

88 LAIRGATE, BEVERLEY,
EAST YORKSHIRE

ARCHITECTURAL AND ARCHAEOLOGICAL OBSERVATION,
INVESTIGATION AND RECORDING

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OBSERVATION, INVESTIGATION AND RECORDING

Report no: 2006/282.R01
Version: Final
Date: September 2006
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EXECUTIVE SUMMARY

In April 2006, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr and Mrs S Kerins, through SALT Architects, to undertake a programme of architectural and archaeological observation, investigation and recording (a watching brief) during groundworks associated with the demolition of an existing outbuilding and the erection of a new extension to the rear of No 88 Lairgate, Beverley, East Yorkshire (NGR TA 03305 39380). The watching brief was made a condition of planning permission and Listed Building Consent.

The work did not uncover any evidence for any medieval or early post-medieval structures or activity on the site, although the level of the groundworks was relatively shallow. The only deposit uncovered by the works, a black silty loam, ran beneath the outbuildings to the rear of the house and it probably comprises the pre-existing sub-soil which was disturbed during and after the house was built in 1800-02. It is therefore not clear whether there were any pre-1800 structures on the site, although the buildings to the north and south (nos. 90 and 84-82) are all of 18th century date.

The overall development of the outbuildings to the rear of no. 88 was deduced from the surviving structural and cartographic evidence. It appears that the easternmost outbuilding was an addition to the house, although it is still an early one and is depicted on Wood's map of 1828. In its original form, this outbuilding was of a single storey with a single pitch pantiled roof, but it was altered in the later 19th century when an adjoining outbuilding at no.86 was raised in height. Internally, the larger east cell was heated but the smaller west cell was not, and it is likely that both served minor domestic functions. An underground water tank uncovered by the groundworks is probably contemporary with this outbuilding, and it would have been used to store rainwater for domestic use.

The western outbuilding was also a later addition to the eastern structure, and a lean-to shed to the west post-dates it, although it is not exactly clear when they were built. The western outbuilding appears to be shown in 1828, but by 1892 it was slightly longer, while the lean-to further to the west was built at some point after 1892.

1 INTRODUCTION

- 1.1 In April 2006, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr and Mrs S Kerins, through SALT Architects, to undertake a programme of architectural and archaeological observation, investigation and recording (a watching brief) during groundworks associated with the demolition of an existing outbuilding and the erection of a new extension to the rear of No 88 Lairgate, Beverley, East Yorkshire (NGR TA 03305 39380).
- 1.2 The watching brief was made a condition of planning permission and Listed Building Consent (applications DC/05/04340/PLF/EASTSE and DC/05/04339/PLB/EASTSE), both granted by East Riding of Yorkshire Council on 4th August 2005.

2 SITE LOCATION AND DESCRIPTION

- 2.1 No. 88 is located on the west side of Lairgate, close to the junction of Lairgate and Champney Road (see figures 1 & 2). The house lies on the street frontage, with a range of outbuildings running west from the rear of the house, along the northern boundary. A long rectangular garden extends further to the west. The site as a whole is bounded to the west by residential land associated with Bartlett Avenue, and to the north and south by nos. 86 and 90 respectively. The watching brief took place in the area of garden immediately to the rear of no. 88 Lairgate.
- 2.2 Nos. 88 and 86 form a pair of town houses which were built together as a single development, and together they are a Grade II Listed Building; the Listed Building description appears as Appendix 1. The buildings are also included on the Humber Archaeology Partnership's Sites and Monuments Record (site 5528).

3 AIMS AND METHODOLOGY

- 3.1 The watching brief took account of, and followed, a specification produced by the local archaeological curators, the Humber Archaeology Partnership (see Appendix 2). More general advice produced by the Institute of Field Archaeologists in relation to watching briefs (IFA 1999) was also considered.
- 3.2 The aim of the watching brief was two-fold: to record the existing structures prior to their demolition and to monitor the groundworks associated with the erection of a new extension, to recover any information relating to any archaeological or architectural features or deposits which might be uncovered or disturbed. This was achieved by an initial survey of the existing structures in advance of any works and by being present when the groundworks were being undertaken. The ground surface across the site was relatively level in advance of the commencement of works, and was set at c.9.7m AOD.
- 3.3 The initial site visit to record the existing outbuildings was undertaken on 10th April 2006; the architects' plans were annotated and 22 digital photographs taken. The outbuildings were then demolished and the ground level across the site was reduced by c.0.20m-0.30m (c.0.30m below the existing ground floor level of no. 88 Lairgate). A 19th century brick water tank was exposed by this work and this was recorded on 24th April 2006. The excavations for the foundations for the new extension commenced on 28th April 2006. The trenches were excavated using a tracked JCB mini-digger with a 0.60m wide toothed ditching bucket. The trenches were a maximum of 1.20m wide but only 0.20m deep below the reduced ground level. Approximately half the footings were finished on 28th April 2006, with the rest being completed on 2nd May 2006. As part of the same works, a raised flower bed

running along the base of the wall forming the southern boundary of the garden was also removed.

- 3.4 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. All structures and exposed footings are described under the building record, and were therefore not given context numbers; due to the shallow nature of the groundworks, only a single archaeological context was recorded. In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate. The positions of all monitored groundworks were marked on a general site plan, and more detailed drawings were made of each area as necessary; a photographic record was also maintained using 35mm colour prints.
- 3.5 With the agreement of the site owner, the project archive, comprising written and photographic elements, has been deposited with the East Yorkshire Museum Service (site code BLG 06; accession number 2006/62). The small amount of animal bone and 19th century pottery uncovered by the works was not retained.

4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 As noted in the Humber Archaeology Partnership specification (see Appendix 2), the site of the proposed development lies within the historic core of the medieval borough of Beverley, on one of its principal streets. Lairgate had been established as one of the main north-south streets in the town by the 12th century, and this particular section (to the north of Fishmarketmoorgate – formerly Well Lane, now Champney Road) is probably part of the original Norman layout of the town (Horrox 1989, 50-52). The name of Lairgate probably stems from an association with barns, hence “Laithegate” or “Lathgate” which is mentioned in 1240 (Miller *et al* 1982, 82; Sherwood 2002, 60). The street attracted a mixture of commercial and residential housing during the Middle Ages; the properties on the east side of the street would have included prosperous merchants who had buildings backing onto the Guildhall, whilst on the west side of the street, an Almshouse (or Bedehouse) was established amongst the residential properties. As far as can be ascertained, no previous archaeological work has been undertaken in this part of Lairgate.
- 4.2 The pair of three-storey houses on Lairgate numbered 86 and 88 were built for Abraham Peacock in the opening years of the 19th century (see below). However, Burrow’s 1747 plan of the town suggests that the site was already occupied by then (see figure 3a), although it is known that he should not be relied upon for depicting the built-up or occupied areas as he was more concerned with mapping the open spaces (Susan Neave, *pers. comm.*). Burrow’s plan also shows that the land to the south of the site is open, and is bordered on the south by an unnamed lane, formerly St Giles’s Lane (leading to St Giles’s Hospital) and subsequently known as Playhouse Lane and then Captain Lane, but which now forms the western continuation of Champney Road (Sherwood 2002, 22). This close of land, and another behind it to the west, were then owned by James Moyser and occupied by William Sigston as a garden. Sigston operated a commercial nursery, later called the Playhouse Nursery after the Lairgate theatre (Neave 1989, 117; see below).
- 4.3 In 1799 Abraham Peacock purchased “cottages, tenements or dwelling houses” on the west side of Lairgate with three closes behind called “Dove Cote Garths”, covering just over three acres in total, of which the undeveloped garden formerly owned by Moyser and shown on the 1747 plan formed a part (RDB CB/66/100). The unspecified number of “cottages” referred to in the deed presumably included

the modest 18th century pair numbered 82-84 Lairgate, and possibly the structure occupying the plot on which no. 90 was built (see below), but there is no clue from the document as to whether any buildings originally stood on the site of no. 88. Abraham Peacock was a Beverley chemist and druggist who had a shop in Saturday Market, and his name appears in the 1814-15 trade directory (Battle's Beverley Directory 1814-15). When he died in 1831 at the age of 66, he was living in Minster Moorgate (EYFHS 1997, 6).

