 18th century the same family owned nos. 19 and 21 North Bar Within, perhaps indicating it was originally one plot. This would account for the absence of a straightforward rear boundary between these two properties.

- 2.6 In 1717, the property of John Elliner (Ellinor) of Beverley, grocer, was described as a “messuage, tenement or dwelling house” in North Bar Within, adjoining Wood Lane, with a “work house” adjoining on the yard of his messuage, and a stable on Wood Lane (ERAO RDB F/78/166). In later deeds the “work house” is sometimes described as a “warehouse” (see below). In 1720 an arrangement was made between John Elliner the elder of Beverley, grocer and tallow chandler, and John Elliner the younger of Beverley, joiner, who lived in the house next door, concerning part of the latter’s stable which he granted to the former so that his warehouse could be enlarged (ERAO RDB G/405/385). Although the location is not specified in this deed, other deeds indicate that it relates to 19 and 21 North Bar Within.
- 2.7 John Elliner, grocer, who died in 1750, was an alderman of Beverley and served as Mayor in 1747-48 (Allison 1989b, 202 & 204; monumental inscription in St Mary’s church, Beverley). Other members of the Elliner family were among Beverley’s leading builders and carpenters, and it is likely that no. 19, which contains panelling and an open string barley sugar staircase perhaps dating from the 1740-50s, is an example of their work.
- 2.8 In 1788 Susannah Elliner, to whom both 19 and 21 North Bar Within had passed by inheritance, sold the two properties to John Stephenson of Beverley, yeoman (ERAO RDB BN/216/313). No. 19 was described as a “messuage or dwelling house and shop with warehouse and stable” on the west side of North Bar Street, adjoining Wood Lane. John Stephenson then immediately sold no. 19 to William Stephenson, gent (ERAO RDB BN/217/315). In 1791 William Stephenson gave his address as Wood Lane (Battle 1791), where there was an entrance to the house, presumably to distance himself from the shop on North Bar Within. A survey made in 1805 indicates that by this date John Swan, grocer and tea dealer, rented the shop (ERAO DDBC/1/12). He was still trading from there in 1823 (Baines 1823).
- 2.9 The earliest surviving map of Beverley, made by William Burrows in 1747 (reproduced in Miller *et al* 1982, 16) shows the north side of Wood Lane as being built up for a considerable distance back from the North Bar Within frontage. Further to west, the land to the north of Wood Lane is open, and is marked “MR WITTY 78 John Sanmen garden”. However, Burrow’s plan should not be relied upon for depicting built-up or occupied areas, as he was more concerned with mapping the open spaces (Susan Neave, *pers. comm.*). Hick’s 1811 plan is similarly schematic, again showing the north side of Wood Lane to be occupied by a continuous terrace of buildings along the frontage. The first detailed depiction of the north side of Wood Lane appears on Wood’s 1828 map of Beverley. No 19 North Bar Within is shown to be divided into two properties of approximately equal size but with a narrower sub-division on the North Bar Within frontage. The east part of the recorded building (B) is shown as a single rectangular property extending slightly further north than the rest, and the west part (A) is shown as another separate rectangular structure within the general terrace of buildings aligned along the Wood Lane frontage; at this date, the latter does not extend as far north as the existing structure. Gardens are marked to the rear (north) of both parts of the recorded building.
- 2.10 In 1829 Robert Stephenson of Beverley gent, devisee of William Stephenson late of Beverley, gent, sold the premises to John Watson of Beverley, painter (ERAO RDB BN/237/296). The deed mentions the dwelling house and shop, a workhouse “now used as a stable adjoining on the yard of the said messuage” and the other stable adjoining on Wood Lane. At that date the occupant was George Scaum

(who published Poulson's history of Beverley, *Beverlac*, that year), although the workhouse used as a stable was let to John Tuting. The right to enjoy a window in the north wall at the west end of a passage leading from the kitchen into the shop and along the north side of the messuage is mentioned, suggesting some building work may have taken place during Stephenson's ownership.

- 2.11 John Watson was still living in North Bar Within in 1831, but by 1835 Thomas Whiting, grocer and tea dealer, seems to have taken over the premises (information from trade directories). In December 1836 John Watson sold the house and shop to Thomas Whiting, together with the "piece of ground whereon a workshop formerly stood" which had been "lately pulled down" by Watson, and "upon which piece of ground a warehouse and stable have been lately erected by Thomas Whiting adjoining on the yard of the said messuage, tenement or dwelling house and being at the eastern extremity of the same" (ERAO RDB FC/112/125). The deeds also mention a piece of ground whereon a stable formerly stood, also "lately pulled down" on the site of which Whiting had built "a warehouse, stable and other erections" adjoining on Wood Lane.
- 2.12 These buildings are presumably those shown on the first edition 1853 Ordnance Survey map (see figure 3a). This depicts 19 North Bar Within extending west along the Wood Lane frontage, a separate building representing the east part of the recorded building (B), and a narrower longer building to the west, the east end of which forms the other part of the recorded building (A). There is another building attached to the north side of building (A) and a small yard containing a "pump" to the west. There is also a yard to the north of building (B), which appears to be sub-divided along its length. There is nothing on the map to suggest any function for any of the depicted buildings.
- 2.13 In 1851 Thomas Whiting was described as seed merchant and master grocer, employing two men and two apprentices (Census, 1851: copies of this and later census returns on microfilm at Beverley Local Studies Library). Three of his employees - Creaser Hebb, his assistant, and Joseph Marshall and Harrison Oxley, his apprentices - lived with him, together with two female domestic servants. It is possible that part of the buildings to the rear of the house and shop were used as office or living accommodation. Whiting was still there in 1853 when a deed was drawn up appointing trustees (ERAO RDB HC/78/104).
- 2.14 By 1861 Henry Sugdon, a 27-year old grocer, had taken over the premises. He lived with his widowed mother, sister, brother (also a grocer), one apprentice and a house servant (Census, 1861). By 1871 Sugdon was married with a young child – he was described as a master grocer employing three men and one boy, and William Dawson, his apprentice, and two house servants, lived-in (Census, 1871).
- 2.15 The Ordnance Survey 1892 1:500 map shows the site in some detail (see figure 3b). No divisions are marked between 19 North Bar Within, the east part of the recorded building (B), the building including the west part (A), and the building to the west of this. The building including the west part of the study building (A) had been extended to the north since 1853, and the building formerly attached to its north side has been demolished to be replaced by an enlarged open yard. The walled yard to the rear of the properties is still shown, with a "Pump" to the west and "Tk." (water tank) to the east. The site is similarly depicted, at a smaller scale, in 1910.
- 2.16 Henry Sugdon remained at 19 North Bar Within for the rest of the century, and was there when the 1901 census was taken (Census, 1901). He had moved out by

1905, when there is a property transaction between Henry Sugdon of Beverley, grocer, and Henrietta Robinson of Devon, spinster (ERAO RDB 74/345/328). The premises, described as a “dwelling house, shop, warehouse, yard, stables and outbuildings”, were then unoccupied. Henry Sugdon died in 1909 (monumental inscription, New Walk burial ground, Beverley).

- 2.17 In 1926 Sydney Bell of Beverley, a gentleman’s outfitter, purchased from solicitors a “messuage or dwelling house and shop and warehouse, yard and stable and outbuildings belonging, being no. 19 North Bar Within”, all of which were unoccupied (ERAO RDB 332/652/498). A valuation of property in Beverley in 1927 lists Sydney Bell as the owner-occupier of a dwelling house, shop and workhouse (ERAO CCER/3/9/4). The same list shows that there was no residential property on the north side of Wood Lane east of the area now occupied by the Beverley Arms car park.

3 BUILDING RECORDING

Introduction

- 3.1 As stated above, for ease of description, the building which is the subject of this report has been divided into two parts, with each assigned a unique letter reference code which is used in the following text and figure 4. The west part (A) is continuous with the building immediately to the west of the site, which has already been converted to residential accommodation. The east part of the building (B) is set between the west part (A) and the rear of 19 North Bar Within to the east (see figure 2). In addition, in the following text, "modern" is taken to mean dating to after c.1945.
- 3.2 Appendix 1 provides a catalogue of all the photographs taken during the project, as well as a figure showing the photographic location points. Some of the photographs have been used to illustrate this report. Reference should also be made to the floor plans of the building (see figure 4).

Location and Plan Form

- 3.3 The recorded building stands on the north side of Wood Lane, to the rear (west) of 19 North Bar Within (Building C) (see plate 1). It is aligned north-east/south-west but, for the purposes of this description, it is considered to be aligned east-west. The south elevation opens immediately onto Wood Lane, with no garden or yard to the front, although a narrow continuation of a builder's yard runs to the rear (north).
- 3.4 Structural evidence suggests that the east part of the building (B) post-dates both the west part (A) and 19 North Bar Within to the east. Building B is rectangular in plan, with maximum external dimensions of 5.70m long (north-south) by 5.00m wide (east-west). The western part is also rectangular in plan and, including the aisle on the north side, has maximum external dimensions of 5.50m long (east-west) by 5.50m wide (north-south). The north and south walls of the east part (B) are 0.38m thick at ground level; the north wall reduces slightly in width on the first floor. The walls of the west part (A) are slightly narrower.

Structure and materials

- 3.5 The west part of the building (A) is of two storeys and has a pitched pantiled roof with a tall ridge stack at the east end. The aisle on the north side is of a single storey but also covered with pantiles. The east part of the building (B) is significantly taller, comprising two storeys and an attic (see plate 2). The pitched pantiled roof has a tall stack to the west end of the ridge. The structural framework of both parts of the building is formed by load bearing external walls with wooden beams and joists supporting the internal floors. The brickwork of the east part (B) is not tied into the east gable of 19 North Bar Within and consequently a slight gap has opened up between the two; a rectangular cast-iron wall-tie has been inserted at the top of the gap to try to alleviate this problem (see plate 4).
- 3.6 Both parts of the building are built of brick, although detailed examination shows that a number of different types of brick have been used, representing different phases of construction. A fuller account of the dimensions, appearance and distribution of these brick types is given in the circulation description below. No evidence was uncovered during the survey for the presence of any timber-framing within the building, and neither was any stonework observed.

External elevations

The east part (B)

- 3.7 The principal elevation of the building, if it can be called such, faces south onto Wood Lane (see plate 1). The east part (B) is of two bays, built of handmade yellowish-red bricks (average dimensions 220mm by 110mm by 55mm) laid in a variation of English Garden Wall bond (one to three courses of stretchers to each header course) and set with a cream lime mortar. There is a ground floor doorway fitted with a modern door and a 16-pane (8 over 8) unhorned sash to the east. This sash is similar to those in 19 North Bar Within but it appears very clean internally and may be a later replacement of a mid to late 18th century original. There is a blocked inserted doorway at the west end of the south elevation of 19 North Bar Within where it is butted by the east part (B) of the building. The western half of the south elevation of no 19 is built of similar bricks to part (B), laid in English Garden Wall bond, varying from one to three courses of stretchers to each header course; the blocking of the doorway however is in red handmade brick (average dimensions 235mm by 110mm by 50mm) laid in English Bond. The eastern half is built of buff handmade bricks (average dimensions 220mm by 110mm by 50mm) laid in English Garden Wall bond (five stretcher courses to each header course) and with traces of recessed lines to the pointing. There is a ragged joint between the eastern and western halves of the building.
- 3.8 The first floor of the east part has a single 2-pane (1 over 1) horned sash, with extensive areas of blocking to either side (see plate 4). The width of the blocking and comparison with the first floor of 19 North Bar Within suggests that there may originally have been two 16-pane sash windows here, although it is possible that there was a single wide opening. There is a straight joint between the south elevation of the east part (B) and that of the west part (A) of the building.
- 3.9 The north elevation of the east part of the building is built of similar brickwork to the south elevation, but is laid with four to six stretcher courses to each header course, retaining traces of whitewash and wooden guttering. The east end could not be inspected as it is obscured by a modern timber lean-to addition to 19 North Bar Within. However, the north elevation appears largely blank, the only feature being a brick blocked doorway at the west end of the ground floor (see plate 3) and a cast-iron rectangular wall-tie with associated strapping at the east end; the door presumably gave access to the sub-divided yard shown on the 1853 map. The north-west corner appears to rise from a block of stone which sits awkwardly with the doorway. The west gable has modern casement windows at first floor and attic levels, the former with a wall-tie below. There is a single fish-tailed wall-tie to the tumbled brickwork of the north slope of the gable, which rises from a moulded stone kneeler (see plate 2). The tall stack is a later rebuild of an original.

The west part (A)

- 3.10 The south elevation of the west part (A) of the building is also of two bays, built of handmade orange-red bricks (average dimensions 235mm by 110mm by 55mm), very blackened to the first floor, laid in English Garden Wall bond (three stretchers to each header course) and set with a lime mortar. At ground floor level, there is a modern casement fitted with safety glass to the east and a smaller sliding-sash to the west; both have shallow arched brick heads, and the modern casement has been enlarged from its original size (see plate 1). Above on the first floor, both windows are fitted with modern casements but have arched heads similar to those on the ground floor. The narrower east window has an area of blocking or repair

on the west side. At roof level, the ridge stack at the east end has clearly been built in two phases. The lower phase is original and retains a string course marking the earlier upper limit. When the east part (B) of the building was erected, the stack had to be heightened considerably in order to provide sufficient clearance of the gable.

- 3.11 The ground floor of the north elevation is obscured by the north aisle. The north wall of the aisle is largely rendered, but where the render has fallen away, it reveals a variety of different bricks laid in a rough header bond set with lime mortar. It is butted at the west end by the garden wall of the adjacent property to the west. The joint between the north aisle and the east part (B) of the building is obscured by angled infilling masking a down-pipe. Above, the first floor of the west part (A) has been rebuilt partly using modern machine-made bricks and has a modern casement at the east end with a straight joint to the west. The cartographic evidence suggests that the north aisle was built after 1853, replacing an earlier structure.

