

32 CENTRAL AVENUE, BEVERLEY,  
EAST YORKSHIRE

ARCHAEOLOGICAL OBSERVATION,  
INVESTIGATION AND RECORDING

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EAST YORKSHIRE

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INVESTIGATION AND RECORDING

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On behalf of

Dr S Hamer  
32 Central Avenue  
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East Yorkshire  
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**ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING,  
32 CENTRAL AVENUE, BEVERLEY, EAST YORKSHIRE**

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## **EXECUTIVE SUMMARY**

In April 2007, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Dr S Hamer to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a new two storey domestic extension at 32 Central Avenue, Beverley, East Yorkshire (NGR TA03153920). The archaeological work was made a condition of planning permission (application DC/07/00195/PLF/EASTSE).

The watching brief identified a ditch running through the development site, cut into the natural clay deposit. The ditch had a U-shaped profile and was c.1.55m wide and c.0.5m deep, and was aligned almost north-south, at an angle away from and behind The Leases street frontage. No dating evidence was found in any of the ditch fills, and so it is difficult to interpret the feature. However, its size and alignment suggest that it is unlikely to represent the course of the former town ditch which runs along the east side of what is now The Leases. The ditch may therefore represent a medieval or later boundary/division, perhaps associated with former plots running up to the town ditch, or it may be a drain leading into the town ditch. However, it could also be a later, post-medieval, feature, possibly connected with the gardens of the Hall which formerly occupied this area.



## **1 INTRODUCTION**

- 1.1 In April 2007, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Dr S Hamer to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a new domestic extension at 32 Central Avenue, Beverley, East Yorkshire (NGR TA03153920).
- 1.2 The archaeological work was made a condition of planning permission, granted by the East Riding of Yorkshire Council (application DC/07/00195/PLF/EASTSE), and was defined by a specification produced by the Humber Archaeology Partnership (SMR case no PA/CONS/13833; see Appendix 2).

## **2 SITE LOCATION AND DESCRIPTION**

- 2.1 The development site lies within a residential area on the south-west side of Beverley, in the angle between Central Avenue and The Leases (see figures 1 and 2). The Leases runs down a gentle slope from north to south, whilst the development site itself slopes downwards slightly, from west to east. The two storey extension, which incorporated a new garage, was to be built on the north side of the existing house.

## **3 METHODOLOGY**

- 3.1 The archaeological work 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. The aim of the watching brief was to monitor the groundworks associated with the construction of the new extension, to recover information relating to any archaeological features or deposits which might be uncovered or disturbed.
- 3.2 The positions of all monitored groundworks were marked on a general site plan, and more detailed drawings were made as necessary. For ease of description, the groundworks were divided into a number of separate trenches (see figure 4). A photographic record of the work was also maintained. 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 eight archaeological contexts were recorded; these are all described in the following text as three digit numbers (eg. 005). In-house recording and quality control procedures ensured that all recorded information was cross-referenced as appropriate.
- 3.3 An existing garage, shed and porch were demolished in advance of the commencement of groundworks, and some turf was stripped from the site. Trenches 1 to 6, which formed the foundations of the new build, were cut to a depth of between 0.7m-0.9m below the stripped garden surface using a 360° mechanical excavator with a small, toothed bucket. Trenches 7 and 8, which represented drainage runs leading to an existing manhole, were cut to a depth of only 0.25m from the stripped surface.
- 3.4 Due to the danger of the adjacent property to the north being undermined by material slumping from beneath its concrete raft, Trenches 2, 3 and 4 and the eastern half of Trench 1 had to be filled with concrete immediately after they were excavated, and so no archaeological recording was possible here (see plate 1).

However, the excavations for Trenches 5 and 6 and the western half of Trench 1 were monitored and recorded on 15th May 2007, followed by the drainage trenches (Trenches 7 and 8) on 18th May 2007.

- 3.5 With the agreement of the developer and landowner, the project archive, comprising written and photographic elements, has been deposited with the East Riding of Yorkshire Museum Service (site code CAB 07; accession number 2007.61). No artefacts were retained from the watching brief.