- 4.4 Peacock was the man responsible for building the Lairgate theatre that was opened in 1805 (Allison 1989, 207). Beverley's first theatre, located in Walkergate, was replaced in the 1770s by one in Cross Street where the celebrated actor-manager Samuel Butler played as part of the Richmond Circuit. However, it was often overcrowded, and in 1804 Abraham Peacock built a new theatre on part of the land he had recently purchased in Lairgate; it was opened in 1805 and seated 600 (Neave 1989, 132; Allison 1989, 207). The "mason" or builder was a Mr Thomas Leck (Poulson 1829, 447), who was listed as Thomas Leek at an address in Newbegin in 1791 (Battle's Hull Directory 1791). The theatre is named and shown on Hick's 1811 and Wood's 1828 plans of Beverley, in the formerly open ground at the angle of Lairgate and what is now the extension to Champney Lane. Peacock subsequently sold the theatre in 1815 (RDB CY/404/586), and it was closed in 1840 and demolished soon after. Most of the materials were reused at the Telegraph Hotel in Station Square, but a section of the grey-brick wall of the former theatre, with the outline of a blocked doorway and window with stone sill visible, still survives on the Lairgate frontage adjoining no. 90 (Pevsner & Neave 1995, 317).
- 4.5 Around the time he built the theatre, Abraham Peacock also built the pair of houses now numbered as 86-88 Lairgate, presumably as a speculative development on what may have been open ground. These houses are also faced in grey brick, and it is likely that Peacock employed the same builder. In 1815, he sold the theatre and his other Lairgate properties (i.e. from no. 82 southwards) including no. 88. The latter was described in the sale deed as "a messuage, tenement or dwelling house with yard, garden and outbuildings, in the occupation of Mrs Atkinson" (RDB CY/405/587). It was sold to Robert Smelt of Beverley, a gentleman. Rear access was provided by a small piece of land on the south side of the house, extending from Lairgate to a door leading to the rear yard, which measured 60ft long and 4ft 9ins broad. The 1815 deed also notes that a building to the south of no. 90 was used as a still house, presumably used by Peacock for distilling in connection with his profession.
- 4.6 Hick's 1811 plan shows that no. 88 lies towards the south end of a terrace on the west side of Lairgate, but this appears to be a representation of the houses rather than their actual ground plan. More detail is provided by Wood's plan of 1828 (see figure 3b), which depicts the range of outbuildings to the rear with a long rectangular garden with beds as well as the access passage which creates a gap between nos. 88 and the unnamed still house to the south. The "theatre" lies further to the south, and "Mr Tindalls Nursery" to the west.
- 4.7 The subsequent descent of the property has not been investigated in detail, but the 1851 census shows that it was the home of Mary Iveson, a 52-year old widow, with her daughters Rose aged 26, Mary (23), their cousins, Alice (16), Arthur (15) and Albert Iveson (13), and two domestic servants (HO107/2359 fol.417, p.12). Mary Iveson was the widow of Francis Iveson, a solicitor, and the family had previously lived in Newbegin. She may have rented the house in Lairgate.

- 4.8 The house and garden is shown in some detail on the Ordnance Survey map of 1853 (sheet 3) (see figure 4a). The plan of the house is the same as that depicted in 1828, with the range of outbuildings running to the rear along the northern boundary. The garden is shown with a number of shaped flower beds, together with two “pumps” near the house. The larger scale of the map also shows that the access passage from Lairgate is separated from no. 88 by a wall, although there is a gate for access into the rear yard. The map also shows that, by this date, the building to the south has been extended over the passage to butt up against no. 88; this presumably occurred when the former still house was converted to domestic accommodation (no. 90). The “Playhouse Nursery” lies beyond.
- 4.9 Mary Iveson and her unmarried daughters were still living at no. 88 in 1861, with one general servant and two boarders, Sylvia Wilson and Emily Sanderson, aged 14 and 13 respectively, both born in Hull and described as “scholars” (RG9/3569 fol.37, p.4). Mary was described as a “landowner” but, although she didn’t advertise the fact in the trade directories, it would seem that she was running a small private school at the house as in 1871 she was described as a “Teacher (Ladies School)”, as was her daughter Rose (RG10/4769 fol.33, p.4). Three “pupils” lived with them: Lizzie Gibson, a farmer’s daughter aged 12, who had been born in Hull, and Julia and Emily Bainton, aged 11 and 10 respectively, who came from a farming family at Beverley Parks. There was also a domestic servant, Esther Sturdy, living in the house at this time. Mary Iveson died in 1872 (EYFHS 1997, 102).
- 4.10 By 1881 the house seems to have been let or sold to the trustees of the Primitive Methodist chapel (now demolished) in Wednesday Market, and it was occupied by a succession of Ministers; at this time Rose Iveson was living in St Mary’s Terrace. In 1881 no. 88 housed Benjamin Fell (aged 35), his wife Mary, and their children Arthur (6), Edith (4), Ernest (3), Harry (1) and Mabel (1 month), as well as a nurse and a general domestic servant (RG11/4741 fol.39, p.8). In 1891 it was occupied by Frederick Ash (43, from Waterhouses in Staffordshire), his wife Mary and their children Jeanette (14) and William (12) (RG12/3908 fol.8, p.9), while in 1901 the occupants were Francis Rudd, his wife Jessamine, and their children Alice (28), Ada (24), Maud (16) and Ernest (14) (RG13/4461 fol.134, p.3). Kelly’s directory of 1911 shows no. 88 Lairgate as being the home of Revd George Edward Lloyd, another Primitive Methodist Minister. In 1918 the house was sold to William Hutchinson, a dealer in domestic machinery (RDB 190/242/210) and he was still the owner-occupier in 1927 (ERA0 CCER/3/9/4).
- 4.11 The 1893 1:500 scale Ordnance Survey map of Beverley (sheet 210/8/23) also depicts the house and garden in detail (see figure 4b). It is essentially the same as that shown in 1853, although the side passage now gives direct access to the rear yard and garden, with the former wall having been demolished, leaving just a short stub. The rear yard has thus been slightly enlarged, although the passage was always part of no. 88. The flower beds have also been regularised, and the two water pumps are still shown. The Playhouse Nursery is still depicted to the west, as it is on the later 1927 Ordnance Survey map (sheet 210/8).

5 WATCHING BRIEF RESULTS

The Outbuildings

- 5.1 At the time of the initial site visit, the existing outbuildings comprised two main elements (A and B on figure 5; see plate 1), with a further small square lean-to shed (C) to the west which was retained and not affected by the works.