Circulation description

The east part (B)

- 3.12 At the time of survey, the only access to the interior of this part of the building was through the doorway in the south elevation. This leads into a single ground floor room with a concrete floor and a lath and plaster ceiling over; the ceiling slopes markedly downwards from south to north. The majority of the internal wall plaster had been removed at the time of the survey, although where it remained, it contained a high proportion of animal hair. At least five successive layers of 1960s and 1970s wallpaper survived at the top of the east wall, together with a fragment of an earlier 1930s to 1940s floral stripe design.
- 3.13 The window embrasures in the south wall run down to floor level; the window retains a moulded architrave internally and is boarded beneath. The brickwork to either side of the adjacent doorway has clearly been cut back and the doorway is fitted with a steel lintel, although a timber lintel survives above. The removal of plaster on the east wall revealed the original brickwork forming the earlier west gable of 19 North Bar Within. The bricks are of similar dimensions to those seen externally, but they have a thin line struck to the centre of the vertical and horizontal pointing joints. The brickwork has been disturbed at either end of the wall by inserted doorways with wooden lintels. Both doorways were subsequently blocked; the north doorway was blocked using brick with a thick brown cement mortar pointing, whilst the south doorway had lath and plaster over the remnants of a two-panelled door. The interior of the latter doorway was painted dark green. At the east end of the north wall, a second skin of brickwork has been added to the main wall face from floor to ceiling. This second skin has a timber lintel set 1.80m above the current floor level, perhaps with a blocked opening beneath.
- 3.14 A wide brick chimneybreast projects from the west wall of the room (see plate 5). It is set to the south of centre and its position strongly suggests that it originally formed an external stack to the property to the west, before the east part (B) of the building was built. An earlier fireplace opening with a wide tooled stone lintel has been much reduced in width using machine-made bricks. There is a narrow recessed cupboard, housing a disused boiler, to the south of the chimneybreast. To the north, there is the staircase leading to the first floor (see below) and a doorway into the north aisle of the west part (A) of the building (see plate 5). The brickwork within which the latter two features are set not only butts the

chimneybreast but also appears to be of two different phases. The lower 1.60m comprises distinctive red handmade bricks (average dimensions 230mm by 120-130mm by 70mm) laid in stretcher bond and set with a lime mortar.

- 3.15 The staircase in the west wall leading to the first floor is of dog-leg plan, with painted softwood treads and risers; the treads have a narrow rounded lip projecting slightly beyond the risers. The ceiling over the bottom end of the staircase has a boarded panel with shallow wooden cornices, and there are the remnants of 0.26m wide tongue and groove boards further up the sides of the staircase; some of the boards on the west side appear to block a former doorway opening from the west part (A) of the building (see below).
- 3.16 The staircase rises to a narrow passageway, lit by a modern casement at the west end and separated from the main first floor room by a thin partition wall. The passageway retains moulded skirting boards and, like the main room, is floored with east-west aligned boards (average width 0.22m). The ceiling of both parts had been removed at the time of the survey, exposing the north-south aligned beams. The walls of the single main room are partly covered with a floral print wallpaper but where this and the underlying plaster had been removed, a number of features were revealed. In the east wall, the same pointing style as was seen on the ground floor is visible, indicating that it represents the original west gable of 19 North Bar Within. There is an inserted doorway, now blocked with breezeblocks, at the south end of the east wall. In the south wall, the window embrasures run down to ground floor level and, as seen externally, a series of straight joints and blockings are visible to either side of the window.
- 3.17 A chimneybreast projects from the centre of the west wall (see plate 6). In contrast to the main body of the wall behind, which is built of rough brickwork laid in a header bond, the breast itself is of neater buff handmade bricks (average dimensions 220mm by 110mm by 60mm). The brickwork surrounding the fireplace suggests that it has been slightly narrowed from its original dimensions, and it may once have been fitted with a hob-type grate or perhaps a small range. To the south of the chimneybreast, a doorway with a four-panelled door gives access to the first floor of the west part (A) of the building (see below). A cyma moulded plaster ceiling cornice survives intermittently above the chimneybreast and doorway. A scar at the same height on the other walls shows that it once continued all around the room; interestingly, a section of cornice survives above the window at the west end of the passage and is cut by the partition wall, indicating that the first floor was formerly a single room.
- 3.18 The attic of this part of the building is accessed via a flight of dog-leg stairs located at the east end of the first floor passage; the stairs are identical to those rising from the ground floor. As the attic floor had been removed at the time of the survey, only limited access was possible but a number of features were visible in the attic space. A projecting chimneybreast in the west wall retained a small but decorative cast-iron register grate; the ribbed canopy of the grate suggests that it may date to after c.1880 (Eveleigh 2000, 12-13). There is an inserted modern casement to the north. The tumbled brickwork of the original west gable of 19 North Bar Within, together with a fish-tailed wall-tie, is visible in the east wall. An inserted doorway, now blocked, stands at the south end of the east wall, with a small area of modern brick blocking or re-building to the south.
- 3.19 The roof over the attic is formed by common rafter trusses, linked by a high collar. The purlins are set at the inner angle of the collar and rafters, and the feet of the rafters rest on the wall plate. The ridge piece and laths are all modern but no re-

used timbers were visible in the roof structure. The lath and plaster ceiling of the attic previously rose to collar level.

The west part (A)

- 3.20 The ground and first floors of the west part (A) of the building are only accessible from the east part (B). A doorway in the north-west corner of the east part's ground floor room leads into the aisle on the north side of the west part. The north aisle is floored with concrete; the south wall was papered at the time of the survey, and the north wall cement rendered, obscuring any earlier features. A former doorway at the west end of the aisle, which would have led to the garden/yard at the rear of the property to the west of the building, has been partly blocked to create a window. There are three substantial timbers crossing the east end of the aisle, with a further three ceiling beams running along its length. The lath and plaster ceiling had been removed, revealing several former floorboards resting on top of the beams; the boards were quite substantial, measuring 0.26m wide and over 0.04m thick. The roof of the aisle is supported by simple half-trusses of common rafter form.
- 3.21 A doorway in the south wall of the aisle leads into a ground floor room. This had most recently been used as a kitchen and is floored with modern tiles and has a plasterboard ceiling over; a small area of larger 19th century clay floor tiles is visible in the north-east corner, with an adjacent blocked doorway to the north of a chimneybreast in the east wall. The chimneybreast retains an elaborate arch-plate cast-iron register grate of mid to late 19th century date (see plate 7); the grate incorporates a large number of different motifs, including curled dragons to the spandrels. A brick partition has been placed across the west end of the room to create two small rooms, most recently used as a small store and a toilet. The partition is built from handmade red bricks with an average depth of 50mm, laid in stretcher bond and set with a lime mortar. The wall steps down at the north end to run beneath a flight of wooden stairs located adjacent to the north wall of the room. The stairs are identical to those described in the east part (B) of the building and have been blocked off at first floor level by modern floor joists. There is a blocked doorway in the north wall of the northern room, adjacent to the west end of the stairs, with another blocked doorway opposite at the north end of the west wall.
- 3.22 The first floor is accessed via a doorway at the south end of the central wall which divides the two parts of the building. The first floor of the west part (A) is set 0.75m lower than that of the east part (B), and three steps are required to bridge the difference. The interior of the first floor room is entirely fitted out with modern fixtures and finishes, and it contained no visible features of interest.

4 ARCHAEOLOGICAL WATCHING BRIEF

Introduction

- 4.1 The north wall forming the north aisle of the west part (A) of the building was in poor structural condition and, in order to convert the building into two dwellings, it was necessary to demolish it and rebuild it on new foundations. The resulting foundation trench, which was excavated by hand along the former wall alignment, had a total length (east-west) of 3.85m.
- 4.2 The trench was initially only 0.30m wide but this was subsequently increased to 1.00m wide. It was first excavated to an average depth of 0.75m below the concrete floor of the north aisle (001), where a brick surface (006), suitable for use as a foundation, was encountered (see below). However, a small section of brick surface c.0.80m square at the east end of the trench was removed to ascertain the ground conditions beneath, and here the trench reached a depth of 1.00m; the north-facing section of the trench was recorded at this point. A short arm, 0.40m wide and c.0.75m deep, was then cut south from the south side of the east end of the trench as far as the north wall of west part (A) of the building. A composite plan of the trench was made, showing the brick surface (006) before the 0.80m square section was removed.

Results of the Watching Brief (see figure 5)

- 4.3 Following the removal of the 0.12m thick modern concrete floor (001) and its associated 0.24m depth of hardcore (002), a shallow layer of gritty black/light brown sandy silt (003), 0.06m thick, was exposed at the east end of the trench. This overlay a variety of surfaces (004) upon which the north aisle wall formerly stood, set 0.28m below the ground level of the modern concrete. Described from west to east, i.e. from the garden wall of the property adjoining the west part of the recorded building, the first surface comprised an area of cobbling 0.50m long. Between 0.50m and 1.40m from the same point, east-west aligned red handmade bricks were exposed; between 1.40m and 2.40m there were further cobbles; between 2.40m to 2.70m there was north-south aligned brickwork (average size 240mm by 100mm by 50mm); and between 2.70m to 3.27m, there were east-west aligned bricks of similar size edged with north-south aligned brickwork at the east end. In section, the various surfaces were seen to be set upon alternating bands of sandy silt, brown clay, charcoal, brown sand and frequent inclusions of very small brick fragments, all of which appeared to have been tipped from west to east; the charcoal was concentrated in the upper part of the deposit. Overall, the depth of deposit 004 was 0.35m.
- 4.4 The alternating bands beneath the cobble and brick surfaces (004) overlay a 0.36m thick layer of compacted light brown mortar with common inclusions of lime, brick and pantile fragments (005), which appeared to be tipped from east to west. This deposit contained the largest number of recovered artefacts, primarily earthenware pottery which dated from the late 17th to 18th centuries, although there were also two sherds of a porcelain transfer printed cup (c.1810-1825), two basal fragments of two early 18th century glass wine bottles, and three fragments of clay pipe stems; two of these might be early 17th century in date (see Appendix 2). When this deposit was removed, a surface made up of red handmade bricks and part bricks (006) (average size 230mm by 110mm by 50mm) was exposed (see plate 8). The bricks were laid in a variety of different alignments, forming discrete areas at the east end of the trench but becoming more confused towards the west. Their surface, which was set on average 0.75m below the surface of

concrete (001), sloped gently downwards from east to west. At their west end, the bricks had been disturbed by a very mixed spread of silt, lime, brown clay, brick fragments and mortar (011), which contained an early 17th/early 18th century clay pipe stem fragment and two sherds of Staffordshire "capacity tankard" dating to the first half of the 18th century. This deposit (011) was apparently "sealed" or covered over by a thin layer of lime mortar (012) 0.07m thick.

- 4.5 In the southern return at the east end of the trench, it was noted that the footings of the north wall of the west (A) part of the building were only two courses deep beneath the concrete, resting on contexts 003, 004 and 005. At between 0.49m and 0.66m below the level of the concrete, the remnants of another wall (010) were visible, butted by floor surface (006). The wall was on the same line as the existing wall above, but set slightly forwards from it. It was two course high and built of red handmade bricks (220mm by 120mm by 60mm), possibly laid in English Garden Wall bond and set with a cream lime mortar.
- 4.6 As stated above, a c.0.80m square section of the brick surface (006) was removed in the east end of the trench in order to investigate the ground conditions beneath. The bricks were seen to be bedded on a shallow layer of light brown sandy lime mortar (007), 0.10m thick, which contained a sherd of brown glazed earthenware, possibly from a dish or platter of perhaps 17th century date. This deposit overlay a shallow layer of pinkish-buff lime mortar (008) and a sticky dark clayey silt with chalk flecks (009), which continued beneath the base of the trench. At the west end of the trench, it was noted that the stepped footings of the garden wall, which were composed of chalk and brick, began c.0.70m below the surface of concrete (001), and were butted by context 005 and all those above.

5 DISCUSSION AND CONCLUSIONS

- 5.1 The recorded building probably lies towards the rear end of a medieval burgage plot fronting onto North Bar Within, with a medieval cross-street (Wood Lane) running to the immediate south. No traces of timber-framing, stonework or any other indication of any structure pre-dating the 18th century survived within the building, although it is likely that medieval deposits survive beneath it. The earliest structural remains noted by the watching brief were the brick wall line (010) and associated brick surface (006). Given the probable mid 18th century date of the west part (A) of the building (see below), the relative level of contexts 006 and 010 suggests that they form part of a structure and yard surface pre-dating it, perhaps dating to the 17th century or early 18th century, a proposal supported by the single piece of pottery recovered from the bedding layer (007) for the brick surface (006). Both might relate to the “work house” or stable noted in this area in the early 18th century documents, although given that these remained until the early 19th century, the contexts are perhaps more likely to form a remnant of their immediate predecessors.
- 5.2 It is obvious that the recorded building cannot be considered properly without reference to the properties on either side, and it is likely that detailed survey of these would shed further light on its development. Nevertheless, there is sufficient structural evidence to suggest how this development may have taken place. Previous studies have characterised 19 North Bar Within, the recorded building and the property to the west as dating broadly from the period 1740-80 (Miller *et al* 1982). Of the three, 19 North Bar Within is probably the earliest, dating to c.1750 with an inserted mid 19th century shopfront to the main street and retaining a mid 18th century staircase internally (Pevsner & Neave 1995, 319; see Appendix 3). The decorative pointing to the original west gable of no. 19 exposed within the recorded building indicates that some care was taken with its appearance, and that it was originally free-standing; it clearly pre-dates the east part (B) of the recorded building.
- 5.3 The property including the west part (A) of the recorded building has been subject to much alteration but, whilst the window openings of the south elevation are more early 19th century than 18th century in character, there is structural evidence to suggest that it too pre-dates the east part (B). The awkward position of the chimneybreast on the ground floor of the east part is most easily explained by it formerly being an external stack for the property to the west. An earlier ridge stack at the east end of the roof here has been substantially raised to carry the smoke above the gable of the east part. A ground floor (originally external?) doorway in the west part is blocked by the ground floor staircase of the east part. Finally, the straight joint in the south elevation between the two parts of the building suggests that B butts up against A, as well as the rear of 19 North Bar Within. The alterations to the west part (A) of the recorded building are such that it is difficult to suggest an original function; it may perhaps have formed part of a small house although it could incorporate parts of the “work house” and stables noted in this area in documents from 1717 onwards, and apparently not demolished until the early 19th century. Based on the cartographic evidence, it appears to have assumed its existing ground plan (with the exception of the north side passage) by 1828.
- 5.4 It therefore seems that the east part (B) of the recorded building infilled a gap between two earlier buildings. Its appearance and plan form, and the materials used in its construction, suggest that it was built fairly soon after 19 North Bar Within, perhaps c.1760, and it appears on Wood’s 1828 plan. A conscious effort was made to match the appearance of the infill building to the south elevation of 19 North Bar Within. After it had been built, a doorway was inserted at the former west end of the

south elevation of no. 19. This, together with the surviving fenestration pattern, indicates that the western part of no.19 was perhaps sub-divided into two small cottages or houses at the same time as the infill building was erected, essentially creating a short terrace of two storey houses with steeply pitched roofs, similar to other mid 18th century examples seen in Beverley (Hall 1989, 186).