## 4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 4.1 The site of the proposed development lies immediately adjacent to the line of the western part of the medieval town ditch, which ran along what is now Albert Terrace and The Leases. Work on the construction of the town's defences began in the 12th century, probably not long after the town gained its Borough status; the defensive system was clearly in place by 1169, when the first records of its maintenance occur in the Borough records. On the north, west and south side of the town the defences comprised a steeply sloping ditch which was up to 12m wide and 4m deep, with a bank along its inner side, topped by a timber palisade. The earthwork defences ran between defensible bars or gates; on the west side of town these were located at the end of Keldgate, Newbegin and North Bar Within, and the town ditch was known as the Bar Dyke. The ditch would have been cleaned out occasionally and some parts stayed open and water-filled into the post-medieval period (Kent 1989, 179-180; Miller *et al* 1982, 39-45).
- 4.2 Keldgate Bar (formerly South Bar), located at the junction of Keldgate and Cartwright Lane, was demolished in 1790, but the section of the town ditch between it and the present St Giles Croft is depicted on the Ordnance Survey 1855 map (sheet 210) as a water-filled ditch c.5m-7m wide with an internal bank (see figure 3). It is similarly depicted on Hick's 1811 map of the town. Parts of the ditch were then culverted in c.1858 and c.1881, and the rest was infilled and levelled when The Leases was developed in c.1930 (Kent 1989, 180). The alignment of the ditch past the current development site is shown as a narrow linear pond along the west side of the grounds of The Hall on the Ordnance Survey maps of 1893 (sheet 210/12) and 1910 (sheet 210/12) (see figure 3). Part of this survival may be due to the fact that the ditch was widened to protect the town during the Civil War (Miller *et al* 1982, 43), and it formed a garden feature for the Hall and created a division between these grounds and the Westwood to the west.
- 4.3 Previous archaeological work along the east side of Albert Terrace and The Leases has already recorded parts of the town ditch. Drainage excavations in 1889 near the end of Grayburn Lane showed that the ditch was 7-8 yards (6.4m-7.3m wide) at this point (Miller *et al* 1982, 43), while in June 2003 at The Old Fire Station the east side was seen to be more than 2m wide and at least 1.57m deep (Dennison & Dennett 2004).
- 4.4 The land enclosed by the town ditch on the west side of the town was largely parcelled into closes and gardens by the late 14th century (Horrox 1989, 53). The Leases may follow the line of Chaunge Lane, first recorded in 1369, later Coyner Lane which is mentioned from 1557-58. There was still a road running from Keldgate to Slut Well Lane (now Albert Terrace) in 1747, but later in the 18th century Coyner Lane and part of the town ditch were leased by the Pennyman family, and incorporated into the grounds of the Hall. The Leases was laid out in 1928 and was used for residential accommodation from that date; it is probably so called from "Keldgate Leys" which had laid to the west of it (Allison 1989a, 173; Sherwood 2002,

61). Central Avenue was created slightly earlier, in the late 1920s, and is so named because it forms the central road on the Admiral Walker Estate (Sherwood 2002, 23).

- 4.5 The current development also lies within an area that was used for some of the town's early industries, notably tanning and fulling, which took advantage of the water flowing through this part of the town ditch; both fullers and tanners are documented as working in this area in the 14th and 15th centuries (information from Humber SMR). There is also the possibility that the medieval St Giles's Hospital and chapel were located in the vicinity. The hospital was said to have been founded before the Norman Conquest by Wulfe, and is first recorded in the town records in the late 12th century. In 1277 it was annexed to Warter Priory and in 1279 the Archbishop ordered that there should be four priests at the hospital to care for six sick priests and 15 beds for other patients (Miller *et al* 1982, 53). The hospital was dissolved in 1536. Its precise site is uncertain but it is thought to lie between the town ditch and Lairgate, as its adjoining cemetery lay in Lairgate, and St Giles's Crofts lay to the west. The site was eventually sold to Thomas Pennyman in 1753 and the Hall was subsequently built on part of the site (Allison 1989b, 182).