- 5.2 The largest (eastern) outbuilding (A), closest to the house, was rectangular in plan, aligned east-west and measuring 6.90m long by 3.50m wide externally; as a result of later modification, the main part had increased in width and it was originally only some 2.5m wide externally. The structure was of a single storey with a very steep single pitch roof covered with pantiles (see plate 2). A low Gault brick chimney stack rose from the top of the roof slope to the east of centre, whilst at the east end a modified stack served a modern cooking range within the outbuilding (see below). The outbuilding may have been a later addition to the house, as the original brickwork of the west elevation of the latter, uncovered when the roof of the outbuilding was demolished, was pointed with a narrow line struck to the horizontal joints, indicating that it was once visible and intended to be seen; this type of pointing has been noted on the exposed walls of houses of a similar date in Beverley.
- 5.3 At ground floor level, outbuilding A was built of light brown / red handmade bricks (average dimensions 210mm by 110mm by 60mm) set with a lime mortar and laid in a rough English Garden Wall bond (three to five stretcher courses to each header course). Following demolition and the excavation of the foundation trenches for the new extension, it was noted that the footings of the outbuilding (including the rear or north wall) extended only 0.40m below the former internal floor level, and were resting on a black silty loam (context 001 - see below). The upper part of the west gable was built of slightly different brickwork, and at first floor level it had clearly disturbed the brickwork to either side, indicating that the pitch had been altered or the roof raised at some point. This was most probably done when the neighbouring outbuilding to the rear of no. 86 to the north was increased in height to two storeys; when the outbuilding was demolished, it was noted that the party wall between it and the first floor of the no. 86 outbuilding was extremely poorly built, comprising very roughly bonded brickwork that had never been visible externally.
- 5.4 At the time of the survey, the interior of the eastern outbuilding was divided into two rooms. The larger east room was linked to the house by an internal doorway in the east wall, whilst there were modern French doors in the south wall leading into the garden, with a modern window to the west. The room was finished entirely with modern fixtures and fittings, and the only older visible feature remaining was a small fireplace in the north wall. Following demolition, it could be seen that the fireplace was set within a chimney breast breaking forward from the rear wall, and that the stack had originally been much lower, and only later heightened in Gault brick. The cooking range to the east was a much later addition and filled an open space formerly plastered and covered with a floral print wallpaper. The west room of the outbuilding was lit by two small two-light windows with wooden frames in its south-west corner; internally, a stone bench in the south-west corner may have been an older feature but otherwise all fixture and fittings were modern.
- 5.5 The smaller western outbuilding (B) was also rectangular in plan, aligned east-west and measuring 5.0m long by 1.8m wide externally. It was of a single storey with a single pitch pantiled roof (set lower than the eastern outbuilding) and built of similar brickwork to the eastern outbuilding, laid in a similar rough English Garden Wall bond; following demolition, the footings were seen to extend some 0.25m below the former internal floor level and to rest directly on the black silty loam (context 001). The building clearly butted the eastern outbuilding and may itself have been built in several stages, as there was at least one straight joint in the rear (north) wall, as well as a step in the rear wall which was only visible after demolition. This western outbuilding predated the sub-square shed (C) at its west end, which had been built around the older building's west gable (see plate 5).

- 5.6 The western outbuilding was divided into three small cells, all of a similar size. The east cell had a plank and batten door and was lit by a small window, both located in the south wall (see plate 3). The central cell was also fitted with a narrow plank and batten door in the south wall, but the space was unlit and might originally have formed an outside toilet. The west cell was formerly entered by a doorway in the west wall, later enclosed within the adjacent shed (C). The Ordnance Survey maps of 1853 and 1892 (see figure 4) show that the western outbuilding originally extended some c.3m further to the west.
- 5.7 The small sub-square lean-to shed (C) at the west end of the western outbuilding measured 3.50m long (east-west) by 2.70m wide (north-south) externally. It was of a single storey, having a single pitch pantiled roof with a low stack rising from the north-west corner (see plate 5). It was built of similar brickwork to the western outbuilding (B) but clearly post-dated it. The lean-to shed had a doorway with a narrow plank and batten door to the south wall, with a two-light horizontal sliding sash window to the west. Internally, there was a small fireplace to the north-west corner and a doorway at the east end of the north wall, formerly giving access to the rear of no. 86 to the north. This lean-to shed is not depicted on the 1892 Ordnance Survey map.
- 5.8 Prior to the start of the groundworks, there was a low retaining wall on the south side of the open yard, opposite the outbuildings described above, supporting a raised garden bed. When this was demolished, the footings of another wall, comprising both chalk and brickwork, were noted running parallel to it but slightly further to the south (see figure 6); as noted above, this wall alignment is depicted on the 1853 plan, forming the north side of the walled passage extending from the street frontage, but it had been demolished by 1892.
- 5.9 The boundary wall on the south side of the garden was clearly built in at least two stages (see plate 4). The lower c.1.9m comprised red handmade bricks laid in no particular bonding pattern and capped with stone slabs; the wall had later been heightened, partly in more modern machine moulded brickwork, possibly around c.1892 when outbuildings are depicted on the south side (see figure 4b). Opposite the lean-to shed (C) described above, the south boundary wall steps in to the north and then returns westwards again. The corner at the step inwards has been much disturbed by later alterations and at the time of the survey it was no longer tied-in to the boundary wall line to the east. It is believed that a large gate, perhaps once hung on a post situated at the corner of the south boundary wall, occupied this space (Mr & Mrs Kerins, *pers comm.*); this is consistent with the altered access passage noted above.

The Water Tank

- 5.10 The water tank was located c.1.3m to the south of the south wall of the western outbuilding (B) (see figure 5 and plate 5). It was accessed via a 0.50m diameter opening with inclined sides, formerly covered by a large sub-circular stone. The tank had a bell-shaped section, with a maximum diameter of 1.30m and a depth of 1.45m; there was c.0.38m of water in the base at the time of survey (see figure 6). The sides of the tank were largely rendered, but where this had fallen away it could be seen to be built of reddish brown handmade bricks (average dimensions ? by 90mm by 70mm) laid in header bond and set with a lime mortar. Three inlets were noted towards the upper part of the tank's sides; to the east, a ceramic pipe emerged from an opening within the brickwork, to the north-west there was an opening only and to the south-west another ceramic pipe set higher than the other two. A lead pipe rising from the north side of the tank's interior formerly served an

above-ground pump, as depicted on the early Ordnance Survey maps (see figure 4). The pump had been removed by the time of the survey but was photographed *ex situ*. It was probably of early 20th century date and bore the mark "No 3 British Made".

Watching Brief

- 5.11 The foundations for the new extension covered an area c.9.5m long (east-west) by 6.50m wide (north-south), immediately to the west of the house (see figure 6).
- 5.12 As stated above, following the demolition of the existing outbuildings, the general ground surface across the site was reduced by c.0.20m-0.30m (see figure 6), to 0.30m below the level of the existing ground floor of no. 88 Lairgate; the footing trench was then excavated for a further 0.20m below this reduced level. A single context (001) was exposed across the entire site, a friable black silt loam containing frequent inclusions of red handmade brick rubble and pantile fragments (to 0.15m across) and flecks of charcoal. A small amount of animal bone and 19th century pottery was also recovered from the context but this was not retained.
- 5.13 In addition to the 19th century water tank (see above), a number of pipes were noted within the black silt loam (001) crossing the footing trenches. An 0.12m diameter north-west/south-east aligned ceramic pipe ran across the south-west corner of the footings to the south of the water tank, with a similar north-south aligned ceramic pipe to the east; this may once have connected to the water tank itself and have been associated with a second pump noted on the 1892 Ordnance Survey map.