- 5.5 In its original form, the east part (B) of the recorded building formed a narrow two bay two storey house, entirely separate from the west part (A), with a single room on the first and second floors, again similar to other recorded mid 18th century examples in Beverley (Hall & Hall 1973). The internal floor levels were broadly similar to those in no. 19 North Bar Within but quite different to those in the west part (A) of the recorded building. The principal room was on the first floor, with a plaster ceiling cornice, and it was heated by a fireplace in the west wall. Both rooms were lit by windows in the south elevation and there were no original windows in the north elevation. This lack of windows on the north side of the house presumably derives from an instruction that the adjacent gardens/yards were not to be overlooked, yet there was a ground floor doorway in the same elevation leading to these areas.
- 5.6 The position of the original staircase and the date of the existing staircase in Building B is unclear. The stripping of the plaster revealed no evidence for a staircase in a different position to that now existing. However, the passage on the north side of the first floor is clearly a later insertion, cutting the ceiling cornice. The position and arrangement of the stairs leading to the attic suggest that they are contemporary with the passage and, as they are of the same form as the ground floor stairs, perhaps the latter are also later insertions, or at least a later replacement of an original in the same position. The ground floor staircase does cut across an earlier doorway opening visible in its west wall, but the doorway might pre-date the construction of the house altogether. However, the ground floor doorway to the staircase appears to be of one build with the aisle doorway to the north, and the latter probably did not exist until after 1828 (see below). Therefore, on balance, it is considered more likely that the existing stairs within the house are 19th rather than 18th century, although as stated above, there is no evidence for an earlier stair form. Assuming that they are later, then the very similar stairs within the west part (A) of the building are probably also 19th century insertions, although separate staircases of similar date would suggest that the two parts of the study building still functioned as separate entities when the staircases were inserted.
- 5.7 Hall and Hall thought it likely that the majority of mid 18th century houses underwent substantial alterations from the late 18th century onwards (Hall & Hall 1973, 86) and this trend is reflected in the structure of the recorded building. It is quite possible that the ground floor of the east part (B) was used as a commercial premises at some date. Although it lacks the type of 18th century shop front surviving elsewhere on Wood Lane (Hall & Hall 1973, 86), the ground floor might easily have accommodated one of the trades listed in mid 19th century trade directories. Some of these, such as shoemaker, would have required little or no alteration to an existing ground floor room and would have left little structural evidence for their former presence. However, evidence might survive in the form of associated archaeological deposits in and around the house, for example, leather offcuts, hob nails etc in the case of a shoemaker.
- 5.8 The multiplicity of blocked doors within the recorded building demonstrates that the internal circulation routes have changed several times during its lifetime, and that parts of the interior were once linked to the properties to either side. It is difficult to establish a sequence for these changes; the different type of bricks used to block different doorways are of little help, as, for example, re-used 18th century bricks

might be used to block a doorway in the late 19th century. The only change to the circulation that can be dated approximately is the addition of the aisle to the north side of the west part (A) of the building which, based on cartographic evidence, took place between 1853 and 1892, replacing a pre-existing structure shown here in 1853; the floor of this structure may be represented by the cobbles and brick surfaces (004) recorded here in the excavated trench. The aisle was built to link the enclosed yard to the rear of the property to the west with the east part (B) of the building, perhaps to by-pass the west part (A). It is tempting to associate this aisle with the passage mentioned in the sale deed of 1829, which makes reference to the right to enjoy a window in the north wall at the west end of a passage leading from the kitchen into the shop and along the north side of the messuage; perhaps the aisle is a continuation of the right of access or circulation route established by the passage. Were this to be the case, then it might imply that the ground floor of the east part (B) was in use as a shop at this date, perhaps with the kitchen placed in the building to the west of the west part (A). However, the form of no. 19 North Bar Within as shown in 1853 suggests that the 1829 passage might just as easily be associated with this property, and not the study buildings. The attic storey of the east part (B) was also probably converted to domestic accommodation in the late 19th century and it possible that each floor was let as a separate dwelling. A new fireplace was inserted into an existing ground floor chimneybreast of the west part (A) in the mid to late 19th century.

- 5.9 In conclusion, the recorded building is a good example of the often difficult to interpret mixture of domestic, commercial and industrial use that typifies many smaller 18th and 19th century buildings in Beverley (Miller *et al* 1892, 70); it is what Brand has termed a “Low Road” building, easily adapted to a different purpose by inexpensive alterations, an adaptability which often ensures survival, even if in a mutilated form (Brand 1994, 24-33). Houses such as the recorded building, i.e. lesser 18th and 19th century structures located in market towns that later developed or tried to develop an industrial base, have received little detailed archaeological investigation. Where detailed building recording, excavation and documentary research has been combined on such structures, as in Chester (Matthews 1999, 155-180), a complex and previously unsuspected sequence of development has been revealed, coupled with a greater understanding of the material culture of the those living and/or working there. The survey of the current building has revealed a sequence of small scale but significant alterations which may have changed both the use of the building and its relationship to the properties on either side, and which are in contrast to its relatively unremarkable external appearance. It is probable that such a sequence of alterations is absolutely typical of this type of building in this location, but comparative work on similar properties in Beverley within their many urban landscape contexts would be needed to confirm this.

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1910 Ordnance Survey 1:2500 map sheet 210/8

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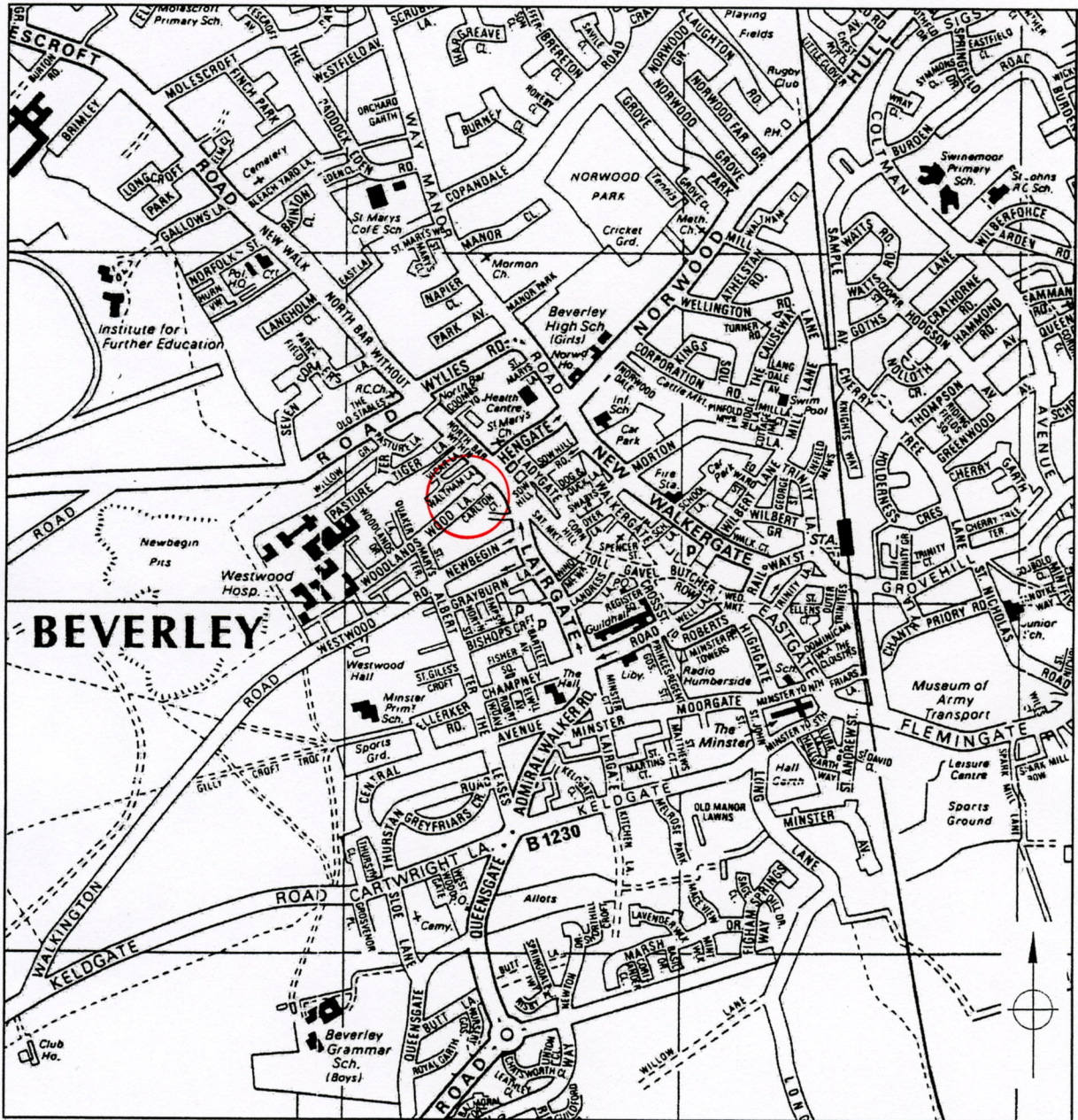
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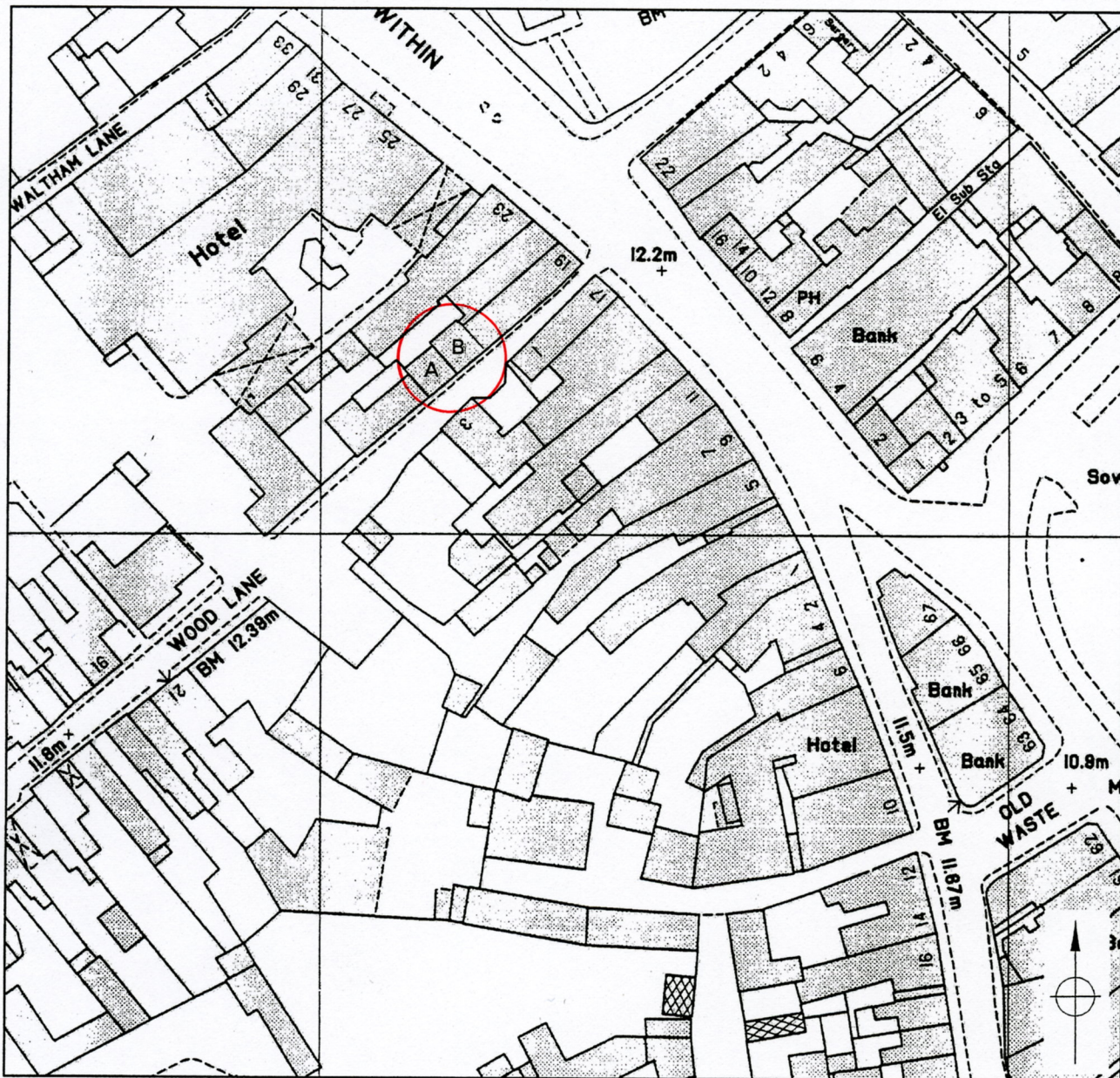
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- 7.2 The on-site recording work was carried out by Shaun Richardson of EDAS with assistance from Ed Dennison. The historical research was carried out by Dr Susan Neave, with additional help from EDAS. The artefacts were assessed and spot dated by Peter Didsbury and Lisa Wasling, and Rod Mackey identified the animal bone. The majority of the photographs were taken by Shaun Richardson who also produced a draft report and drawings. The final report was produced by Ed Dennison, with whom the responsibility for any errors remains.