## **5 RESULTS FROM THE WATCHING BRIEF (see figure 4)**

- 5.1 As noted above, the various trenches excavated across the site were all numbered individually, to aid recording and description. The foundations for the new build were essentially U-shaped, open to the west; Trench 1 formed the north side, Trench 2 formed the east side and Trenches 3, 4 and 6 formed the south side. Trench 5 represented an internal division and Trenches 7 and 8 were excavated for drainage purposes across the site.
- 5.2 The slump of material along the northern edge of the site, resulting in the necessity to infill the first trenches immediately, was probably due to the presence of a former ditch, running NNE/SSW from beneath the adjacent house. The ditch was visible at the north end of Trench 5 and in both sides of Trench 6 (see plate 2). The ditch (005) had a wide U-shaped profile and was c.1.55m wide at its upper surface – it appeared to have been dug to a depth of c.0.5m into the firm orange/yellow natural clay (004). Traces of an up-cast bank on the west side, formed by a firm yellowish clay (008), were visible in Trench 6.
- 5.3 The lower fill (006) of the ditch was a firm but soft textured, fine, wettish, grey-brown, amorphous, gritty clay material, which was consistent as resulting from a gradual silting process. In the bottom of the ditch and defining the edges of the cut were several small lumps of degraded chalk, some stone and fragments of animal bone. These included a caudal vertebra from a horse or cow, part of a sheep tibia, and several other unidentified fragments; they are most likely to be food waste. The lower fill of the ditch was initially also visible in the bottom of the north end of Trench 5, but it soon became too wet to record. The upper fill (007) of the ditch was up to 0.25m thick and was a more mixed material, having no visible stratification, but was composed of yellow-brown clay with some stones which might suggest a deliberate infilling. The upper ditch fill (007) was