6 DISCUSSION AND CONCLUSIONS

- 6.1 The archaeological watching brief undertaken at no. 88 Lairgate did not uncover any evidence for any medieval or early post-medieval structures or activity on the site, although the level of excavation was relatively shallow. The only deposit uncovered by the works, a black silty loam (001), ran beneath the outbuildings to the rear of the house and it probably comprises the pre-existing sub-soil which was disturbed during and after the house was built in 1800-02. It is therefore not clear whether there were any pre-1800 structures on the site, although the buildings to the north and south are of 18th century origins and so it is quite possible; Burrow's plan may thus be a relatively accurate depiction of the built-up area and it is assumed that any earlier structures that might have been present were swept away when Peacock built nos. 88-86.
- 6.2 A complete understanding of the outbuildings to the rear of no. 88 would only be gained by surveying those to the rear of no. 86 as well, but nevertheless, their overall development can be deduced from surviving structural and cartographic evidence. It appears that the easternmost outbuilding (A) was an addition to the house, although it is still an early one, given that it is clearly depicted on Wood's map of 1828; it may have been the "outbuildings" mentioned in the 1815 sale document or it could have been built as a replacement soon after. In its original form, the eastern outbuilding was of a single storey with a single pitch pantiled roof. Internally, the larger east cell was heated but the smaller west cell was not, and it is likely that both served minor domestic functions. The outbuilding to no. 88 would have been mirrored by an identical structure to no. 86 to the north, constructed on the north side of the shared boundary. It is probable that the underground water tank is also contemporary with the eastern outbuilding, i.e. early 19th century. This tank would have been used to store rainwater gathered from guttering; such 'softwater' stores are often referred to in 19th century farm sale catalogues, and

similar examples have been recorded in Beverley and on the Yorkshire Wolds (Rod Mackey, *pers. comm.*), and at Lodge Farm near Sheriff Hutton in North Yorkshire (Richardson 2005, 243-244).

- 6.3 At a later date, probably in the later 19th century, the outbuilding to no. 86 Lairgate was raised to two storeys in height, necessitating a change to the roof structure of the eastern outbuilding of no. 88. The western outbuilding (B) of no. 88 was also a later addition to the eastern outbuilding, and it originally extended further to the west. The western half was then demolished and the lean-to shed (C) presumably built, although it is not exactly clear when; it is not shown on the 1892 Ordnance Survey map.

7 BIBLIOGRAPHY

Abbreviations

ERAO East Riding Archive Office

EYFHS East Yorkshire Family History Society

RDB Registry of Deeds, Beverley (now part of ERAO)

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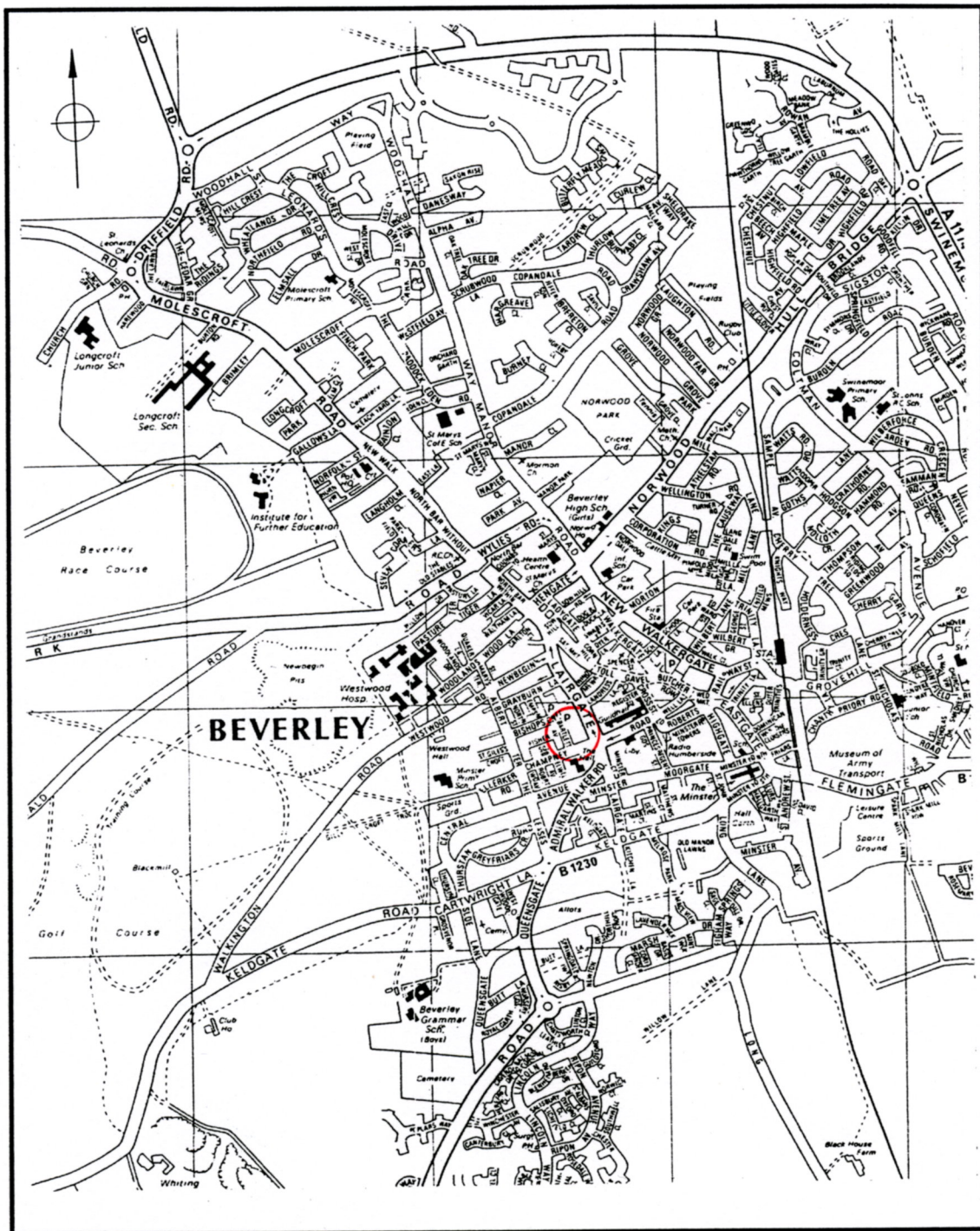
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8 ACKNOWLEDGEMENTS