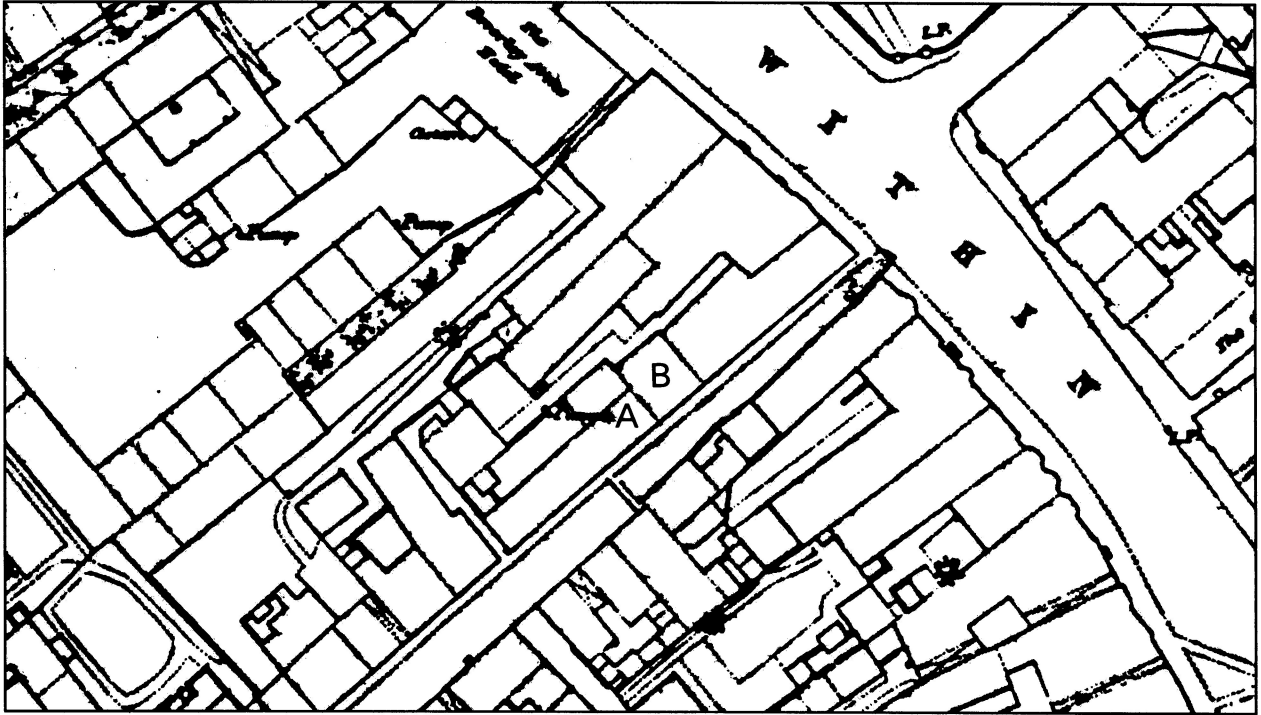


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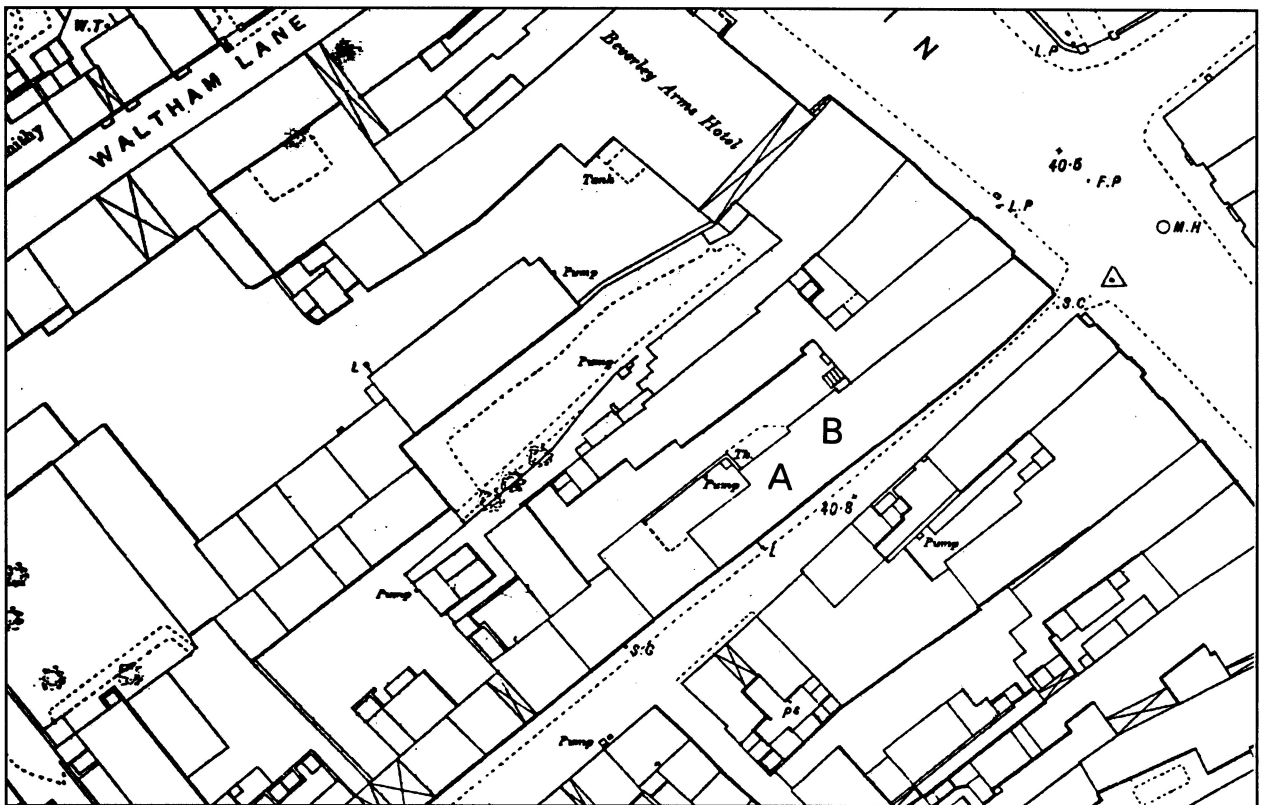


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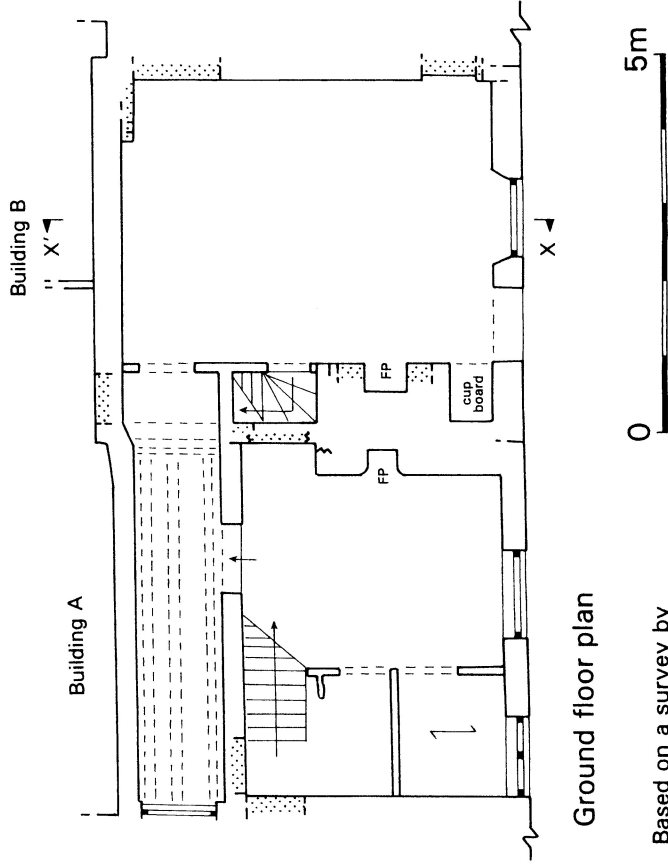
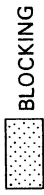
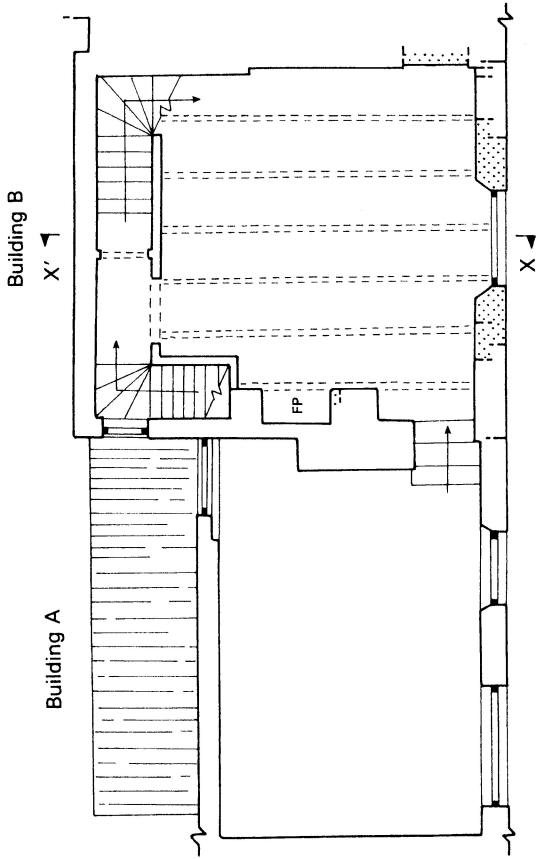
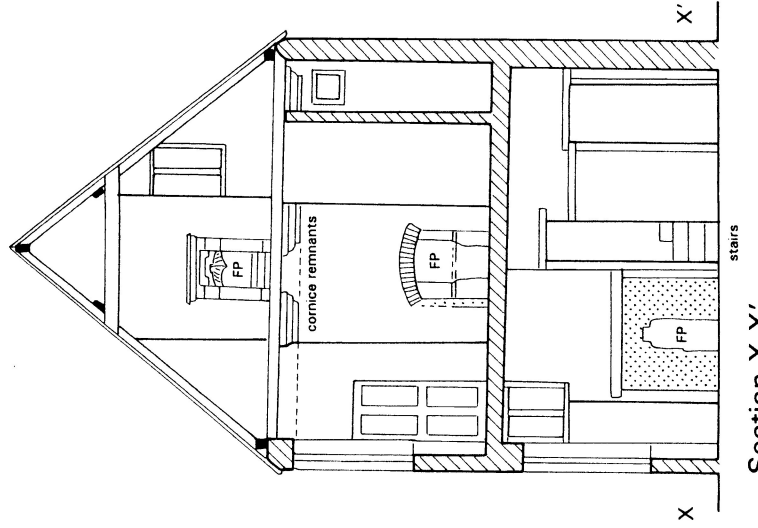
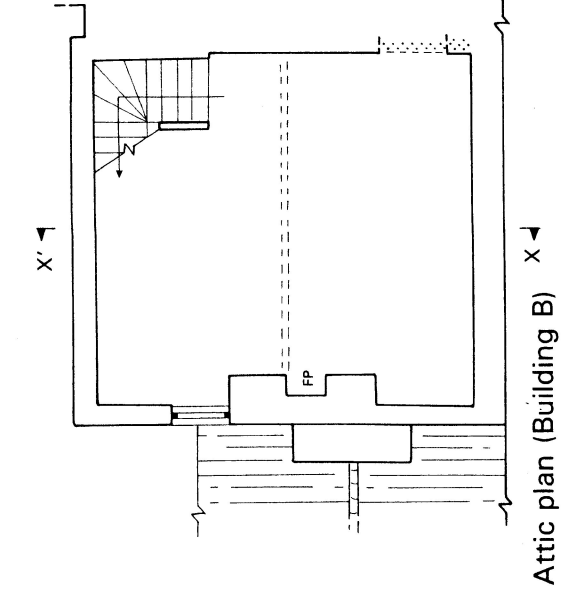
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(b) Extract from Ordnance Survey 1892 map (sheet 210/8/18)

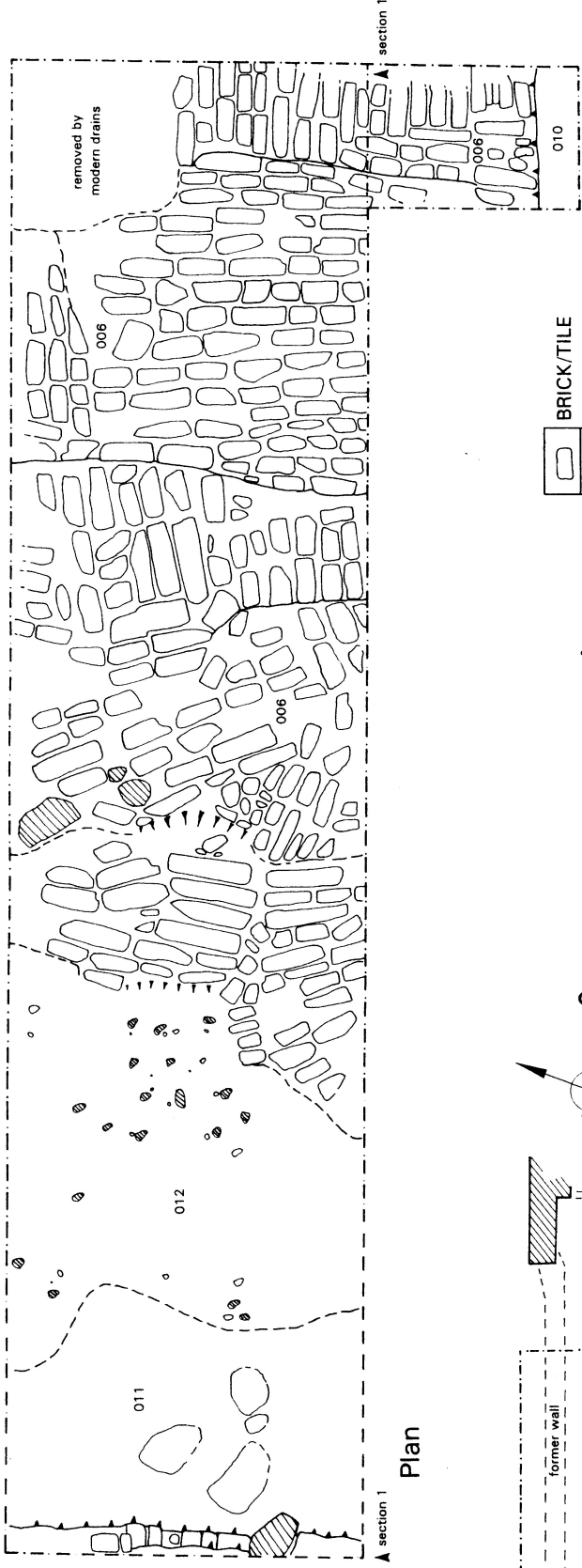
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TITLE	FLOOR PLANS AND SECTION		
SCALE	AS SHOWN	DATE	DEC 2007
	EDAS	FIGURE	4