overlain by the same loamy brown subsoil (003), generally less than 0.32m thick, which was present over the rest of the site. The shallower drainage trenches (Trenches 7 and 8) revealed only the top of the upper fill (007) of the ditch. No dating evidence, such as pottery or metalwork, was found in either of the ditch fills.
- 5.4 Immediately beneath the garden topsoil/turf layer (001), which was up to 0.06m thick, was a dark reddish-brown ashy layer (002) up to 0.10m thick. This was

presumably laid either to improve drainage or to act as a surface on which the old garage etc had been built. It was also noted that the natural orange-yellow clay (004) was quite plastic, very clean and relatively close to the surface, indicating that there had been little cultivation or other activity in the immediate vicinity of the site.

## 6 DISCUSSION AND CONCLUSIONS

- 6.1 In the absence of any firm dating evidence, it is difficult to identify the date and function of the U-shaped ditch uncovered by the watching brief. However, its size and alignment suggests that it is unlikely to represent the course of the former town ditch; it was c.1.55m wide and c.0.5m deep, and was aligned almost north-south, at an angle away from and behind The Leases street frontage. The early Ordnance Survey maps show that the town ditch, albeit in its presumably altered form, ran along the east side of what is now The Leases, on a NW/SE alignment some c.8m to the west of the ditch revealed by the watching brief. The ditch may therefore represent another medieval or later boundary/division, perhaps associated with former plots running up to the town ditch, or it may be a drain leading into the town ditch. However, it could also be a later, post-medieval, feature, possibly connected with the gardens of the Hall which formerly occupied this area.

## 7 BIBLIOGRAPHY

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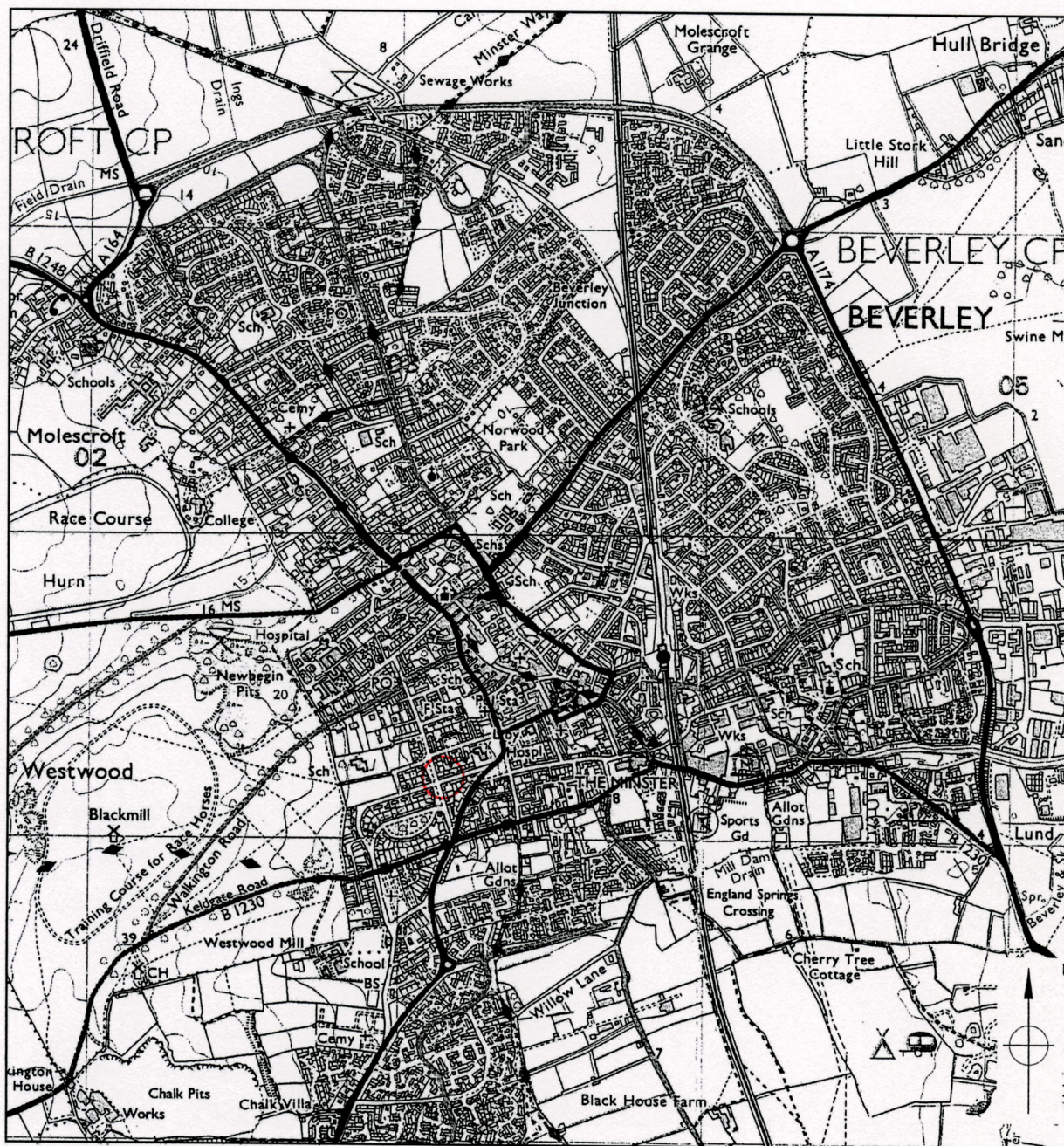
Sherwood, D 2002 *Complete Streets of Beverley*