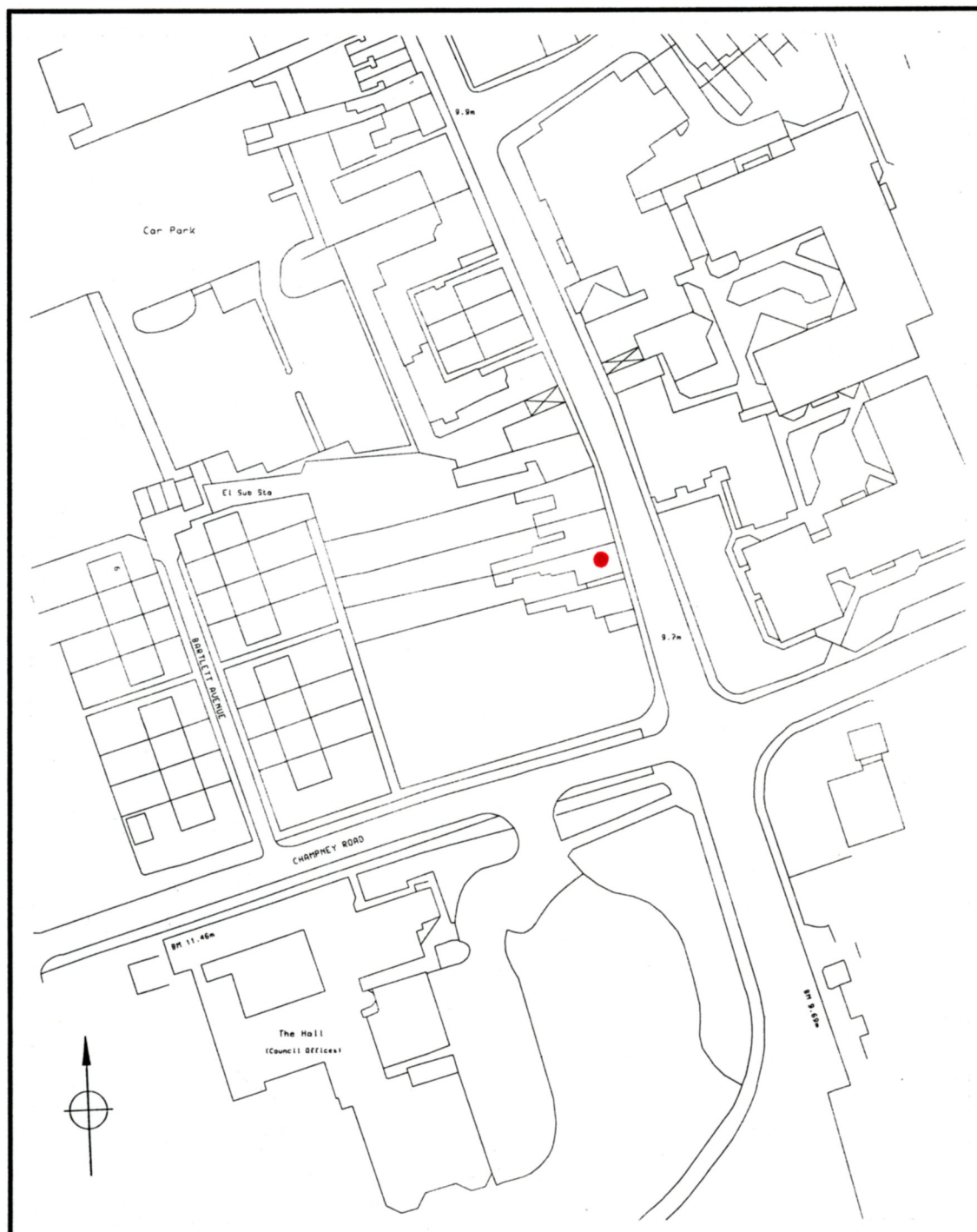
- 8.1 The architectural and archaeological recording work at no. 88 Lairgate was commissioned and funded by the site owners, Mr & Mrs H Kerins, through SALT

Architects of Beverley. EDAS would like to thank Mr & Mrs Kerins, and Bridget Hansford of SALT Architects, for their co-operation in carrying out the work. Thanks are also due to Nigel Walker, the main contractor for the works.

- 8.2 The recording was undertaken by Ed Dennison and Shaun Richardson of EDAS. Shaun Richardson produced the fieldwork records and photographs. The documentary research into the house and its occupiers was undertaken by Dr Susan Neave of Beverley. Ed Dennison produced the final report and drawings, and the responsibility for any errors or inconsistencies remains with him.