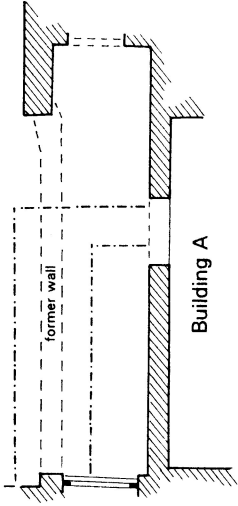
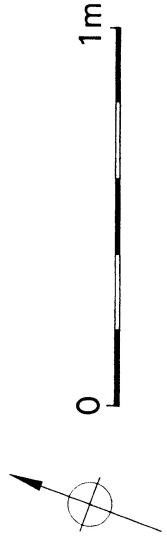


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Ingleby & Hobson Ltd

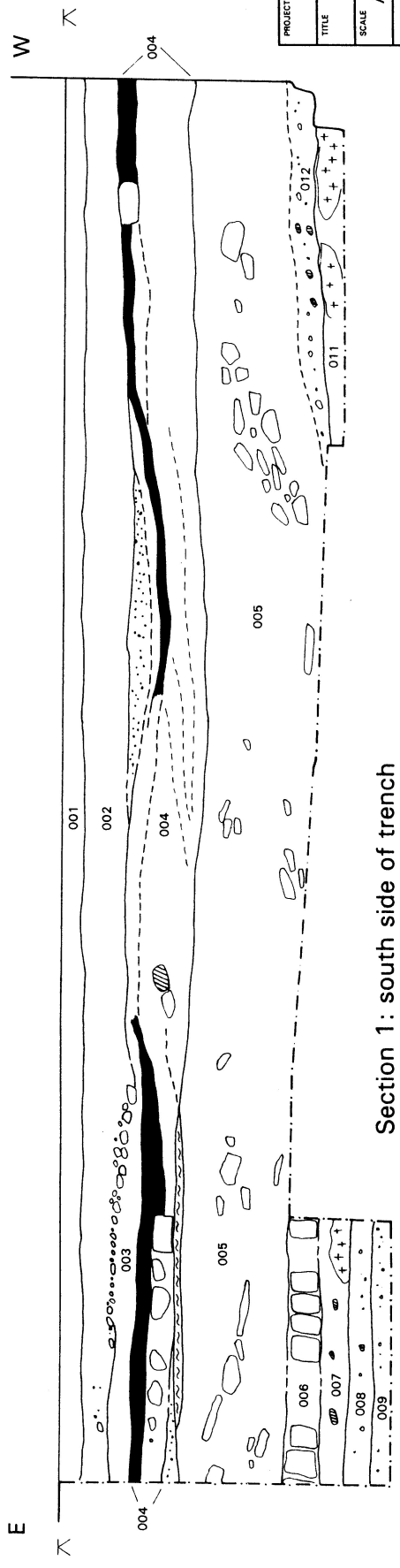
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TITLE	WATCHING BRIEF RESULTS		
SCALE	AS SHOWN	DATE	DEC. 2007
	EDAS	FIGURE	5



- BRICK/TILE
- CHALK
- CHARCOAL
- MORTAR
- CLAY



Trench location



Section 1: south side of trench



Plate 1: South elevation, looking N (photo 1/1).



Plate 2: East gable of Building B, looking E (photo 1/2).



Plate 3: North elevation of Building B, showing blocked doorway, looking SE (photo 1/4).



Plate 4: Blocking to first floor window, south elevation of Building B, looking N (photo 2/5).



Plate 5: Ground floor of Building B, looking NW (photo 3/10).



Plate 6: First floor of Building B, looking S (photo 4/10).



Plate 7: Fireplace in ground floor of Building A, looking NE (photo 1/23).



Plate 8: Excavated trench showing brick surface (006).



Plate 9: Excavated trench showing north facing section.

APPENDIX 1

APPENDIX 1: PHOTOGRAPHIC REGISTER

Film 1: digital prints taken 25th February 2005

Film 2: 35mm colour prints taken 25th February 2005

Film 3: 35mm colour prints taken 6th May 2005

Film 4: 35mm colour prints taken 6th May 2005

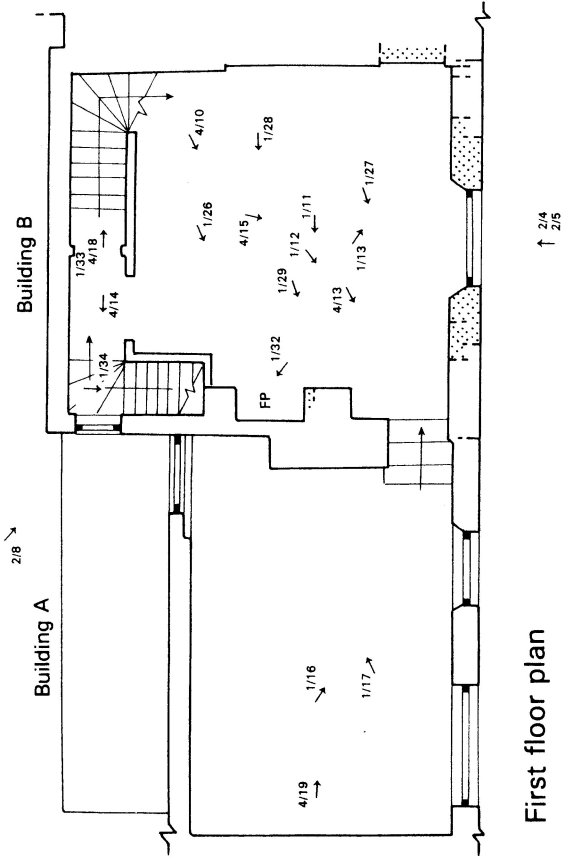
Film 5: 35mm colour slides taken 25th February 2005

Film	Frame	Subject	Scale
1	001	South elevation, looking N	2m
1	002	East gable of Building B, looking SE	-
1	003	North elevation, looking E	2m
1	004	North elevation, ground floor of Building B, blocked doorway, looking SE	2m
1	005	Ground floor of Building B, looking W	2m
1	006	Ground floor of Building B, looking NW	2m
1	007	Ground floor of Building B, looking N	-
1	008	Fireplace, ground floor of Building B, looking SW	2m
1	009	North aisle, ground floor of Building A, looking NE	2m
1	010	North aisle, ground floor of Building A, looking SW	-
1	011	First floor of Building B, looking SW	2m
1	012	First floor of Building B, looking S	-
1	013	First floor of Building B, looking SE	-
1	014	Attic of Building B, looking SW	-
1	015	Fireplace, attic of Building B, looking SW	-
1	016	First floor of Building A, looking E	-
1	017	First floor of Building A, looking N	-
1	018	Stairs, ground floor of Building B, looking NW	-
1	019	Pointing to east wall, ground floor of Building B, looking NE	-
1	020	Fireplace, ground floor of Building B, looking SW	2m
1	021	Ground floor of Building B, looking NW	-
1	022	North elevation, looking E	-
1	023	Fireplace, ground floor of Building A, looking NE	-
1	024	Detail of fireplace, ground floor of Building A, looking NE	-
1	025	Stairs, ground floor of Building A, looking N	-
1	026	First floor of Building B, looking SW	-
1	027	First floor of Building B, looking S	-
1	028	First floor of Building B, ceiling looking through to attic	-
1	029	Cornice on chimney brest, first floor of Building B, looking NW	-

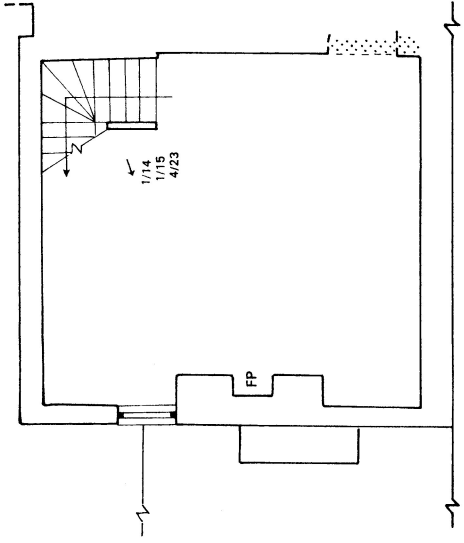
Film	Frame	Subject	Scale
1	032	Fireplace, first floor of Building B, looking NW	-
1	033	Stairs, first floor of Building B, looking NE	-
1	034	Stairs, ground floor of Building B, looking SW	-
2	2	South elevation, looking N	2m
2	3	South elevation, looking NW	2m
2	4	Blocking to first floor window, Building B, looking NW	-
2	5	Blocking to first floor window, Building B, looking NW	-
2	6	East gable of Building B, looking E	-
2	7	North elevation, looking E	2m
2	8	North elevation, junction of Buildings A and B, looking E	-
2	9	North elevation, Building A, looking E	2m
2	10	Blocked door, north elevation of Building B, looking SE	2m
2	11	Ground floor of Building B, looking W	2m
2	29	South elevation, looking E	-
2	30	South elevation, looking NW	-
3	10	Ground floor of Building B, looking NW	2m
3	11	Ground floor of Building B, looking NW	2m
3	12	Ground floor of Building B, looking SE	2m
3	13	Ground floor of Building B, looking SE	2m
3	14	Ground floor of Building B, looking SE	2m
3	15	Ground floor of Building B, looking N	2m
3	18	North aisle, ground floor of Building A, looking NE	2m
3	20	North aisle, ground floor of Building A, looking SW	2m
3	21	Ground floor of Building A, looking N	2m
3	23	Ground floor of Building A, looking NE	2m
3	24	Ground floor of Building A, looking N	-
4	4	Stairs, ground floor of Building A, looking N	-
4	7	Ground floor of Building A, looking NW	2m
4	8	Stairs, ground floor of Building B, looking N	-
4	9	Ceiling panel over stairs, ground floor of Building B	-
4	10	First floor of Building B, looking S	-

Film	Frame	Subject	Scale
4	13	Cornice around chimney breast, first floor of Building B, looking SW	-
4	14	Passage, first floor of Building B, looking W	-
4	15	First floor of Building B, looking S	2m
4	18	Stairs, first floor of Building B, looking NE	-
4	19	First floor of Building A, looking NE	-
4	23	Attic in Building B, looking W	-
5	1	Ground floor of Building B, looking NW	2m
5	2	Ground floor of Building B, looking NW	2m
5	3	Ground floor of Building B, looking SE	2m
5	4	Ground floor of Building B, looking NE	2m
5	5	Ground floor of Building B, looking N	2m
5	6	North aisle, ground floor of Building A, looking NE	2m
5	7	North aisle, ground floor of Building A, looking SW	2m
5	8	Ground floor of Building A, looking N	2m
5	9	Fireplace, ground floor of Building A, looking NE	2m
5	10	Ground floor of Building A, looking N	-
5	11	Stairs, ground floor of Building A, looking N	-
5	12	Ground floor of Building A, looking NW	2m
5	13	First floor of Building B, looking S	2m
5	14	Stairs, first floor of Building B, looking NE	-
5	15	First floor of Building B, looking SE	2m
5	16	First floor of Building B, looking S	2m
5	17	Attic of Building B, looking W	-
5	18	First floor of Building B, looking S	2m
5	19	First floor of Building B, looking S	2m
5	20	First floor of Building B, looking SE	-
5	21	South elevation, looking W	-
5	22	South elevation, looking E	-
5	23	East gable of Building B, looking E	-
5	24	East gable of Building B, looking E	-
5	25	North elevation, looking E	-

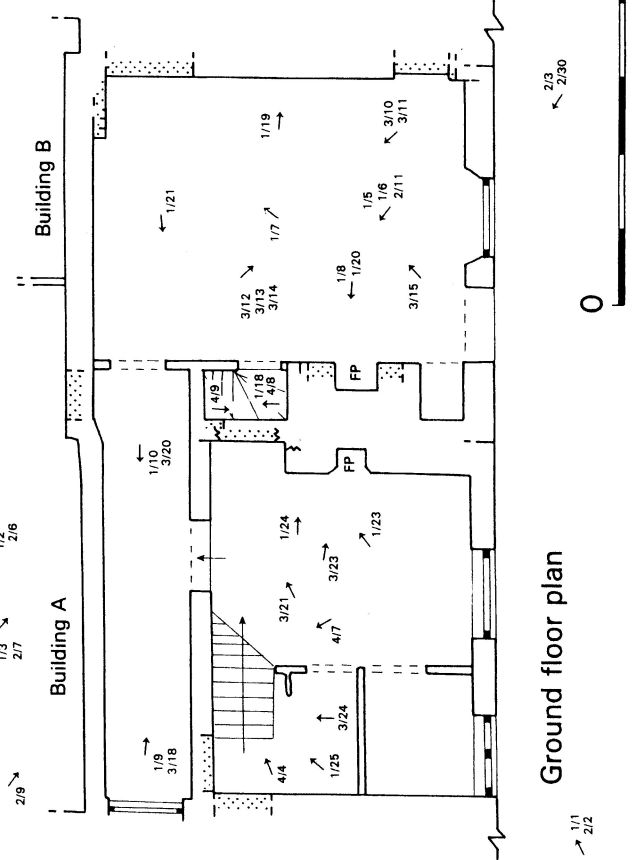
Note: Colour slides (film 5) not shown on attached figure.



