

HALL FARM, KILHAM,
EAST YORKSHIRE

ARCHAEOLOGICAL OBSERVATION,
INVESTIGATION AND RECORDING

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EXECUTIVE SUMMARY

In March 2004, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr J Foster to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a single storey extension following the demolition of existing structures, and the relocation of vehicular access, at Hall Farm, East Street, Kilham, East Yorkshire (NGR TA06556441). The archaeological recording was made a condition of planning permission.

The archaeological watching brief did not uncover any definite evidence for medieval or early post-medieval structures or activity on the site. However, given the location of the site, it is almost certain that the street frontage would have been developed during the medieval period. Two linear cut features (005 and 010), and some chalk footings (011) within the latter, appear to be set on a slightly different alignment to the house, perhaps suggesting that they pre-date it. If this is the case, they might be the remnants of a medieval property division extending back from the East Street frontage, although the limited evidence afforded by the watching brief precludes firm dating. Two further linear cut features (002 and 008) appear to be on a similar alignment to the house, and might be the remnants of undated garden features.

The watching brief uncovered no convincing evidence to suggest that Hall Farm incorporates any part of an earlier building. Despite assertions that the house is built on the site of a 13th century monastery, there is currently no evidence to support this. The architectural fragments and chalk walling incorporated within the cellar beneath the south-west corner of the house could have come from an earlier building on the same site, or have been brought in from elsewhere within the village. Although some of the features at Hall Farm, such as the brick angle pilasters and the central entrance hall, occur in slightly earlier houses in North Yorkshire, the house resembles many of the smaller gentry residences built in West Yorkshire between c.1680 and c.1720, and there seems little reason to doubt the 1716 date above both the front and rear doors.

Hall Farm is a most unusual and architecturally ambitious building for a Wolds village street. In its earlier form, the house appears to have been of two storeys with a symmetrical five bay front to East Street, the central bay breaking forward slightly. To either side of the central doorway, and above it, each bay was provided with a tall window, perhaps originally fitted with mullioned and transomed frames which were later replaced with hung sashes. Above the first floor, there appears to have been a low parapet, perhaps with a shallow hipped roof behind. To the rear, the structural evidence suggests that the south elevation may also have been symmetrically arranged, again with a central projecting bay and small windows to either end of the ground and first floors.

Many of the smaller contemporary gentry residences in West Yorkshire have, like Hall Farm in its earlier form, a five bay front with a low hipped roof and a central entrance hall flanked by ground floor parlours. However, in all cases they are double-pile houses, with the staircase accommodated in a room behind the entrance hall and service rooms to the rear of the parlours. There is no convincing evidence that Hall Farm ever had a double-pile plan, and the services were accommodated in flanking service wings to either side of the main house; the eastern structure remains, having been converted to residential use, but the western wing was demolished in c.1960.

At some point in the later 18th century, probably around 1765, the north elevation of the house was raised with a pediment incorporating a Diocletian window, whilst a further storey, again with a Diocletian window, was added to the projecting central bay of the south elevation. Any earlier windows may have been replaced with hung sashes at about the same date, together with alterations to the staircase which necessitated the re-siting of the entrance hall's south doorway.

1 INTRODUCTION

- 1.1 In March 2004, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr J Foster to undertake a programme of archaeological observation, investigation and recording (a watching brief) during groundworks associated with the erection of a single storey extension following the demolition of existing structures, and the relocation of vehicular access, at Hall Farm, East Street, Kilham, East Yorkshire (NGR TA06556441) (see figure 1). The watching brief was made a condition of full planning permission (application no. DC/03/08963/PLF/EASTNN – condition 2), granted on 13th February 2004. Despite Hall Farm being a Grade II Listed Building, there was no requirement to undertake any architectural recording.