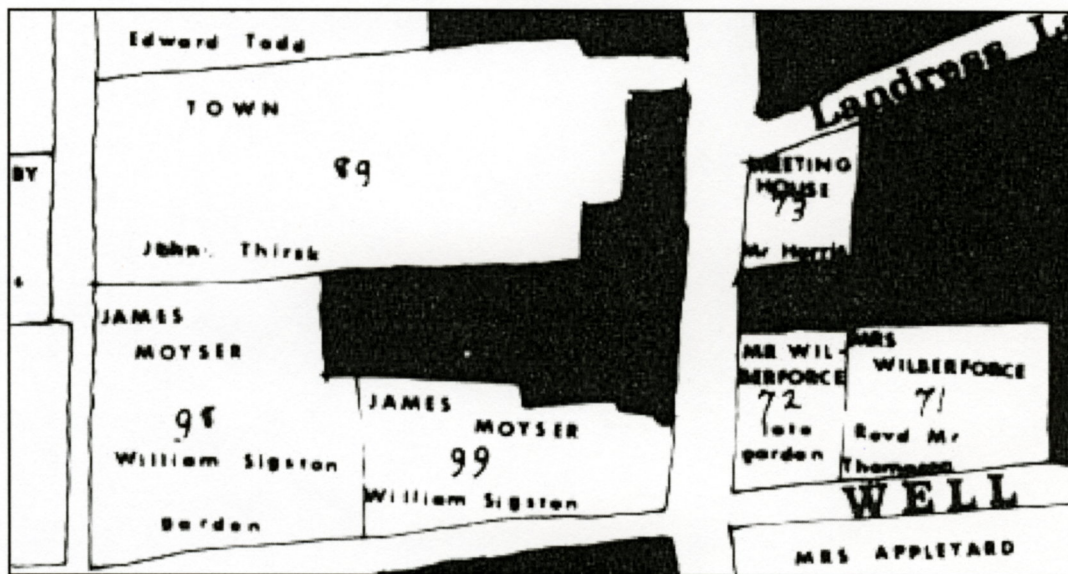


PROJECT		88 LAIRGATE, BEVERLEY	
TITLE		GENERAL LOCATION	
SCALE		NTS	DATE SEPT 2006
EDAS		FIGURE 1	

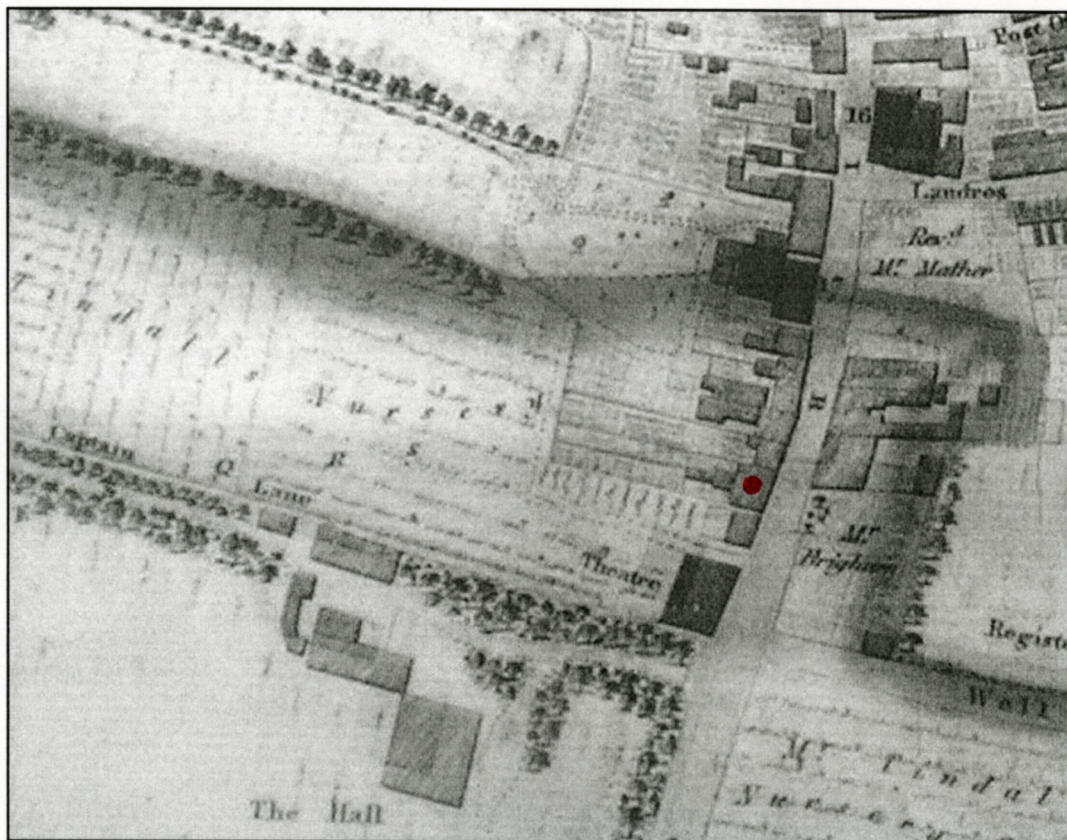


0 50m

PROJECT		88 LAIRGATE, BEVERLEY	
TITLE		DETAILED LOCATION	
SCALE	1:1250	DATE	SEPT 2006
EDAS		FIGURE	2

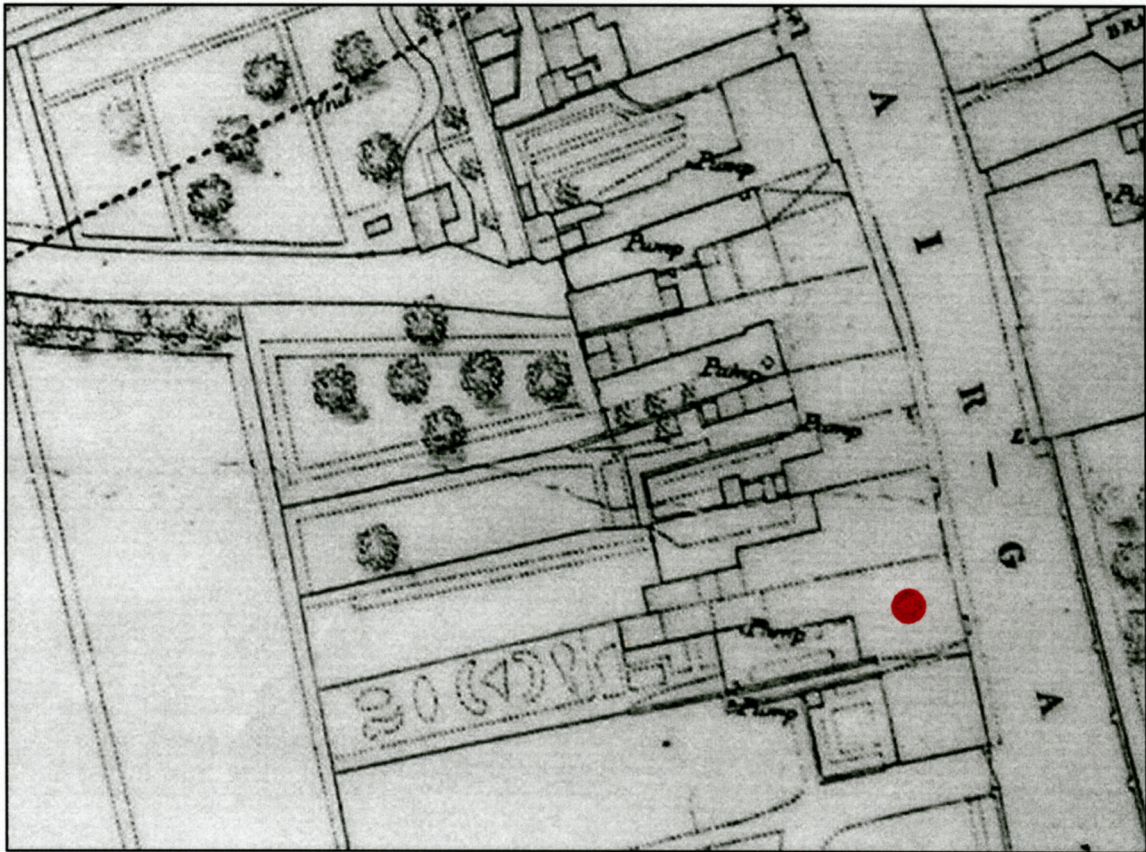


(a) Extract from Burrow's plan, 1747