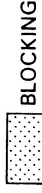
First floor plan



Attic plan (Building B)



Ground floor plan



DIRECTION OF PHOTOGRAPH
WITH FILM AND NEGATIVE NUMBER

Simplified plans based on a survey
by Ingleby & Hobson Ltd

Note: Colour slides (Film 5) not shown.

PROJECT	WOOD LANE, BEVERLEY		
TITLE	PHOTOGRAPHIC SURVEY		
SCALE	AS SHOWN	DATE	DEC 2007
	EDAS	FIGURE	A1/1

APPENDIX 2

APPENDIX 2: LIST OF CONTEXTS AND ARTEFACTS

Contexts

<i>Context</i>	<i>Description</i>
001	Concrete, 0.12m thick.
002	Hardcore for 001, 0.24m thick.
003	Mixed gritty black/light brown sandy silt, with some ash and frequent inclusions of very small pieces of red brick rubble, 0.06m thick.
004	Variety of surfaces (separate areas of cobbles and handmade bricks) set on alternate bands of brown clay, clean brown sand and small fragments of brick. 0.35m thick overall. Probable yard surface.
005	Compacted light brown lime mortar with inclusions of lime lumps and fragments of brick and pantile, 0.36m thick.
006	Surface of red handmade bricks, of varying alignments, 0.10m thick. Probable yard surface.
007	Compacted layer of light brown sandy lime with frequent lumps of lime, 0.10m thick.
008	Compact pinkish-buff sandy lime mortar, 0.06m thick.
009	Sticky dark brown clayey silt with frequent flecks of chalk.
010	Wall alignment of red handmade brick, possibly contemporary with 006.
011	Mixed spread of silt/lime/brown clay/red brick fragments.
012	Compacted spread of lime mortar, sealing 011, 0.07m thick.

Artefacts

<i>Context</i>	<i>Description</i>
005	<p>1 late C19/early C20 penny. Corroded with no surface markings visible. 8gm.</p> <p>2 fragments of base of green glass wine bottles, early C18. 160gm/290gm.</p> <p>2 sherds of brown glazed earthenware, of local fabric, representing open dish or bowl, glazed interior, groove below rim on the inside. Post medieval (GREB). 6gm/118gm.</p> <p>1 fragment of clay pantile, later C17. 140gm.</p> <p>1 sherd Staffordshire slipware, press moulded platter, early C18 (SFAFSL). 16gm.</p> <p>3 stem fragments of clay pipe, wide stem and bore, two are early C17, other C18.</p> <p>2 sherds of porcelain transfer printed cup, wavy edge and sharp basal carination. "London shape cup", with Chinese landscape pattern (PORC). c.1810-1825. 16gm.</p> <p>1 sherd possible Ryedale ware (RYED), C17-early C18. 6gm.</p> <p>8 sherds of green glazed earthenware vessels, one is a possible storage jar, one possible jug (GREG). C18-19. 112gm.</p> <p>3 sherds of brown glazed earthenware vessels (GREB), modern appearance. 62gm.</p> <p>2 sherds of late blackware, possibly from the same vessel (LBLAK), late C18-19. 28gm.</p> <p>1 oyster shell.</p> <p>1 large proximal end of ox tibia.</p> <p>3 pieces of rib, probably from a cow.</p>
007	<p>1 rim sherd of brown glazed red earthenware, open form, probably from a dish or platter. Local fabric and glazed on internal surface (GREB). Angle of rim and hollowed outside suggests C17 date. 10gm.</p> <p>1 piece of undifferentiated slag. 10gm.</p>
011	<p>2 fragments of flat tile, medieval/ or post medieval in date. 22gm/4gm.</p> <p>1 stem fragment of clay pipe, thick stem with wide bore diameter, early C17/early C18. 2gm.</p> <p>2 sherds from the same Staffordshire slipware tankard, iron stained and banded (STAFSFE) "Capacity tankard", first half of C18.</p>

APPENDIX 3

APPENDIX 3: LISTED BUILDING DESCRIPTION

Location: 19 NORTH BAR WITHIN (west side), BEVERLEY, EAST RIDING OF YORKSHIRE, EAST YORKSHIRE

IoE number: 167330

Date listed: 02 JULY 1967

Date of last amendment: 02 JULY 1967

Grade: II*

TA0339

BEVERLEY

NORTH BAR WITHIN

(west side)

No 19

9/211

2.7.69

Mid C18. 2 storeys and attic in brick, painted to front. Pantile roof with 1 dormer with bold moulded pediment and sliding sash. Stone ogee moulded kneelers at gable ends. Moulded brick eaves cornice. 2 near flush frame sash windows with glazing bars at 1st floor. Ground floor shop front of 1st half of C19 with pilasters and entablature, panelled base and plate glass. First floor front room has fielded panelling and dentilled cornice; window seats; opposite fireplace is one panel with shouldered architrave and fluted frieze; door also has fluted frieze and dentilled entablature. These two features perhaps slightly later. Landing panelled to dado level; panelled window seat; one door with contemporary spring latch. Very fine stair: pseudo-cantilevered, open string no newels, strut spiral curtail, spiral fluted balusters of mid C18 type moulded handrail, panelled dado. First floor rear room also wainscotted throughout sunk panelling except over fireplace where it is bolection; two doors, one with sunk, other with fine bolection panelling.

Source: Images of England website (www.imagesofengland.org.uk)

APPENDIX 4

APPENDIX 4: HUMBER ARCHAEOLOGY PARTNERSHIP SPECIFICATIONS

SPECIFICATION FOR A PROGRAMME OF ARCHITECTURAL OBSERVATION, INVESTIGATION AND RECORDING

Prepared by the Humber Sites and Monuments Record Office, for Ingleby & Hobson.

Site Name: Building to rear of 19 North Bar Within, Beverley, East Riding of Yorkshire
NGR: TA 0321 3973
Proposal: Alterations to form two dwellings.
Planning ref.: DC/04/04769/PLB/EASTSE/MJ; DC/04/04772/PLF/EASTSE/MJ
SMR case no.: PA/CONS/11020-1
Date of issue: 30th November 2004

This brief is valid for one year from the date of issue. After this period, the Humber Sites and Monuments Record Office should be re-consulted. This document should be read in conjunction with the Notes for Archaeological Contractors proposing to work in the area covered by the Humber SMR (dated January 1999): these notes are available on request from the Humber SMR.

1 SUMMARY

- 1.1 This brief is for a programme of archaeological and architectural observation and recording to be carried out prior to and during alterations to a Grade II Listed Building to the rear of 19 North Bar Within, Beverley.
- 1.2 This brief should be used by archaeological contractors as a basis for submitting a costed tender for the work required.

2 SITE LOCATION

- 2.1 The proposal site lies on the west side of North Bar Within, next to its junction with Wood Lane, towards the northern end of the historic core of Beverley. It is bounded to the east by no 19 North Bar Within and the street beyond, to the south by Wood Lane, to the west by other properties fronting onto Wood Lane, and to the north by a passage and no 23 North Bar Within.

3 PLANNING BACKGROUND

- 3.1 The current applications were received by the East Riding of Yorkshire Council on 7th June 2004 (application no. DC/04/04769/PLB/EASTSE; DC/04/04772/PLF/EASTSE). Full planning permission was subsequently granted subject to a condition (no. 3), "No development or demolition shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Planning Authority (PPG 16, para 30)."

4 ARCHAEOLOGICAL BACKGROUND

- 4.1 Much of the visible fabric of this Grade II listed building dates from the mid 18th and the first half of the 19th centuries; however, previous observations within adjacent houses in the same block of properties, which front onto the historic main street of the medieval town, have recorded the incorporation of parts of much earlier timber-framed buildings. It appears from the application that parts of the historic fabric will be exposed and removed during the alterations.
- 4.2 In addition to the issues which relate to the standing building, the application site occupies a frontage of one of the medieval tenement plots which were established on this part of the town's High Street, certainly by the end of the 12th century, and very probably shortly after the Norman Conquest. Documentary evidence indicates that most of the properties along this frontage will have been in more or less continuous occupation for at least the last 600 years. Hence, as the development proposals also include substantial alterations and change of use to the existing offices etc, on the ground floor of the building, it is also likely that the below-ground works connected with the excavation of its service trenches and any associated internal alterations

would encounter archaeological deposits relating to earlier occupation on the site (cf. PPG 16, paras 6, 13, 24-5 and 30).

- 4.3 Further details of these sites can be found in the Humber Sites & Monuments Record (see also references below).

5 OBJECTIVES OF THE RECORDING PROGRAMME

- 5.1 The proposed alterations may entail the destruction of architectural features of interest, or archaeological deposits which survive within the structure: some of these may be currently visible, others may be presently hidden behind existing fabric, but may be revealed during the course of the work. Hence, the main aim is to ensure that any features of historical or architectural interest (including hidden features of interest which are revealed during the alterations) are properly recorded to an appropriate professional standard: these might include details relating to the building's plan form, fixtures, fittings, internal partitions, joinery and any other features of historic and architectural value.
- 5.2 This recording scheme shall comprise a programme of observation, investigation and recording, conducted both before and during the alterations to this building, in order to allow the recording of architectural features and archaeological deposits to take place. Its aim is to establish the character, history, dating, form and archaeological development of this building and its setting - including that of any buried components.
- 5.3 The present scheme is to be carried out as part of an agreed strategy in mitigation of the alterations to the building. Its purpose is four-fold:
- (a) to meet statutory requirements in connection with a planning or listed building application;
 - (b) to record significant fabric to be destroyed during the works;
 - (c) to define and evaluate the architectural and archaeological significance of the building, and to inform decisions to be made during an agreed scheme of works.
 - (d) to produce a record in mitigation of any parts of the building which are to be destroyed during the course of the alterations.

If architectural features or archaeological remains are discovered, the archaeologist on site should be afforded the opportunity to investigate and record them by means of photographs and scale drawings: this may entail a temporary stoppage to development on that particular part of the site, whilst the recording takes place, but it should not involve any substantial delays to the construction programme. A report on these observations should be produced and an ordered archive prepared.

- 5.4 Wherever possible, the preferred option should be to secure the preservation of significant archaeological remains *in situ*. The possibilities of reconciling the needs of preservation with those of the development should be fully explored. However, where preservation proves impracticable, preservation by record should be achieved.

6 METHODOLOGY

Should the contractor consider continued monitoring unnecessary at any stage in advance of the completion of all groundworks, they should consult with the SMR Office as a matter of priority.

- 6.1 These works shall comprise firstly the recording of those features which are currently visible within this building, and particularly of any historic elements among those parts of the buildings which may be lost during the alterations (viz during the change of use to the ground floor, and the alterations to the rear of no 19 associated with the construction of the extension); and secondly (if appropriate) the archaeological monitoring of any hidden features of interest which are revealed during the course of the alterations. The latter works should be undertaken with an archaeologist being present. This is to enable the identification, investigation and recording of any archaeological material that might be uncovered; if significant remains are encountered, it may be necessary to temporarily halt development on that part of the site, whilst the recording takes place.

- 6.2 In any parts of the building where the proposed alterations entail damage or destruction, the survey carried out by the archaeological contractor should record any features of architectural or historic merit revealed within the building to a level and extent which will enable their relationship to the whole building to be properly understood. The archaeological contractor may choose to use drawings supplied by others (e.g. architects, engineers or surveyors), rather than produce a measured survey of the whole of these buildings. If this is the case, then the archaeological contractor should be provided with accurate copies of these drawings beforehand, so that the fitness of these drawings for this purpose can be assessed, prior to finalising a project design or contractual arrangements.
- 6.3 A full written, drawn, and photographic record will be made of any features and structures either currently visible, or which are revealed during the course of the alterations; digital recording may also be used. Plans should be completed at a scale of 1:50 or 1:20 (as appropriate), whilst section and elevation drawings should be at a scale of 1:10. A minimum 35mm format for photography is required (in monochrome and colour).
- 6.4 Archaeological building investigation and recording should not normally result in the loss of historic fabric (including the surfaces of the building), except where undertaken as part of a process of controlled demolition. Where the removal of items (e.g. timbers, plaster or mortar samples, or the salvage of hidden architectural features) proves necessary in order to achieve preservation by record, the archaeological contractor should prepare a finds recovery and conservation strategy.
- 6.5 These should be discussed with the Archaeology Manager and the recipient museum in advance of the project commencing, and a policy for finds recording should be agreed and submitted to the Archaeology Manager, before commencement of site works (see Selection, Retention and Dispersal of Archaeological Collections, Guidelines for use in England, Northern Ireland, Scotland and Wales: Society of Museum Archaeologists 1993). Any recording, marking and storage materials should be of archive quality, and recording systems must be compatible with the recipient museum. Copies of all recording forms and manuals must be submitted to the Archaeology Manager, prior to the commencement of site works, if these have not been supplied previously. Contractors should make an allowance for a minimum of one box in calculating estimates for museum's storage grant.
- 6.6 Reasonable prior notice of the commencement of development is to be given to the archaeological contractor. A two-week period is suggested, where possible. The Sites and Monuments Record Office should be notified of the chosen contractor in advance of the onset of building recording.
- 6.7 The developer's chosen archaeologist must be acceptable to the Local Planning Authority after consultation with the Sites and Monuments Record Office. The archaeological contractor should demonstrate that they or their sub-contractors possess the necessary levels of professional experience and technical expertise, to undertake the archaeological investigation and recording of standing buildings.
- 6.8 The building recording must be carried out by a professional archaeological contractor, who, in response to this specification, shall prepare a project design to include a written statement on the project's aims and objectives, strategy and methods, timetable, health and safety policy, environmental and conservation strategies and levels of staffing and responsibilities within the project. This is to be agreed, with the Archaeology Manager of the Humber Archaeology Partnership, and the local planning authority, at the outset of the project.
- 6.9 Archaeological contractors should make provision within their building recording strategies, where necessary, for the use of artificial lighting. Such strategies should also allow for sampling for radiocarbon, archaeomagnetic and/or dendrochronological determinations, as appropriate: where in situ timbers are found to survive in good condition, samples should be taken for dendrochronological assay [coring may be used on any timbers which are to remain in place]. Sampling for dendrochronology will follow procedures presented in the English Heritage document, Dendrochronology: guidelines on producing and interpreting dendrochronological data; for advice on sampling, archaeological contractors are advised to contact a

dendrochronological specialist, or the English Heritage Regional Advisor on Archaeological Science (Mr Ian Panter, see para 7.3, below).