2 SITE LOCATION AND DESCRIPTION

- 2.1 Hall Farm, a substantial house with associated outbuildings, is located towards the west end of the south side of East Street in the village of Kilham, East Yorkshire (NGR TA06556441) (see figure 1). The house lies on the street frontage, with a range of outbuildings to the south-west, running along the western boundary of the site; an L-shaped garden extends to the rear. The site as a whole is bounded to the west by land associated with properties located at the east end of Church Street, and to the immediate west by a row of cottages known as Five Pennies and Clackna Farm.
- 2.2 Kilham village stands on a chalk ridge running east towards Bridlington. East Street is positioned on the north side of the natural valley to the south of this chalk ridge, with the land surface sloping away to the south of the existing site boundary. The watching brief took place in the area of garden and driveway to the south and west of the house. Some assessment of the house has also been made, to place the watching brief results into context, although the latter was not required as part of the planning condition.

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 3). More general advice produced by the Institute of Field Archaeologists in relation to watching briefs (IFA 1999) was also considered. The aims of the watching brief were to monitor the groundworks associated with the construction of the new extension and access, and to recover information relating to any archaeological or architectural features or deposits which might be uncovered or disturbed. The ground surface across the site was relatively level in advance of the commencement of works, and was set at c.26m AOD.
- 3.2 The initial monitoring of the groundworks was undertaken on 8th and 9th April 2004, with a subsequent site visit on 13th May 2004.
- 3.3 The modern extension on the rear (south side) of the house was demolished in advance of the monitoring works, but its concrete floor was retained for use in the new, larger, extension; the top of this floor lay at 26.31m OD. An area of lawn measuring c.13.2m long (east-west) by 4.5m (north-south) on the south side of the former modern extension was stripped in two phases to a depth of up to 0.30m below existing ground level (BGL) using a Kubota 360 degree mini-excavator with a 0.6m wide toothless bucket. The first phase stripped area was then covered with road stone (022) before the paving slabs, subsoil and concrete on the adjacent area

were removed. The second area was then similarly covered with road stone. The foundation trench for the new extension was then dug at a later date, through the stone covered area and the layers beneath, to a depth of 0.85m BGL and with an average width of 0.75m. The concrete floor of the demolished modern extension remained in place throughout the duration of the works.

- 3.4 Once the work to the south of the house was complete, an area measuring c.4m by c.10m in the driveway and garden, to the west of the house, was stripped of dumped topsoil and modern demolition layers to a depth of up to 0.80m BGL and then similarly covered with road stone.
- 3.5 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 28 archaeological contexts were recorded; these are all described in the following text as three digit numbers (e.g. 005) (see also Appendix 1). 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 at 1:50 scale, and more detailed section drawings at 1:10 scale were made as necessary. A photographic record was maintained using 35mm colour prints.
- 3.6 A limited photographic record was also produced of a vaulted cellar located beneath the south-west corner of the house, originally accessed from a passageway within the former west service wing. The cellar has recently been re-opened and made accessible by new external concrete steps adjoining the west wall of the main house. The cellar contains a number of interesting features which appear not to have been previously recorded. A separate cellar is also known to have existed and been subsequently infilled, beneath and similarly accessible from, the adjoining demolished west service wing (John Foster, *pers. comm.*).
- 3.7 The project archive, comprising written and photographic elements as well as a small number of finds, has been deposited with the East Riding of Yorkshire Museum Service (site code HFK 04; accession number 2005/119).

4 OUTLINE ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

The Development of the Village

- 4.1 As noted in the Humber Archaeology Partnership specification (see Appendix 3), the development site lies within the historic core of the medieval settlement of Kilham, an important medieval market town and, in the 14th century, an administrative centre for the surrounding Wolds villages. However, the discovery of a large Iron-Age cemetery to the north of the village and two early medieval cemeteries to the north-east and south-west respectively indicate an extended history of settlement in the area (Purdy 1974, 249; Allison 1976, 39 & 52). Kilham itself has a complex manorial history, being divided between four estates at the time of the 1086 Domesday Survey. In the later medieval period, several religious houses and chantries also held lands in the village, and the size and prosperity of the settlement can be gauged from the 363 poll tax payers who are listed at Kilham in 1377. A Tuesday market and annual fair in August were granted in 1227, whilst in 1334 a grant was received for a Saturday market and two annual fairs. Both market and fairs survived into the 19th century, but both had ceased to exist by 1888 (Purdy 1974, 247-249).
- 4.2 As might be expected, the village displays a complex street pattern which appears to have developed in a number of phases, some of which are still evident on a plan