## 8 ACKNOWLEDGEMENTS

- 8.1 The archaeological watching brief at 32 Central Avenue was commissioned by the developer and site owner, Dr S Hamer. EDAS would like to thank her and the contractors for their co-operation in carrying out the archaeological work.

- 8.2 The on-site recording was undertaken by Kate Dennett on behalf of EDAS and she also produced the fieldwork records and a draft report. The final report was produced by Ed Dennison, with whom the responsibility for any errors remains.

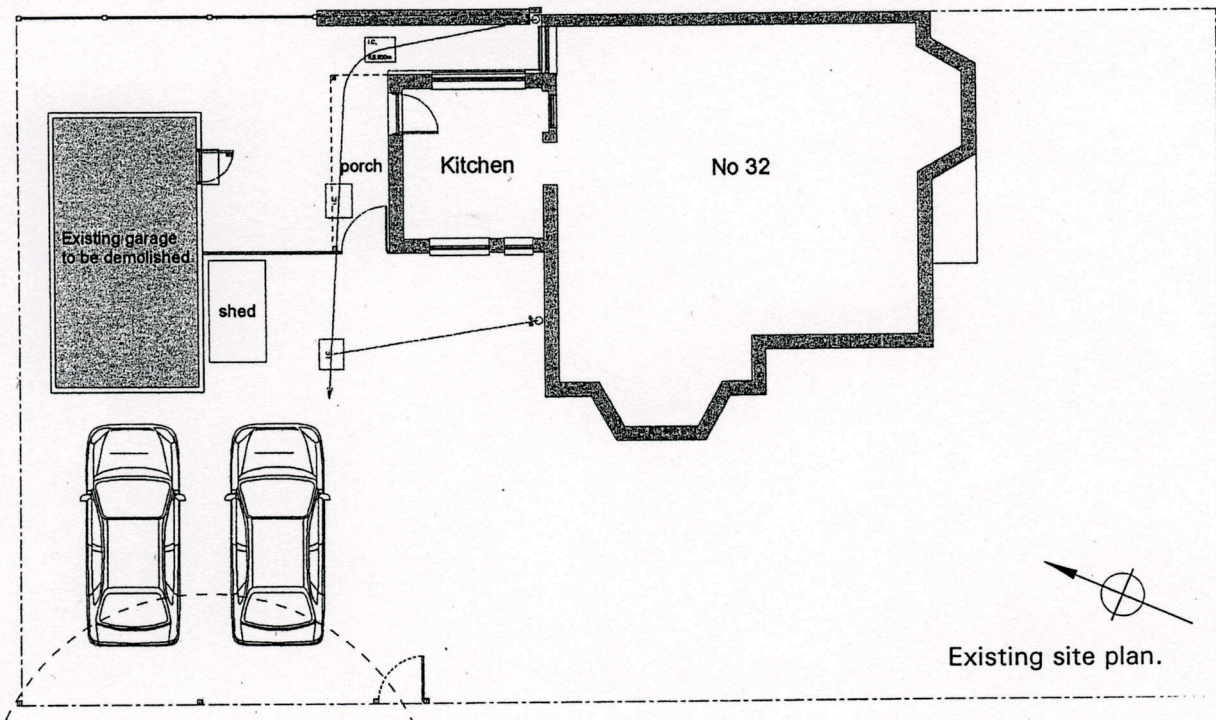
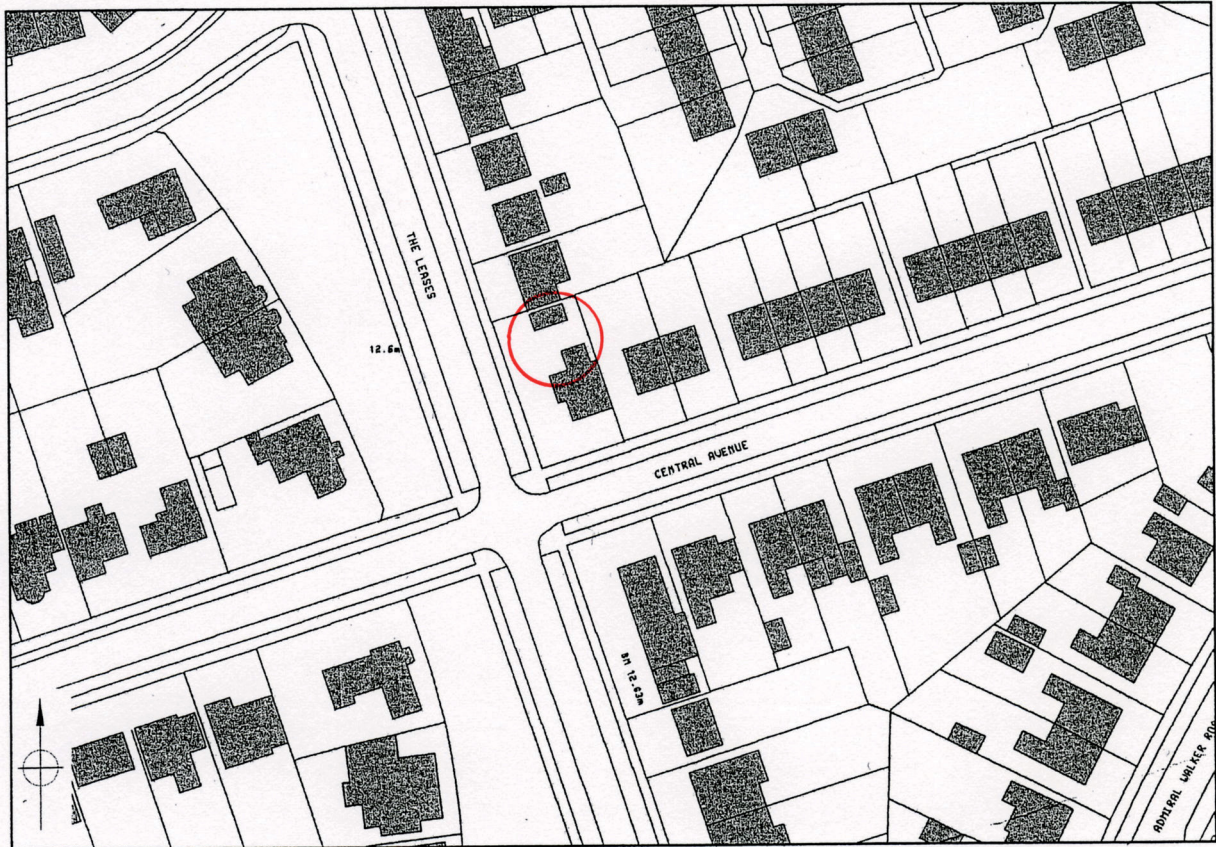




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PROJECT	
32 CENTRAL AVENUE, BEVERLEY	
TITLE	
GENERAL LOCATION	
SCALE	DATE
NTS	JUN 2007
EDAS	FIGURE
	1