- 6.10 Arrangements for site access for the initial survey are to be agreed with the commissioning body. Access to the building during the course of the alterations will be afforded to the developer's chosen archaeologist at all reasonable times.
- 6.11 Should the contractor or commissioning body wish to vary the survey strategy, if, for example, a part or the whole of the site is not amenable to survey as outlined above, or an alternative survey technique may be more appropriate or likely to produce more informative results, it is expected that a proposal for amended/additional work should be drafted by the archaeological contractor and discussed urgently with the Archaeology Manager to resolve the matter.

7 REPORT PREPARATION, CONTENTS AND DISTRIBUTION

7.1 Upon completion of the building recording, the artifacts, samples and stratigraphic information shall be assessed as to their potential and significance for further analysis.

7.2 A report should be prepared to include the following:

a) A non-technical summary of the results of the work, introduction and aims and objectives.

b) An introduction which should include

* the site code/project number

* planning reference number and SMR Casework number

* dates when the fieldwork took place

* grid reference, location plan and description

* general and specific aims of the fieldwork

c) An account of the methods and results of the building recording programme, describing both structural data and any associated finds and/or environmental data recovered.

d) A brief account of any documentary evidence which is currently available for this property.

e) Interpretation, including phasing of the structural site sequence and spot-dating of any associated artefacts. (Descriptive material should be clearly separated from interpretative statements). This shall be supported by the use of photographs and drawings, to include an overall plan of the building accurately identifying the location of the areas surveyed; plans of individual areas of the building surveyed, indicating the location of archaeological/architectural features and their relation to section/elevation drawings.

f) An account of the collection and disposal policy for artefacts and ecofacts. A specialist assessment of any artifacts recovered with a view to their potential for further study. Allowance should be made for preliminary conservation and stabilization of all objects and an assessment of long-term conservation and storage needs. A specialist assessment of any environmental samples taken, with a view to their potential for subsequent study.

Assessment of artefacts must include inspection of all iron objects, a selection of non-ferrous artefacts (including coins), and a sample of any industrial debris relating to metallurgy. A rapid scan of all excavated material should be undertaken by conservators and finds researchers in collaboration. Material considered vulnerable will be selected for stabilisation after specialist recording. Where intervention is necessary, consideration must be given to possible investigative procedures (e.g. glass composition studies, residues in or on pottery, and mineral-preserved organic material). Once assessed, all material will be packed and stored in optimum conditions, as described in First Aid for Finds. Waterlogged organic materials should be dealt with, following the English Heritage documents, Guidelines for the care of waterlogged archaeological leather, and Guidelines on the recording, sampling, conservation and curation of waterlogged wood.

g) The results from investigations in Archaeological Sciences must be included in the Site Archive and presented in the Report on this recording programme. Reports must include sufficient detail to permit assessment of potential for analysis. They should include tabulation of data in relation to site phasing and contexts, and must include non-technical summaries. The objective presentation of data must be clearly separated from interpretation. Recommendations for further investigations on samples already collected, must be clearly separated from the results and interpretation, and will be incorporated into the Specifications/Project Design for any future intervention or mitigation strategy.

h) An assessment of the archaeological significance of the deposits identified, in relation to other sites in the region.

i) A conclusion with recommendations for further analysis work, if required.

j) Details of archive location and destination (with accession number, where known).

k) Appendices and figures, as appropriate, including a copy of the specification and/or project design.

l) References and bibliography of all sources used.

7.3 Copies of the report must be submitted to the commissioning body, the Local Planning Authority and the Humber Sites and Monuments Record within an agreed timetable and subject to any contractual requirements on confidentiality (see 8.2 below). Should the report contain any material relevant to archaeological science, then a copy should also be sent to the English Heritage Regional Advisor for Archaeological Sciences: Mr Ian Panter, English Heritage, 37 Tanner Row, York YO1 6WP.

7.4 Contractors should also supply a digital copy of the report in PDF format to the Humber Sites & Monuments Record Office.

8 COPYRIGHT, CONFIDENTIALITY AND PUBLICITY

8.1 Unless the individual/organisation commissioning the project wishes to state otherwise, the copyright of any written, graphic, electronic or photographic records and reports rests with the originating body (the archaeological organisation undertaking the fieldwork and analysis). Agreements on copyright should be agreed with the commissioning body at the outset of the project.

8.2 The circumstances under which the report or records can be used by other parties should be identified at the commencement of the project, as should the proposals for distribution of the report (see 7 above). All archaeologists undertaking work must respect the commissioning body's requirements over confidentiality, but the archaeologist must endeavour to emphasise their professional obligation to make the results of archaeological work available to the wider archaeological community within a reasonable time.

8.3 The archaeologist undertaking the building recording has a duty of confidence to the client commissioning the work. All aspects of publicity must be agreed at the outset of the project between the commissioning body and the archaeological organisation or individual undertaking the project.

9 ARCHIVE PREPARATION & DEPOSITION

9.1 The requirements for archive preparation and deposition must be addressed and undertaken in a manner agreed with the recipient museum: in this instance, the East Riding of Yorkshire Museums Service are recommended. The recipient museum must be contacted at an early stage, before submission of the project design and before commencement of fieldwork.

9.2 A site archive should be prepared in accordance with the specification outlined in *Management of Archaeological Projects* (MAP2, English Heritage 1991, 5.4; Appendix 3). See also *Towards*

an Accessible Archaeological Archive, the Transfer of Archaeological Archives to Museums: Guidelines for use in England, Northern Ireland, Scotland and Wales Society of Museum Archaeologists 1995.

- 9.3 The site archive, including finds and environmental material, subject to the permission of the relevant landowners, should be labelled, conserved and stored according to the United Kingdom Institute for Conservation (UKIC)'s *Guidelines for the Preparation of Excavation Archives for Long-term Storage* (Walker 1990) and the Museums and Galleries Commission's *Standards in the Museum Care of Archaeological Collections*, 1992. Provision should be made for the stable storage of paper records and their long-term storage on a suitable medium, such as microfilm, a copy of which should be deposited with the NMR (English Heritage). An index to the contents of the archive, together with details of its date and place of deposition should be lodged with the SMR.
- 9.4 The archive from the building recording should be combined with that of any subsequent archaeological watching brief on this property. The resulting archive should be deposited with a suitable repository which meets the criteria for the storage of archaeological material, such as the East Riding of Yorkshire Museums Service. An agreed allowance should be made for a contribution to the recipient museum towards the curation and storage of material.
- 9.5 Archive deposition must be arranged in consultation with the recipient museum and the Archaeology Manager of the Humber Archaeology Partnership, and must take account of the requirements of the recipient museum and the relevant guidelines (see above) relating to the preparation and transfer of archives. The timetable for deposition shall be agreed on completion of the site archive and narrative.

10 PUBLICATION AND DISSEMINATION

- 10.1 The information contained within the assessment report will enable decisions to be taken regarding the future treatment of the archaeology of the site and any material recovered during the recording programme and any subsequent watching brief.
- 10.2 It should be appreciated that the recording programme may produce results of sufficient significance to merit publication in their own right. Hence, allowance should be made for the preparation and publication in a local journal of a brief note on the results of the recording work, and a summary of location and material held within the site archive.

11 MONITORING, HEALTH AND SAFETY, STAFFING & INSURANCE

- 11.1 The work will be monitored under the auspices of the Archaeology Manager of the Humber Archaeology Partnership who should be consulted before the commencement of site works. The archaeological scientific aspects of this project will also be monitored by the English Heritage Regional Advisor on Archaeological Sciences.
- 11.2 Health and safety will take priority over archaeological matters. All archaeologists undertaking fieldwork must comply with all Health and Safety Legislation, this includes the preparation of a Risk Assessment.
- 11.3 Necessary precautions should be taken over any existing services in the building, be they within the fabric, or underground.
- 11.4 The archaeologist or archaeological organisation undertaking fieldwork should ensure that they, or any proposed sub-contractors, are appropriately qualified to undertake such projects.
- 11.5 The archaeologist or archaeological organisation undertaking the fieldwork should ensure that they are adequately insured, to cover all eventualities, including risks to third parties.

12 PROJECT DESIGN

12.1 In response to this specification, the archaeological contractor shall prepare a project design, to be agreed with the Archaeology Manager of the Humber Archaeology Partnership, in advance of the submission of any costed estimate or tender to cover the following aspects:

- Summary and introduction.
- A written statement on the project's context, overall aims and objectives, strategy and methods, and legislative requirements.
- Field methodology, including recording techniques, a strategy for the recovery and sampling of environmental remains, artefact retention and discard policies.
- Post-fieldwork methodologies, including cleaning, conservation, cataloguing, packaging, dating techniques, archive preparation.
- Report and drawing preparation, and report contents.
- Copyright and publicity.
- Evidence of consultation and agreement with the appropriate local museum regarding issues of finds recovery, conservation, recording systems, archiving and deposition.
- Publication and dissemination proposals.
- Timetable.
- Staffing and responsibilities (including any sub-contractors and/or specialists).
- Health & Safety Policies and implementation.
- Insurances.
- Monitoring.
- Contingency arrangements (if appropriate).

[See *IFA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures*, para 3.2.16. Instate of Field Archaeologists, September 1999.]

BIBLIOGRAPHY

ALGAO 1997 *Analysis and recording for the conservation and control of works to historic buildings: advice to Local Authorities and applicants*, Chelmsford.

English Heritage (1998) *Dendrochronology. Guidelines on producing and interpreting dendrochronological data*, London (undated).

Any queries relating to this brief should be addressed to The Sites and Monuments Record, Humber Archaeology Partnership, The Old School, Northumberland Avenue, Hull, HU2 0LN (tel: 01482 217466, fax 01482 581897).

SPECIFICATION FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING

Prepared by the Humber Sites and Monuments Record Office, for Ingleby & Hobson.

Site Name: Building to rear of 19 North Bar Within, Beverley, East Riding of Yorkshire
NGR: TA 0321 3973
Proposal: Alterations to form two dwellings.
Planning ref.: DC/04/04769/PLB/EASTSE/MJ; DC/04/04772/PLF/EASTSE/MJ
SMR case no.: PA/CONS/11020-1
Date of issue: 30th November 2004

This brief is valid for one year from the date of issue. After this period, the Humber Sites and Monuments Record Office should be re-consulted. This document should be read in conjunction with the Notes for Archaeological Contractors proposing to work in the area covered by the Humber SMR (dated January 1999); these notes are available on request from the Humber SMR.

1 SUMMARY

- 1.1 This brief is for a programme of archaeological and architectural observation and recording to be carried out prior to and during alterations to a Grade II Listed Building to the rear of 19 North Bar Within, Beverley.
- 1.2 This brief should be used by archaeological contractors as a basis for submitting a costed tender for the work required.

2 SITE LOCATION

- 2.1 The proposal site lies on the west side of North Bar Within, next to its junction with Wood Lane, towards the northern end of the historic core of Beverley. It is bounded to the east by no 19 North Bar Within and the street beyond, to the south by Wood Lane, to the west by other properties fronting onto Wood Lane, and to the north by a passage and no 23 North Bar Within.

3 PLANNING BACKGROUND

- 3.1 The current applications were received by the East Riding of Yorkshire Council on 7th June 2004 (application no. DC/04/04769/PLB/EASTSE; DC/04/04772/PLF/EASTSE). Full planning permission was subsequently granted subject to a condition (no. 3), "No development or demolition shall take place until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted by the applicant, and approved by the Planning Authority (PPG 16, para 30)."

4 ARCHAEOLOGICAL BACKGROUND

- 4.1 Much of the visible fabric of this Grade II listed building dates from the mid 18th and the first half of the 19th centuries; however, previous observations within adjacent houses in the same block of properties, which front onto the historic main street of the medieval town, have recorded the incorporation of parts of much earlier timber-framed buildings. It appears from the application that parts of the historic fabric will be exposed and removed during the alterations.
- 4.2 In addition to the issues which relate to the standing building, the application site occupies a frontage of one of the medieval tenement plots which were established on this part of the town's High Street, certainly by the end of the 12th century, and very probably shortly after the Norman Conquest. Documentary evidence indicates that most of the properties along this frontage will have been in more or less continuous occupation for at least the last 600 years. Hence, as the development proposals also include substantial alterations and change of use to the existing offices etc, on the ground floor of the building, it is also likely that the below-ground works connected with the excavation of its service trenches and any associated internal alterations would encounter archaeological deposits relating to earlier occupation on the site (cf. PPG 16, paras 6, 13, 24-5 and 30).

- 4.3 Further details of these sites can be found in the Humber Sites & Monuments Record (see also references below).

5 METHODOLOGY

Should the contractor consider monitoring unnecessary at any stage in advance of the completion of all ground-works, they should consult with the SMR Office as a matter of priority.