made in 1729 prior to modern development and expansion (reproduced in Purdy 1974, 248) (see figure 2). The documentary evidence for the development of the village is discussed at some length by Purdy and only a summary is given here (Purdy 1974, 247-251). At its most basic level, the main street of the village can be divided up into three parts. East Street, upon which the development site is located, may be the 'East Gate' mentioned in 1317. It is noticeable that in 1729 the crofts and garths on the north side of East Street are much longer than those on the south side (including the site), which back onto a large sub-rectangular area with lanes running around it. In 1420-21 the lord of the manor owned several shops in Kilham, including four, described as being newly built, in the east part of the village, perhaps along the current East Street.

- 4.3 The middle section of the main street is known as Church Street, with All Saints Church lying at its east end. Between 1100 and 1108 the church was granted to the see of York by the King, and the nave still retains some Norman work, although Allison suggests that it stands on a mound which might have attracted a monument at a much earlier date (Allison 1976, 59). The chancel was entirely rebuilt in the late 13th or early 14th century, whilst the west tower probably dates from the early 15th century. Purdy suggests that the area to the immediate south and east of the church may have formed an early marketplace or fairground; in 1729, a sub-triangular area with possible later infilling (formed by the north side of the existing Bakehouse Lane) is shown to the south-east of the church. The western end of the main street is known as Middle Street, although it may have been named as 'North Gate' in 1620. As with East Street, the crofts and garths on the north side are longer than those to the south, particularly the central block which projects further back than those to either side (Purdy 1974, 247-255).
- 4.4 A second street, formerly called West Street and now known as West End, runs approximately parallel to the western end of the main street but is set some distance to the south. The spacing of the garths and crofts along either side of West End is far less dense than those lining the main street and Purdy suggests that it may be a later extension to the village, perhaps associated with its prosperity as a market (Purdy 1974, 249). It has an open rectangular area marked as 'the Greens' at its eastern end in 1729, possibly indicating a former fairground site. Purdy speculates that the West End area was already in decline by 1729, and that this decline increased during the 18th and 19th centuries, with empty plots and earthworks now marking the position of former houses (Purdy 1974, 250). The development of one plot of land in West End for housing led to an archaeological investigation, which revealed evidence for medieval settlement dating primarily from the 11th to 13th centuries (Evans & Steedman 2001, 121-122).
- 4.5 In contrast to West End, the properties on the main street continued to be substantially redeveloped during the 18th and early 19th centuries, and Purdy notes that East, Church and Middle Streets contain a number of farmhouses and dwellings with frontages which are more architecturally sophisticated than those found in most other Wolds villages (Purdy 1974, 250). However, the importance of Kilham as a market town generally declined after the cutting of the Driffield canal in 1770 and by the mid 19th century Driffield had overtaken the village as the main regional market centre (Purdy 1974, 247).

Hall Farm

- 4.6 As noted above, the house at Hall Farm is a Grade II Listed Building. The Listed Building description (see Appendix 2) suggests that it dates to 1716, on the basis of

the dated keyblock on the main elevation. Floor plans of the building are shown in figure 4.