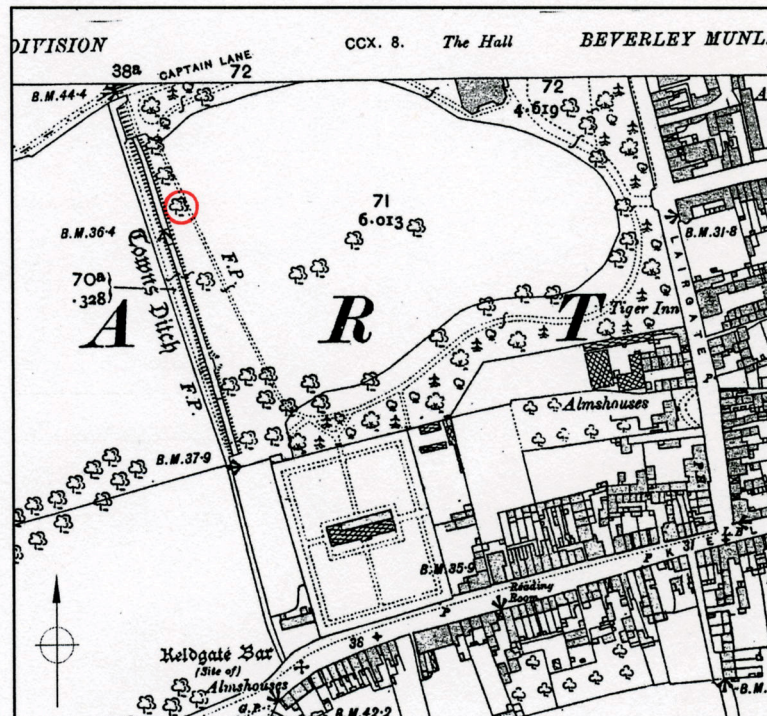




Plans provided by SALT Architects.