- 5.1 The proposed scheme of works shall comprise the archaeological monitoring of the digging of foundations and service trenches to the proposed development, and for any associated ground-works which would involve substantial below-ground disturbance. These works should be undertaken under archaeological supervision, or provision should be made for an archaeologist to view the open trenches after machining but before they are infilled. This is to enable the identification and recording of any archaeological material that might be uncovered.
- 5.2 Reasonable prior notice of the commencement of development is to be given to the archaeological contractor. A two-week period is suggested, where possible. The Sites and Monuments Record Office should be notified of the chosen contractor in advance of the onset of building recording.
- 5.3 The developer's chosen archaeologist must be acceptable to the Local Planning Authority after consultation with the Sites and Monuments Record Office. Access to the site will be afforded to the developer's chosen archaeologist at all reasonable times.
- 5.4 On completion of the work, an ordered archive should be prepared by the archaeologist and deposited with a registered museum. The proposed recipient museum must be contacted at the beginning of the project. A copy of the Archive Index and the name of the recipient museum should be sent to the Humber Sites and Monuments Record.
- 5.5 With the exception of human remains, and finds of treasure (as defined under the 1996 Treasure Act), which should be reported to the coroner, all finds are the property of the landowner. However, it is generally expected that the finds will be deposited with the archive. A finds recovery and conservation strategy should be agreed with the developer in advance of the project commencing. This should include contingency arrangements for artifacts of special significance. Any recording, marking and storage materials should be of archival quality, and recording systems must be compatible with the recipient museum. Copies of all recording forms and manuals must be submitted to the Archaeology Manager, prior to the commencement of site works, if these have not been submitted previously. Contractors should make allowance for a minimum of one box in calculating estimates for museum's storage grant.
- 5.6 Within six weeks of the completion of the work, a report will be produced by the archaeologist, and submitted to the developer, the Local Planning Authority and the SMR Office. The final report should include the following (as appropriate):
- Summary
 - Site code/project number
 - Planning reference number and SMR casework number
 - Dates for fieldwork visits
 - Grid reference
 - A location plan, with scale
 - A plan of the developer's plan, with scale, showing the areas monitored (i.e. the sites of the new flats and shop, and the routes of the access, service trenches etc) and indicating the position of archaeological features in relation to the foundations etc, with scale
 - Section and plan drawings (where archaeological deposits are exposed), with ground level, Ordnance Datum and vertical and horizontal scales
 - Photographs (a minimum 35mm format) where significant archaeological deposits or artefacts are encountered; also general photographs to show the prevailing condition of the site at the time of the archaeological fieldwork
 - A written description and analysis of the methods and results of the archaeological fieldwork, in the context of the known archaeology of the area

- Specialist artefact and environmental reports, as necessary

5.7 In addition, the archaeological contractor should also supply a digital copy of the report in PDF format to the Humber Sites and Monuments Record Office.

5.8 All work shall be carried out in accordance with the developer's proposed timetable and shall not cause undue delay to the development unless otherwise agreed.

6 MONITORING

6.1 The work will be monitored under the auspices of the Humber Sites and Monuments Record Office, who should be consulted before the commencement of site works.

7 HEALTH AND SAFETY

7.1 Health and safety will take priority over archaeological matters. All archaeologists undertaking fieldwork must comply with all Health and Safety Legislation. The archaeologist or archaeological organisation undertaking the work should ensure that they are adequately insured, to cover all eventualities, including risks to third parties.

Any queries relating to this brief should be addressed to The Sites and Monuments Record, Humber Archaeology Partnership, The Old School, Northumberland Avenue, Hull, HU2 0LN (tel: 01482 217466, fax 01482 581897).

APPENDIX 5

APPENDIX 5: EDAS METHODS STATEMENT

PROGRAMME OF ARCHITECTURAL OBSERVATION, INVESTIGATION AND RECORDING, BUILDING TO REAR OF 19 NORTH BAR WITHIN, BEVERLEY, EAST YORKSHIRE

1 INTRODUCTION

- 1.1 Full planning permission has been granted for the conversion of a currently derelict building to the rear of 19 North Bar Within, Beverley, East Yorkshire (NGR TA03213973) (applications DC/04/04769/PLB/EASTSE & DC/04/04772/PLF/EASTEE). As part of this work, it has been stipulated that a programme of architectural observation, investigation and recording will be required prior to and during the conversion work. The building is Grade II Listed, and is believed to date from the mid 18th century.
- 1.2 Ed Dennison Archaeological Services Ltd (EDAS) have been appointed by the developer of the site to undertake the architectural recording. This project design has been prepared in accordance with the Humber Archaeology Partnership's (HAP) brief, by Ed Dennison of EDAS to outline the procedures and methodologies by which this work will be carried out.

2 SITE LOCATION

- 2.1 The building lies on the west side of North Bar Within, next to its junction with Wood Lane, towards the northern end of the historic core of Beverley. It is bounded to the east by No 19 North Bar Within, to the south by Wood Lane, to the west by other properties fronting onto Wood Lane, and to the north by a passage and the rear of No 23 North Bar Within.
- 2.2 The building was last used as offices, but has been abandoned for several years. As a result, it is in a poor condition, with the interior filled with debris and rubbish. Much of the internal fabric is also presently obscured by recent panelling, plaster and partitions.

3 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 3.1 Information from the HAP's brief suggests that much of the Grade II Listed Building dates from the mid 18th-early 19th century, but it is also possible that the structure incorporates part of an earlier timber frame. The building stands in a plot which occupies a street frontage location which was established in this part of the town by the end of the 12th century. It is therefore possible that the conversion and renovation of the building may reveal important architectural elements which are associated with the development of the structure, while the below ground works, although very limited in extent, may uncover archaeological deposits relating to the earlier occupation of the site.

4 OBJECTIVES OF THE ARCHITECTURAL RECORDING PROGRAMME

- 4.1 The aims of the recording work are:
- to provide a pre-alteration survey of the building, through a combination of drawn, photographic and written records;
 - to enhance this pre-alteration survey through appropriate records made as necessary during the conversion work;
 - to meet statutory requirements in connection with planning and Listed Building consents.

5 SURVEY METHODOLOGY

Documentary Research

- 5.1 A basic level of documentary research will be undertaken to illustrate the history of the site and to provide a context for the existing building. This work will extend to published material, such as the Victoria County History for Beverley (Allison 1898) and the RCHME Beverley volume (Miller et al 1982), various Ordnance Survey maps and trade directories.

Building Survey

- 5.2 It has been decided, after discussion with the HAP Archaeology Manager, that the building recording work will be carried out once the building has been cleared and the initial stripping out has been completed, i.e. once all the original fabric has been revealed.
- 5.3 The drawn record will comprise a 1:50 scale ground and first floor plans of the building, together with a 1:50/1:20 scale north-south section through the building to record the roof structure; the practicalities of the latter will be determined by Health and Safety considerations, but a section ought to be possible with electronic distance measuring equipment. The existing drawings of the building produced by the client's architect will be used as a base for these drawings, and they will be expanded and added to as appropriate using hand and electronic distance measuring equipment. All drawings would be produced according to the guidelines established by the RCHME (now English Heritage).
- 5.4 A general photographic record will also be made of the building, together with close-up photography of significant details; the guidelines produced by the RCHME will be followed (RCHME 1996). Subject to access, all photographs will contain a graduated scale, and artificial lighting will be used where necessary. Photographs will be taken in a 35mm format, using both black and white / colour prints and colour slides. It is estimated that c.20 black and white shots will be taken together with a similar number of colour slides. All photographs will be printed to a size of 6" by 4"; good quality photocopies of selected prints will accompany the report, for illustrative purposes. The photographic survey will extend to the adjacent structures, to allow the building to be put into context.
- 5.5 All photographs will be clearly numbered and labelled with the subject, orientation, date taken and photographer's name, and will be cross referenced to an appendix of film and negative numbers. All photographic film will be exposed and processed to ensure high quality definition, and will be processed to archival standards according to manufacturer's specifications.
- 5.6 Each structural element within the site will also be accompanied by a detailed descriptive record. This will include a description and interpretation of the extant remains (eg. location, dimensions, plan, form, function, date, sequence of development) and mention of relevant documentary evidence.

Watching Brief During Conversion

- 5.7 It is possible that the detailed pre-alteration recording will identify particular features or areas of interest. Any such features (eg. timbers, plaster or mortar samples, or the salvage of hidden architectural items) may be removed prior to or during alteration to achieve the desired "preservation by record". Previously hidden areas of interest might also be examined in more detail during conversion work. Similarly, provision will also be made for radiocarbon, archaeomagnetic and/or dendrochronological determinations as appropriate. Existing published guidance and advice will be followed during these determinations, and finds recovery and conservation strategies will be agreed with the Archaeology Manager at the HAP as necessary and appropriate. Any information gathered as a result of the additional recording during conservation work will be added to the survey report.
- 5.8 EDAS will also undertake an archaeological watching brief during any ground works associated with the conversion of the building, for example during the excavation of new service trenches etc. This work will follow established guidelines, and will conform to a separate HAP brief. The actual areas of ground disturbance, and any features of archaeological interest identified within these areas, will be accurately located on a site plan and recorded by photographs, scale drawings and written descriptions as judged adequate by EDAS, using appropriate proforma record sheets and standard archaeological recording systems. Once again, any information gathered as a result of this work will be added to the survey report, to produce a single unified document.

Modifications

- 5.9 The programme of recording work may be modified in accordance with the professional judgement of the staff undertaking the work, insofar as the overall provisions and objectives of this project design would not be changed. Any variations in the project would be discussed and agreed in advance with the Archaeology Manager at the HAP.

Unexpected Significant or Complex Discoveries

- 5.10 If, in the professional judgment of the archaeologist on site, unexpectedly significant or complex discoveries are made that warrant more recording than is covered by this project design, immediate contact will be made with the Client and the Archaeology Manager at the HAP. This will allow appropriate amendments to be made to the scope of the recording work, in agreement with all parties concerned. The terms of the Treasure Act (1996) will be followed with regard to any finds which might fall within its purview.

6 REPORTING

- 6.1 Within six weeks of the completion of the fieldwork (unless otherwise agreed), a report detailing the results of the building recording work and archaeological watching brief would be produced.
- 6.2 The final survey report would take the form of an illustrated and typed standard A4 document which would assemble and summarise the available evidence for the structural remains on the site in an ordered form, based on the catalogue of recorded structural elements.
- 6.3 It is expected that the report would include the following:
- a non-technical summary;
 - the location of the site (including grid reference and location plan);
 - appropriate background information including site code/project number, planning reference number/SMR casework number, and dates of fieldwork visits;
 - a brief account of the project plan, aims and objectives;
 - an account of the survey methodology, procedures and equipment used;
 - a summary of the historical and archaeological information relative to the site/buildings supported by maps and plans as appropriate;
 - an account of the overall form and development of the site/buildings, supported by drawn plans and sections, and photographs, and of the evidence supporting any interpretation including phasing as appropriate;
 - a plan showing the areas of groundworks which were monitored as part of the archaeological watching brief;
 - a catalogue of finds, features and primary records;
 - conclusions, including an assessment of the importance of the findings in relation to the region as a whole;
 - specialist artefact and environmental reports, as necessary;
 - a full bibliography;
 - appendices containing photographic record sheets, a quantified index to the site archive, and a copy of the HAP briefs and this project design.
- 6.4 Appropriate drawn records of the structures and the complex as a whole would be produced as reduced A4 or A3 size paper copies within the body of the report; full scale drawings would be included within the site archive. Appropriate illustrative material, using some of the photographs taken as part of the photographic survey, and historical maps and plans, would also be produced within the body of the report.
- 6.5 Copies of the final report would be produced and distributed to the Client, the Local Planning Authority and the HAP Sites and Monuments Record. A further copy would be sent to the English Heritage Regional Advisor for Archaeological Sciences, should the report contain any material relevant to archaeological sciences.

- 6.6 The copyright of all survey, archive and other material gathered as part of this project would pass to the Client on payment of final invoices, although EDAS and the individual authors would retain their rights to be accredited as authors as appropriate.
- 6.7 Provision would also be made for the preparation of an appropriate synopsis of the results of the project for publication in a local archaeological journal or monograph.

7 ARCHIVE PREPARATION AND DEPOSITION

- 7.1 A fully indexed field archive would be prepared, following the guidance produced by English Heritage. The archive would consist of all primary written and drawn elements, as well as photographic negatives and contact sheets; photographic prints and slides would be labelled and passed to the Humber SMR. An index to the archive would also be prepared and passed to the Humber SMR.
- 7.2 The site archive would be deposited with the East Riding of Yorkshire Museums Service within six months of the completion of the project. If necessary, provision would also be made for microfilming the archive and for depositing this microfilm with English Heritage.

8 RESOURCES AND OTHER INFORMATION

Previous experience and staffing

- 8.1 The project would be undertaken by EDAS, who are included in the Humber SMR's list of archaeological contractors. All the archaeological staff with EDAS are members of the Institute of Field Archaeologists, are professional, full-time archaeologists, and have considerable experience of non-destructive archaeological survey and building recording as well as archaeological watching briefs. Curricula vitae are available on request.
- 8.2 The project director for this work would be Mr E Dennison, who would have overall supervision and responsibility for the project. The assistant staff would be Mr S Richardson who would be primarily responsible for the building survey and analysis.

Health and Safety

- 8.3 EDAS would comply with the Health and Safety at Work Act of 1974 while undertaking the project. A copy of their Health and Safety Policy is available on request.
- 8.4 All archaeological work on site will be carried out with due regard for all Health and Safety considerations. As the watching brief will be carried out at the same time as the building contractor's work, regard will also be made for any constraints or restrictions imposed by the building contractor.

Insurance

- 8.5 The site is privately owned and EDAS would indemnify the landowner in respect of their legal liability for physical injury to persons or damage to property arising on site in connection with the survey, to the extent of EDAS's Public Liability Insurance Cover (£5,000,000).

Project timetable

- 8.6 This has yet to be determined. EDAS will inform the HAP SMR of the project timetable as soon as it becomes available.

9 REFERENCES

Allison, K J (ed) *History of the County of Yorkshire, East Riding vol 6: The Boroughs and Liberties of Beverley*

Miller, K, Robinson, J, English, B & Hall, I 1982 *Beverley: an Archaeological and Architectural Study*. Royal Commission on Historical Monuments Supplementary Series 4

RCHME 1996 *Recording Historic Buildings: A Descriptive Specification*

E Dennison, EDAS
6 January 2004