- 4.7 Purdy describes Hall Farm as the “most ambitious” of the group of houses within the village that he classes as being more architecturally sophisticated than those found in most other Wolds villages (Purdy 1974, 250). Discounting modern additions, the main house has a rectangular single-pile central entry plan and is of two storeys with attic and cellar, and a slated pitched roof with end stacks. It is built of red handmade brick, laid mostly in English Garden Wall bond, with stone dressings.
- 4.8 The principal front faces north onto East Street. It is five bays in length, rising from a slightly projecting brick plinth, with angle pilasters. The central bay breaks forwards slightly and contains the ground floor doorway, retaining a door of six raised and fielded panels under a fanlight with intersecting glazing bars in a round-headed brick surround flanked by projecting stone volutes; these are suggested by one source to be upside down and perhaps to have been taken from elsewhere on the house (YVBSG 1993). The keyblock to the doorway surround bears the date ‘1716’ set over a heraldic motif. Above, there is a cyma recta moulded string to the central bay and angle pilasters only. The flanking ground floor windows, one to each bay, are 8-pane (4/4) unhorned sashes with sills under flat gauged brick arches. Above, to the first floor, there is a similar window to each bay, including the central bay. A moulded eaves cornice supports a later low coped pediment containing a part-blocked Diocletian window.
- 4.9 The south elevation is of similar form and massing, although it lacks the regular fenestration of the north elevation. It is of the same width as the latter, but with the central bay breaking forward further than on the north elevation. Prior to the demolition of the modern extension, it was noted that the ground floor elevation was rendered and incised to resemble ashlar, with an inserted doorway to the west of centre; a photograph of c.1900 shows the latter to have been a window at this date (see plate 5). There is a doorway with a plain but substantial surround to the ground floor of the central bay, again with a keystone dated ‘1716’. The drawing of the south elevation made by the Yorkshire Vernacular Buildings Study Group mistakenly shows the doorway to be placed in the middle of the central bay (YVBSG 1993), whereas it is in fact offset markedly to the west. This position suggests that the doorway may have been moved when the existing staircase in the entrance stair hall was created, although this is not certain.
- 4.10 Above the ground floor doorway, a plain string runs across the elevation, interrupted in the central bay by the sill of the semi-circular headed first floor stair window; two further windows, both very small, are positioned at either end of the first floor, although the east window is blocked. There is a further plain string over, forming the base of the low coped pediment with moulded coping. The moulded coping continues around the top of the central bay. In contrast to the north elevation, the central bay rises the full height of the pediment but it does have a similar Diocletian window at its uppermost level. The east elevation is largely obscured by an adjacent building (see below) whilst the west elevation is rendered, the only visible feature being an inserted window at the north end of the ground floor. The window appears to have been inserted after the building formerly standing to the west of the house was demolished, although it might formerly have been a doorway connecting the two.
- 4.11 Internally, the ground floor has a broadly symmetrical plan, with a central stair entrance hall flanked by sub-square rooms, that to the west being slightly longer than the east room (YVBSG 1993) (see figure 4). The dog leg stair rising up the

east side of the hallway is of open-string cantilevered form with turned 'candlestick' balusters; the understairs cupboard is a later creation, suggesting that the stair hall was originally quite spacious. The room to the east has a plaster ceiling with dentil cornice and an Adamesque timber fireplace in the east, wall flanked by an arched niche to either side. There was a fireplace in the same position in the west room but this had been removed by 1993. The stair rises from the ground floor to a small central landing, again flanked by sub-square rooms of approximately equal size. The east room is fully panelled, with detailing typical of the early 18th century; the panelling obscures the small blocked window visible at the east end of the south elevation's first floor. The west room has now been sub-divided but there is evidence of a stair formerly rising from the south-east corner to the attic space. The attic is crossed by two softwood roof trusses with morticed apexes, raised collars and tusk tenoned purlins. Brick partitions within the attic may have formerly defined servants' rooms (YVBSG 1993).