PROJECT		32 CENTRAL AVENUE, BEVERLEY	
TITLE		DETAILED LOCATION AND SITE PLAN	
SCALE		NTS	DATE JUN 2007
EDAS		FIGURE	2



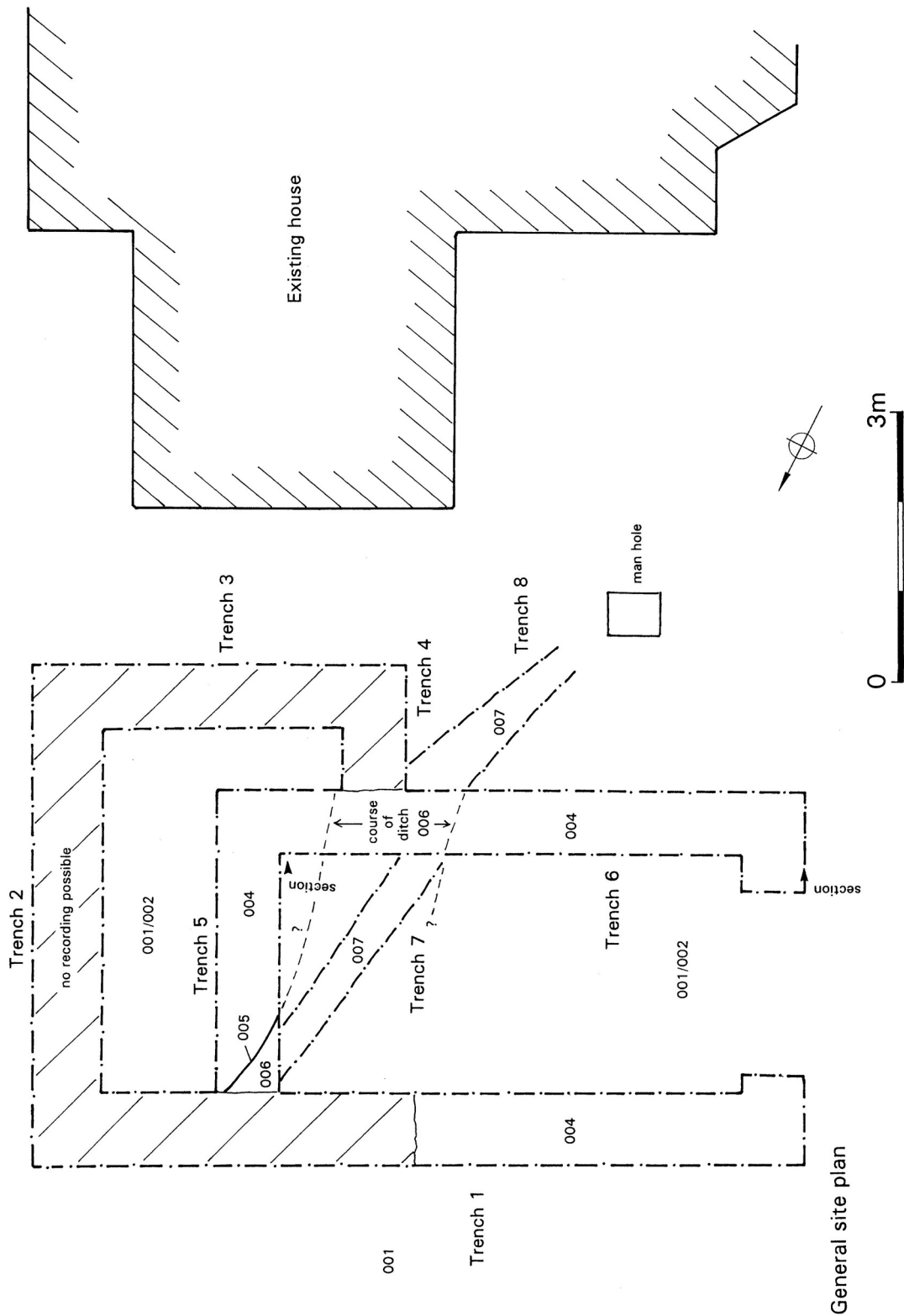


APPROXIMATE POSITION OF  
32 CENTRAL AVENUE

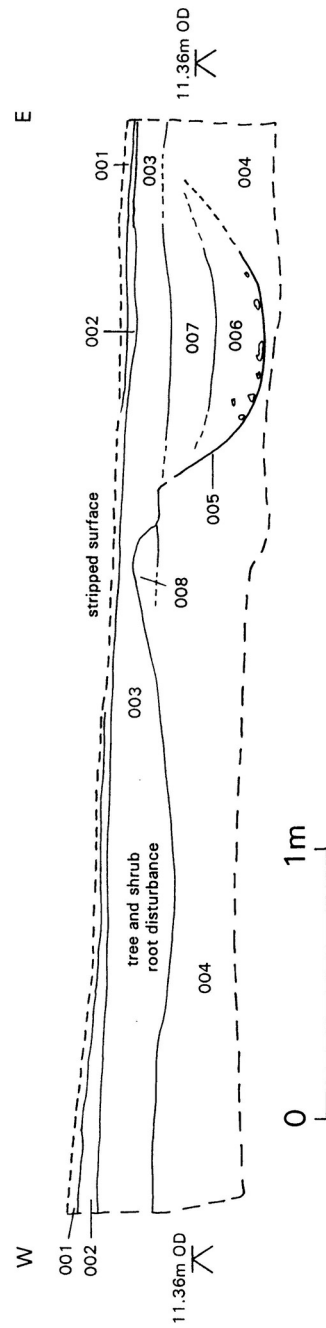
Sources: Ordnance Survey 1855 6" map sheet 210 & 1910 25" map sheet 210/12.

PROJECT		32 CENTRAL AVENUE, BEVERLEY	
TITLE		HISTORIC MAPS	
SCALE	NTS	DATE	JUN 2007
EDAS		FIGURE	3





Section of north side of Trench 6



PROJECT	32 CENTRAL AVENUE, BEVERLEY		
TITLE	RESULTS OF WATCHING BRIEF		
SCALE	AS SHOWN	DATE	JUN 2007
FIGURE	EDAS 4		





Plate 1: Trenches 5 and 6 under excavation, Trenches 1 to 4 already backfilled, looking NE.



Plate 2: North side of Trench 6, showing ditch 005 and fills 006/007, looking N.



## **APPENDIX 1**

## APPENDIX 1: LIST OF CONTEXTS

- 001 Loose dark brown loam - garden topsoil <0.06m thick.
- 002 Firm dark reddish ashy layer <0.10m thick.
- 003 Firm brown loam subsoil <0.32m thick.
- 004 Firm orange/yellow clay – natural deposit.
- 005 U-shaped linear cut, <1.55m wide and <0.50m deep, approx north-south.
- 006 Lower fill of ditch 005 - firm grey brown clay <0.26m thick.
- 007 Upper fill of ditch 005 – firm yellow-brown clay <0.25m thick.
- 008 Firm yellow clay, <0.11m thick forming upcast from ditch 005.