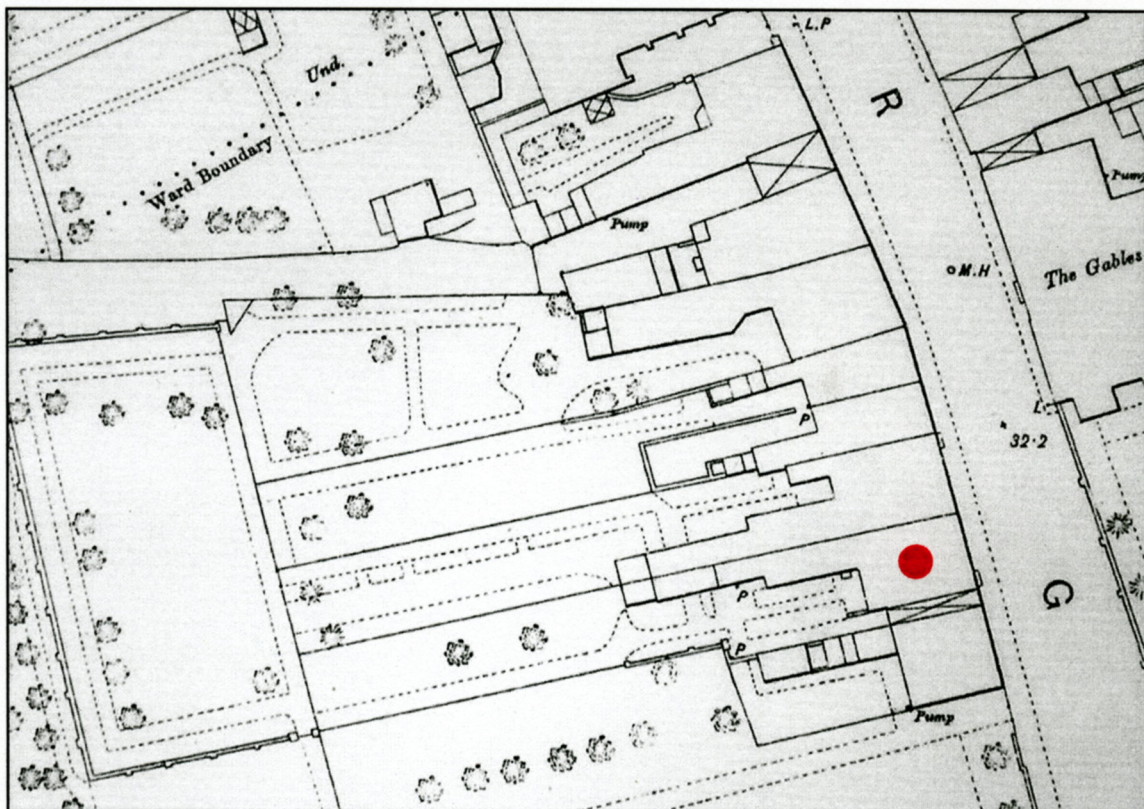


(b) Extract from Wood's plan, 1828

PROJECT		88 LAIRGATE, BEVERLEY	
TITLE			
HISTORIC MAPS			
SCALE		DATE	
NTS		SEPT 2006	
EDAS		FIGURE	
		3	

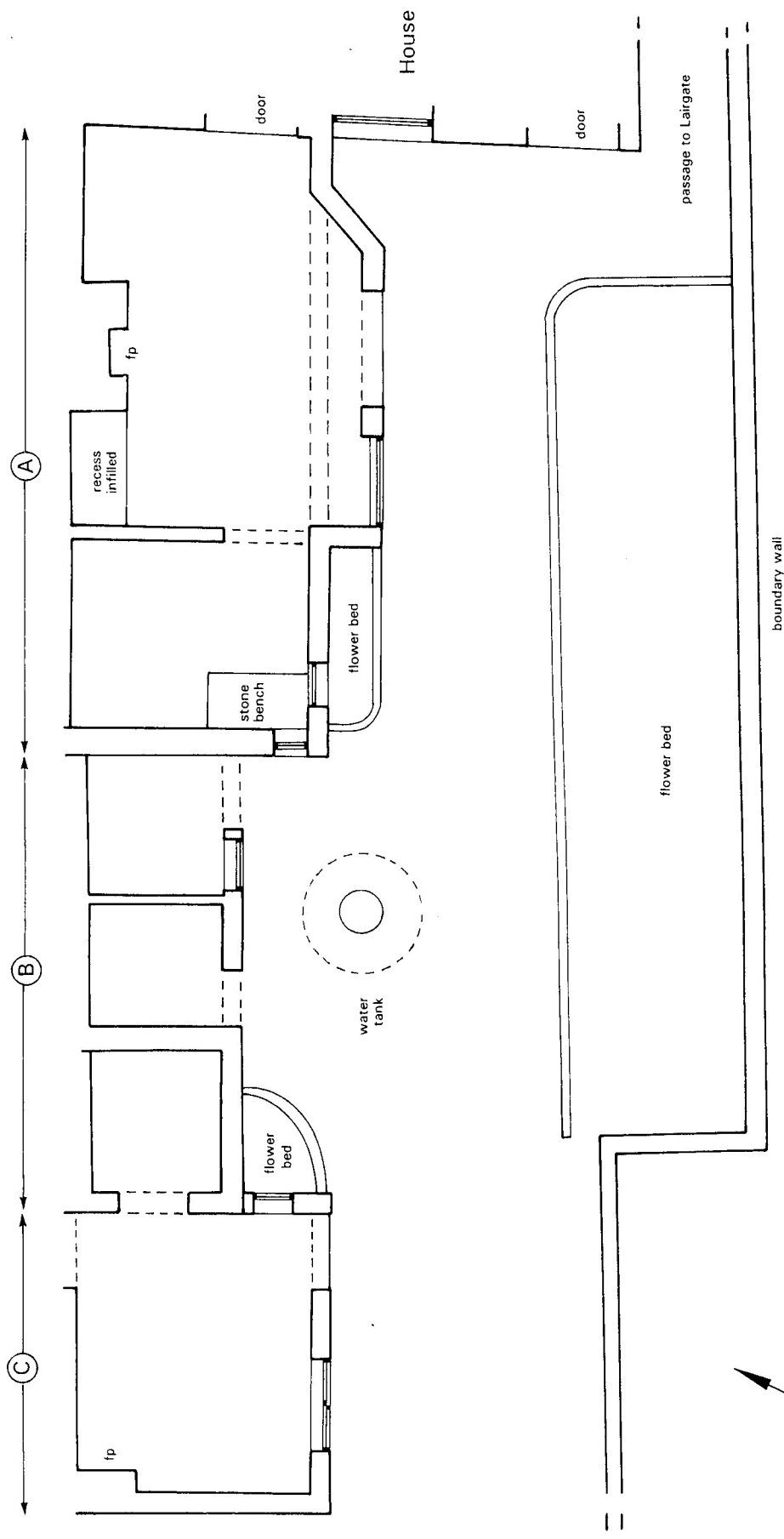


(a) Extract from Ordnance Survey 1853 map (sheet 3)



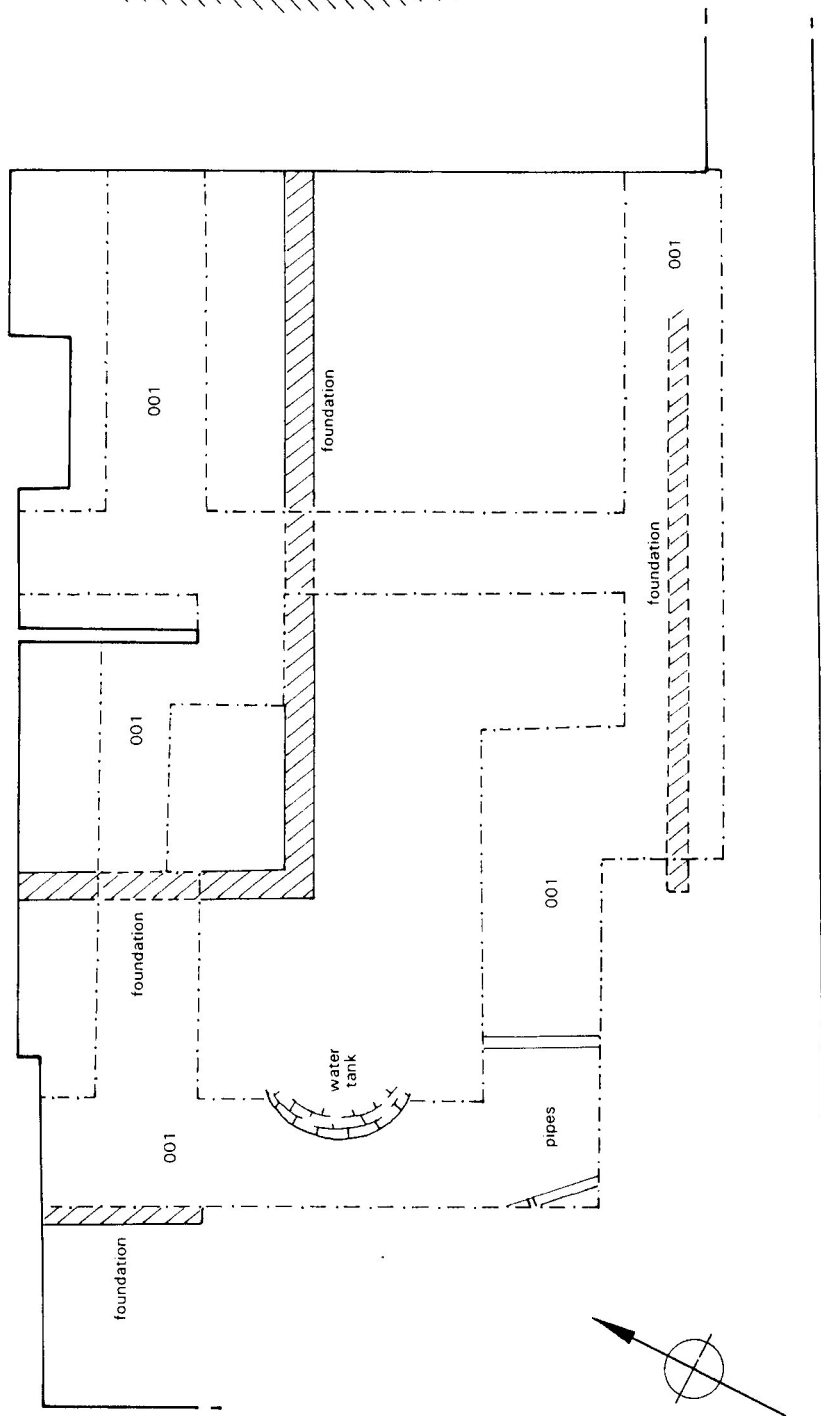
(b) Extract from Ordnance Survey 1892 map (sheet 210/8/23)