- 4.12 Hall Farm was once flanked by lower buildings to either side, but with the same width, although only those to the east, known as 'Five Pennies' still survive. The latter is also built of brick, of two storeys and of the same width as Hall Farm, with the ridge of the pitched pantiled roof set at the same height as the upper string / cornice of Hall Farm. Purdy describes 'Five Pennies' as dating from the late 18th century and having a three bay plan, of which one bay is entered by a subsidiary doorway and may therefore once have been self-contained (Purdy 1974, 250). He appears to suggest that 'Five Pennies' may have replaced an earlier structure associated with Hall Farm, as he states that "there may once have been a corresponding wing to the east" (Purdy 1974, 250); the YVBSG commented only that the cottages were "post 1716" (YVBSG 1993).
- 4.13 Judging by the c.1900 photograph (see plate 5), the building standing immediately to the west of Hall Farm was of similar proportions and form to 'Five Pennies', with a pitched pantiled roof but a slightly lower eaves line. However, although its south elevation is largely obscured by a lean-to structure, the majority appears to be built of chalk, with only a narrow band of brickwork to the upper part, suggesting that it may have originated as a single storey chalk building. Purdy described the building as a "service wing ... recently demolished" in 1974 (Purdy 1974, 250), whilst local information suggested that it latterly served as a rat trapper's cottage (YVBSG 1993). Information from the project architect suggests that the building to the west (on the site of the present drive) was indeed a linked service wing which was demolished in c.1960 (Jonathan Hobson, *pers. comm.*). The 1854 1st edition 6" map (see figure 3), and subsequent editions of 1890 and 1910, shows a continuous range of buildings, of a similar width, along this part of East Street.
- 4.14 There are other structures within the site to the rear of Hall Farm, but these were not examined in detail as part of the watching brief. There are ramped garden walls 3m high running south from the south-east and south-west corners of the house. The c.1900 photograph suggests that they had flat stone coping and were built of chalk faced with brick. They survived in these positions until at least 1993 but were subsequently altered. At the same date, the YSVBG noted that there was a five-bay foaling box with a king-post roof, and a three bay barn with a queen-post roof to the rear of the house. They also reported that pigsties, a granary, a back kitchen with cellars were largely demolished by 1993 and that a rabbit warren in the vicinity had been "recently flattened" (YVBSG 1993). None of these structures survive today, and none are shown to the south of the house on the 1854 1st edition 6" map (sheet 145), although they may have lain within farm buildings to the west.

- 4.15 As noted above, Hall Farm is generally ascribed to the early 18th century on the basis of the '1716' dates to the front and rear doorways. The YVBSG report includes information apparently taken from an (unspecified) local library that the house was built as an asylum and that associated but separate kitchens with cellars were subsequently demolished (YVBSG 1993). This appears to be a mistake, as Purdy locates the asylum, known as 'Kilham Retreat', on the north side of East Gate; it was apparently only in operation between c.1858 and 1864 (Purdy 1974, 251). In 1729, Hall Farm was owned by a member of the Thompson family (Purdy 1974, 250) and it is alleged to have been built by Robert Thompson, younger brother of Jonas Thompson, Lord Mayor of York (Clensy 2005, 2), although others suggest that Jonas himself may have been the builder (Pevsner & Neave 1995, 576). The Thompson family held substantial estates in the East Riding and were also established traders, bankers and silversmiths in York and Hull (Wright 2005, 180-196). They had leased Kilham rectory from the earlier 17th century and had also acquired a large freehold estate in the parish during the 17th century. This was apparently sub-divided following the death of Jonas Thompson in 1653 and thereafter two branches of the family held property in Kilham (Purdy 1974, 253).
- 4.16 As discussed above, a map of Kilham dating to 1729 provides much useful information on the possible early development of the village, and the details of the houses as they then existed (see figure 2). Hall Farm is shown as part of a row of buildings fronting onto this part of East Street. The YSBVG reproduce a small sketch taken from this map which appears to show Hall Farm as a two storey house with end stacks but lacking the existing pediment (YVBSG 1993). This accords with other information provided by the project architect which suggests that the pediment and the Diocletian windows date from a remodelling undertaken in 1765 (Jonathan Hobson, *pers. comm.*).

Previous Investigations

- 4.17 A small archaeological evaluation and a watching brief were undertaken in May 2006 and January 2004, on land at the Old Star Inn and at Church Farm respectively, both on Church Street to the west of Hall Farm. The former comprised the excavation of a trench measuring 1.9m by 1.2m, and this revealed part of a possible late 17th-18th century brick structure and a later floor layer or yard surface (Adamson 2006). The latter located the remains of late 18th-19th century stone and brick walling, likely to be associated with a demolished cottage on the site; it was presumed that earlier, medieval, deposits lay below the depth of the foundation trenches monitored as part of the watching brief (Jobling 2004).
- 4.18 Of more relevance to the Hall Farm site are other works carried out in the plot just to the west. An evaluation was undertaken here in April 1999, c.8m from the west boundary of the Hall Farm plot, when a trench measuring 5m x 2m was excavated near the street frontage (Rayner 1999). In the south-west corner of the trench, part of a backfilled brick-lined cellar was uncovered immediately below the existing ground surface. Pottery recovered from the backfill suggested that the cellar dated to the late 17th century or slightly earlier. A subsequent watching brief on the same site in July 2002, for a new house and garage, revealed a section of east-west aligned brick wall set on a single course chalk foundation (George & Atkinson 2002). The bricks appeared to be hand-made and probably date from the 17th century, and the structure probably formed part of the rear wall of a cottage that had previously occupied the site.