## **APPENDIX 2**

## **APPENDIX 2: HUMBER ARCHAEOLOGY PARTNERSHIP SPECIFICATION**

### **SPECIFICATION FOR A PROGRAMME OF ARCHAEOLOGICAL OBSERVATION, INVESTIGATION AND RECORDING**

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

Site Location: 32 Central Avenue, Beverley, East Riding of Yorkshire  
Proposal: Erection of a two-storey extension to include garage to side  
NGR (centre): TA 0315 3920  
Planning ref.: DC/07/00195/PLF/EASTSE  
SMR case no.: PA/CONS/13833  
Date of issue: 22nd March 2007

*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 observation, investigation and recording to be carried out during ground-works associated with the erection of an extension including a garage, 32 Central Avenue, Beverley.
- 1.2 The 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 north side of Central Avenue, immediately adjacent to the east side of the Town Ditch, on the west side of Beverley. The site is bounded by Central Avenue to the south, by the Leases to the west, and by residential properties to either side.

#### **3 PLANNING BACKGROUND**

- 3.1 An application for full planning permission for this development was received by the East Riding of Yorkshire Council on 9th January 2007 (application no. DC/07/00195/PLF). Planning permission was subsequently granted, subject to an archaeological condition, stating 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 in writing by the Local Planning Authority (PPG 16, paragraph 30); Circular 11/95, Model Clause 55)".

#### **4 ARCHAEOLOGICAL BACKGROUND**

- 4.1 The site of the proposed development lies within the historic core of the medieval borough of Beverley, immediately adjacent to the defences which ran along the western side of the medieval town. A substantial Town Ditch protected the western side of the Borough and marked the limits of the built-up area. The course of this ditch runs along what is now Albert Avenue and The Leases, and extends into the gardens on the east side of these roads. The ditch itself was water-filled in this area, and was up to 4m deep, and 12m or more wide. It would have been accompanied by a bank on its inner edge, topped with a palisade. The defensive system was clearly in place by 1168, when the first record of its maintenance and upkeep occur in the Borough Records, but it may well have been constructed earlier in the 12th century, probably not long after the granting of Borough status. Previous archaeological schemes on other developments adjoining this side of Albert Avenue and The Leases have recorded parts of the Town Ditch running through gardens. The Town Ditch appears to have

remained open until the 18th century, after which it passed out of use and rapidly became infilled with rubbish. The proposed location of the current application suggests that the new works may overlie parts of this feature.

- 4.2 In addition to the site's proximity to the Town defences, it also lies within a part of the historic core, which was used for some of the town's industries – notably tanning and fulling, which took advantage of the water flowing through this part of the Town Ditch; both fullers and tanners are documented as working in this area in the 14th and 15th centuries. There is also a possibility that the medieval St Giles Hospital and chapel were located in this vicinity. The hospital was said to have been founded before the Norman Conquest by Wulfe, and is first recorded in the town records in the late 12th century. In 1277 it was annexed to Warton Priory, and in 1279 the Archbishop ordered that there should be four priest brethren to look after beds for 21 patients. It was dissolved in 1536. Its precise site is uncertain, but it is thought to lie between the Town Ditch and Lairgate, as its adjoining cemetery lay in Lairgate, and St Giles's Croft lay to the west.
- 4.3 It is likely, therefore, that any ground-works in this area would encounter archaeological deposits of the medieval and later periods.
- 4.4 It is clear from the application that the proposed new extension will involve below-ground disturbance (e.g. for the excavation of the footings, and new services) – and that these are likely to extend to a significant depth to impact upon surviving archaeological remains. Hence, it is important that a programme of archaeological observation, investigation and recording is carried out during construction work so that any archaeological deposits that might be uncovered can be recorded.
- 4.5 Further details of the sites can be referred to in the Humber Sites & Monument Record, The Old School, Northumberland Avenue, Hull, HU2 0LN.

## **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 archaeological monitoring of any preliminary stripping of topsoil and overburden, and the digging of foundations and service trenches for the new extension and garage, together with any ancillary works or ground preparation. 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. If archaeological remains are encountered, then the archaeological contractor must be given the opportunity to fully investigate and record these remains; this may result in a temporary halt to construction work, whilst this investigation and recording is completed.
- 5.2 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.
- 5.3 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 commencement of archaeological fieldwork.
- 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. Contractors should make an allowance for a minimum of one box in calculating estimates for the museum's storage grant.

- 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.
- 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):
- 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, with scale, showing the areas monitored (e.g. those areas subject to any topsoil stripping, the excavation of new footings and 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) 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 archaeological fieldwork, in the context of the known archaeology of the area
  - Specialist artefact and environmental reports, as necessary
- 5.7 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 Where a significant discovery is made, consideration should be given to the preparation of a short note for inclusion in a local journal.
- 5.9 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).