PROJECT		88 LAIRGATE, BEVERLEY	
TITLE		ORDNANCE SURVEY MAPS	
SCALE	NTS	DATE	SEPT 2006
EDAS		FIGURE	4



Plan based on drawing supplied
by SALT Architects

PROJECT	88 LAIRGATE, BEVERLEY		
TITLE	OUTBUILDINGS PRIOR TO DEMOLITION		
SCALE	AS SHOWN	DATE	SEPT 2006
	EDAS	FIGURE	5



Site plan



PROJECT	88 LAIRGATE, BEVERLEY		
TITLE	RESULTS OF WATCHING BRIEF		
SCALE	AS SHOWN	DATE	SEPT 2006
	EDAS	FIGURE	6



Plate 1: Rear of no. 88, showing outbuildings and west elevation of house, looking east.



Plate 2: Outbuildings B and A, looking east.



Plate 3: South wall of Outbuilding B, looking north.



Plate 4: South boundary wall, looking south-west.



Plate 5: General view of work in progress, showing cap and location of water tank, and east wall of Outbuilding C, looking north-west.



Plate 6: General view of site after ground reduction / demolition, looking east.

APPENDIX 1

APPENDIX 1: LISTED BUILDING DESCRIPTION

Location : 86-88 LAIRGATE (west side), BEVERLEY, EAST RIDING OF YORKSHIRE, EAST YORKSHIRE

IoE number : 167265

Date listed : 01 MARCH 1950

Date of last amendment : 01 MARCH 1950

Grade : II

TA0339

LAIRGATE

(west side)

8/164

1.3.50

Nos 86 and 88

Built for A Peacock, circa 1800-02. Three storeys in white brick with hipped pantile roof. Wood spouting and eaves fascia. Two windows each, the end ones narrower than the centre, painted rendered flat arches, hung sashes with glazing bars. Good doorcases with panelled pilasters supporting fluted consoles over which the entablature breaks, delicate dentil cornices, fanlights with radial bars, and doors of 6 fielded panels. 'Adam' chimneypiece.

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

APPENDIX 2

APPENDIX 2: HUMBER ARCHAEOLOGY PARTNERSHIP SPECIFICATION

SPECIFICATION FOR A PROGRAMME OF ARCHITECTURAL AND ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING

Prepared by the Humber Sites and Monuments Record Office, for Ms Horsford of Salt Architects.

Site Name: 88 Lairgate, Beverley, East Riding of Yorkshire
Development: Erection of single storey extension to the rear following the demolition of existing kitchen and internal alterations.
NGR: TA 03305 39380
Planning ref.: DC/05/04340/PLF/EASTSE & DC/05/04339/PLB/EASTSE
SMR case no.: PA/CONS/12355 & PA/CONS/12356
Date of issue: 6th April 2006

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, investigation and recording to be carried out during above and below groundworks associated with the construction of an extension and internal improvements to 88 Lairgate, 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 development plot is located on the western side of Lairgate, north of Champney Road within the centre of Beverley. The site is bounded to the west by residential land associated with Bartlett Avenue, to the north and south by residential land associated with Lairgate and to the east by Lairgate itself.

3 PLANNING BACKGROUND

- 3.1 An application for Listed Building Consent for an extension to this property was submitted to the East Riding of Yorkshire Council on 19th November 2003 (application DC/03/08460/PLB/EASTSE).
- 3.2 Subsequent applications for full planning permission and Listed Building Consent for this development were received by the same Council on 21st June 2005 (application nos. DC/05/04340/PLF/EASTSE & DC/05/04339/PLB/EASTSE). Permission appears to have been granted subject to conditions to secure a programme of architectural and archaeological work; the conditions stated that: "No development shall take place on the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority (PPG 16, paragraph 30)."
- 3.3 "No development or demolition shall take place on the site until the applicant has secured the implementation of a programme of archaeological work to record those parts of the building(s) which are to be demolished, disturbed or concealed by the proposed development, in accordance with a detailed written scheme of investigation, which has been submitted by the applicant, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details (PPG 15, paras 3.23-3.24)".

4 ARCHAEOLOGICAL BACKGROUND

- 4.1 The site of the proposed development lies within the historic core of the medieval borough of Beverley, on one of its principal streets. Lairgate had been established as the more north-westerly main north-south streets in the town by the 12th century, and this particular section (to the north of Fishmarketmoorgate – now Champney Road) is probably part of the original Norman layout of the town. It attracted a mixture of commercial and residential housing during the Middle Ages: the properties on the east side of the street would have included prosperous merchants who had buildings backing onto the Guildhall, whilst on the west side of the street, an Almshouse (or Bedehouse) was established amongst the residential properties.
- 4.2 The current applications lie within one of the long narrow historic tenements established on the west side of the road. It is likely therefore that any ground-works in this area would encounter archaeological deposits of the medieval and later periods, while there is also the potential for architectural features (currently hidden) to be exposed during the course of the adding the extension to the existing building. This is due to the fact that this property dates from c.1800-02 and as built for Abraham Peacock. This house is one of a pair of buildings that is a three-storey brick-built structure with a hipped pantile roof. The outer windows are unusually close to the outer walls, and there are simple doorcases with decorative overlights. There is an “Adam” chimneypiece.

5 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.

- 5.1 The proposed scheme of works shall comprise the monitoring stripped topsoil, and the digging of foundations and service trenches; these 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 The architectural recording should comprise the recording of any internal features which are currently visible within those parts of the building which are to be altered, and secondly the archaeological monitoring of any hidden or buried features of interest which are revealed during the course of the alterations. This is to enable to 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.
- 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 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 programme of works.
- 5.5 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 Sites and Monuments Record. Contractors should make an allowance for a minimum of one box in calculating estimates for the museum's storage grant.
- 5.6 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 find's 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.

- 5.7 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):
- A non-technical summary
 - Site code/project number
 - Planning reference number and SMR casework number
 - Dates for fieldwork visits
 - Grid reference
 - A location plan, with scale
 - A plan of the developer's plan showing the areas monitored (i.e. house block, garage, service trenches etc) and indicating the position of archaeological features in relation to the foundations etc
 - Sections and plan drawings (where archaeological deposits are exposed either above or below ground) with ground level, Ordnance Datum and vertical and horizontal scales
 - General site photographs (a minimum 35mm format), as well as photographs of any significant archaeological deposits or artefacts that are encountered
 - A written description and analysis of the methods and results of the watching brief, in the context of the known archaeology of the area
 - Specialist artefact and environmental reports, as necessary.
- 5.8 The archaeological contractor should also supply a digital copy of the report in PDF format to the Humber Sites and Monuments Record Office.
- 5.9 Where a significant discovery is made, consideration should be given to the preparation of a short note for inclusion in a local journal.
- 5.10 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 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).