- 4.19 In addition to these works, Hall Farm itself was the subject of a brief survey in 1993 by the Yorkshire Vernacular Buildings Study Group (YVBSG 1993), and it is also noted in various regional studies (e.g. Pevsner & Neave 1995, 576).

5 WATCHING BRIEF RESULTS

- 5.1 For the purposes of description, the results of the below ground archaeology are separated from the structural information relating to Hall Farm, although the two are considered together in the discussion and conclusions.

Below Ground Results (see figures 5 and 6)

- 5.2 As noted above, the concrete floor of the demolished modern extension remained in place during the groundworks; the top of this floor lay at 26.31m OD. The initial stripping of the 0.12m thick brown loamy topsoil (001) and paving slabs (015) to the south of the concrete floor revealed little of archaeological interest at the west end of the stripped area, probably as a result of disturbance from modern building activity and service pipes. However, to the east, the stripping revealed a north-south aligned 1.15m wide linear cut (005) which had a shallow V-shaped profile and was a maximum of 0.60m deep (see Section 5). The cut was filled with a yellow-brown loam with small-sized chalk rubble (006) which contained brick, cobbles and sherds of splash-glazed pottery from a large medieval strap-handled jar, although this could well be residual and cannot be considered as firm dating evidence. Adjacent to the pottery sherds and within the same fill, an unusually-shaped dressed chalk block was found; this block measured 19.5cm x 14.0cm x 0.65cm with a rectangular sloping sided recess 5.1cm x 3.8cm x 0.2cm deep in its upper face (see plate 6). The chalk block may have formed part of a door or window jamb, or perhaps could have been a pad stone for a small upright timber, but its exact date and function remain uncertain. A shallow rounded spread of a greyish brown loam (014) on the east side of the cut (005) and partially overlying its yellow-brown fill (006), appeared to be simply the remains of a tree root system.
- 5.3 The linear cut (005) was only visible in the south side of the deeper foundation trench, and it did not appear to continue north towards the house. However, further stripping to the north did reveal the remains of a 0.55m wide chalk rubble wall (011) extending for 1.30m on a similar alignment; only one clear course remained *in situ*, the surface of which was set 0.24m below the level of the concrete floor of the demolished extension (26.02m AOD) (see plate 1). The chalk rubble wall (011) was set within a 1.1m wide linear trench or cut (010) of unknown depth, which was filled with a firm grey-brown loam (012) which also contained oyster shell and one sherd of green glazed post-medieval pottery. The linear cut (010) appeared to continue beneath the concrete floor of the demolished extension, but it could not be traced as far south as the adjacent foundation trench nor could it be seen to join with the similarly-aligned cut 005. However, it is likely that both linear cuts (005 and 010) are part of the same structure, and the gap between the two might possibly represent an entrance. Both cuts were dug into a firm yellow-brown gritty fine chalk gravel (004), which is probably a natural deposit although perhaps is imported levelling-up material.
- 5.4 At the east end of the stripped area, what appeared, initially, to be a linear spread of loamy material, showed in the deeper foundation trench to be the fill (003) of a flat-bottomed north-south linear cut (002), c.1.3m wide and 0.55m deep, again cut into the yellow-brown natural chalk gravel (004) (see Sections 2 and 4). The loose grey-brown loam fill (003) contained modern brick, coal, coke, slate, occasional cobbles and chalk gravel in its upper layers, but no chalk rubble. It was cut from a relatively

high level and its form suggests that it may have originated as a garden feature, such as a shallow planting bed. The cut (002) continued north for an undetermined distance beneath the concrete floor of the demolished extension.

- 5.5 On the west side of the linear cut (002), at its north end, an assumed rounded/oval cut feature (008) 1.20m across was noted, filled with a firm grey-brown loam and fine chalk gravel (009) (see plate 1). The feature appeared to run beneath the concrete floor of the demolished extension, but it was not possible within the confines of the watching brief to ascertain its length, depth or function; it may also have been a former garden feature.
- 5.6 The striping of the driveway to the west of the house, which extended to an average depth of 0.80m BGL, did not reveal any items of interest, apart from the intermittent upper layers of a loose mixed deposit (017) of predominantly brick rubble. This was assumed to have resulted from the infilling of the former cellars here (see below) and/or the demolition of the former west service wing. No *in situ* structural features were identified in this area, relating to the former west wing, although conditions for recording were not ideal here.

Structural Results

- 5.7 The demolition of the modern kitchen extension exposed part of the rear (south) elevation of the house that had previously been concealed. Part of a blocked window with a shallow arched-head (027), estimated to be 0.58m wide, was visible on the ground floor, close to the south-west corner, apparently vertically aligned with and of a similar size to that visible on the first floor in the c.1900 photograph. Traces of a similar blocked window (but without an arch) in a corresponding position were also noted at the south-east corner, formerly hidden from view by the coal shed; this latter area of the elevation appeared to have been subject to much alteration. Finally, the remnants of a flat-headed concrete window surround (028) were exposed on the ground floor, 2.62m east from the south-west corner; again, this window is shown on the c.1900 photograph (see plate 5).
- 5.8 The east arm of the foundation trench for the new extension was dug from the south-east corner of the house, and this showed that the rear wall of the house was built on a single course of insubstantial chalk rubble footings (013) (see Section 1 and plate 4). The footings were only a single course (0.26m) deep, and were set on and within a spread of brown loamy soil (007) (see Section 4) which was here generally 0.40m thick and which extended some distance to the south, thinning out and overlying the yellowish chalk gravel (004), and possibly associated with the east garden wall (see below).
- 5.9 The west arm of the foundation trench was dug from the south-west corner of the house. In the west section (see Section 3), five courses of an east-west aligned 0.27m wide brick wall footing (016) were exposed, set some 1.35m to the south of rear elevation of the house (see plate 3). The red handmade bricks (? x 128mm x 58mm) appeared to be bedded on a layer of soft mortar and positioned within a vertical cut (025) made into the yellow-brown natural chalk gravel (004); these footings were not visible further to the west in the stripped driveway. The position of the footings suggest that they form the truncated foundations of the single storey lean-to structure visible at the rear of the building on the c.1900 photograph.
- 5.10 The lowest visible deposit that the vertical foundation cut (025) disturbed was the yellow-brown chalk gravel (004) (see Section 3). To the south, this was overlain by a deposit of clean orange-brown sand (021), 0.08m thick and containing small lumps

of clay, possibly a construction layer associated with the former lean-to building, beneath a 0.38m thick layer of dirty yellowish fine chalk gravel (020), containing some chalk rubble. The latter might be upcast from the excavation of the cellars which formerly existed beneath the service building to the west of Hall Farm. These deposits were, in turn, overlain by a dark loamy soil (018) up to 0.45m thick containing brick rubble, tile, coal, coke and some cobbles and chalk rubble; above this was the compacted brown loam surface (026) of the modern driveway. To the north of the foundation cut (025) and footings (016), a loose mixed deposit (017) of predominantly brick rubble was assumed to have resulted from the infilling of the former cellars here. As noted above, this material was visible intermittently in the area of stripping undertaken to the west of the house on the existing driveway.

- 5.11 A brief record was also made of the re-opened cellar under the south-west corner of Hall Farm, which had become accessible again only shortly before the site work took place. The cellar has overall dimensions of 5.3m north-south by 4m east-west and is formed by two north-south parallel brick barrel vaults, with a narrower half-vault set at a right-angle to them on their north side. The east wall of the cellar is built of coursed squared limestone to a height of 1.24m, with brick forming the barrel vaults above. Similarly, the eastern end of the south wall, running beneath the rear wall of the house, has coursed squared limestone to a height of 0.75m, with brick above. Both sections of stone walling incorporate several pieces of re-used carved limestone, possibly parts of window mullions and small columns, although a close inspection was not able to be carried out. A c.1m wide arched brick opening, positioned at the top of the south cellar wall, may have functioned as a coal chute but it became disused when the modern extension to the rear of the house was built over it.
- 5.12 Only a projecting stub of the west ramped brick-built garden wall (019), 0.30m thick, remained at the time the watching brief was undertaken and no trace of it or its footings were observed in the west arm of the foundation trench; this wall was to be rebuilt as part of the development. However, the brick foundation of the 3m high east garden wall (023) was revealed in the corresponding east arm of the trench. The foundations were formed by a two course brick plinth projecting 0.08m from the wall face above, set on a single course of widely spaced edge-laid bricks (024), the majority in a fairly poor condition, suggesting that they may have been wasters or seconds bought specifically for this purpose. The footings were contained within a deeper spread of brown loamy subsoil (007), which may be associated with the building of the wall, which in turn overlay the natural yellow-brown chalk gravel (004).

6 DISCUSSION AND CONCLUSIONS

- 6.1 The archaeological watching brief did not uncover any definite evidence for medieval or early post-medieval structures or activity on the site. However, given the location of the site, on the south side of East Street, it is almost certain that the frontage here would have been developed during the medieval period. The linear cut features (005 and 010), and the chalk footings (011) within the latter, appear to be set on a slightly different alignment to the house, perhaps suggesting that they pre-date it. If this is the case, they might be the remnants of medieval property divisions extending back from the East Street frontage, although the limited evidence afforded by the watching brief precludes firm dating. A further linear cut feature (002/003) appears to be on a similar alignment to the house, and there is another adjacent round-ended cut (008); these both might be the remnants of garden beds, although again, no evidence was uncovered that would offer a firm date.

- 6.2 Hall Farm itself, as has been noted by previous authors (Purdy 1974, 250; Pevsner & Neave 1995, 576), is a most unusual and architecturally ambitious building for a Wolds village street. In its earlier form, the house appears to have been of two storeys with a symmetrical five bay front to East Street, the central bay breaking forward slightly. To either side of the central doorway, and above it, each bay was provided with a tall window, perhaps originally fitted with mullioned and transomed frames which were later replaced with hung sashes (Harrison & Hutton 1984, 155; YVBSG 1993). Above the first floor, there appears to have been a low parapet, perhaps with a shallow hipped roof behind. To the rear, the structural evidence suggests that the south elevation may also have been symmetrically arranged, again with a central projecting bay and small windows to either end of the ground and first floors. The c.1900 photograph shows a larger centrally-positioned window to the west of the central bay, but it is not certain if this is an original feature or a later insertion; if the former, it might have been expected to be mirrored by similar windows to the east and above on the first floor, although there is currently no evidence for these.
- 6.3 The watching brief uncovered no convincing evidence to suggest that Hall Farm incorporates any part of an earlier building. There have been assertions that the house is built on the site of a 13th century monastery (Clensy 2005, 3), but there is currently no evidence to support this; this assertion may come from the fact that there was a medieval chantry chapel dedicated to St Laurence in an unspecified location some 1000 feet from the church (Jennings 1990, 13; Purdy 1974, 261). The architectural fragments and chalk walling incorporated within the cellar beneath the south-west corner of the house could have come from an earlier building on the same site, but equally they could have been brought in from elsewhere within the village. Although some of the features at Hall Farm, such as the brick angle pilasters (Pevsner 1999, 407) and the central entrance hall (Harrison & Hutton 1984, 116) occur in slightly earlier houses in North Yorkshire, the house resembles many of the smaller gentry residences built in West Yorkshire between c.1680 and c.1720, and there seems little reason to doubt the 1716 date above both doors (RCHME 1986, 82-89). The house appears to have been built on a single course of insubstantial chalk footings, just as was the case in a smaller cottage in the adjacent plot to the west.
- 6.4 It is interesting to note that many of the smaller contemporary gentry residences in West Yorkshire have, like Hall Farm in its earlier form, a five bay front with a low hipped roof and a central entrance hall flanked by ground floor parlours. However, in all cases they are double-pile houses, with the staircase accommodated in a room behind the entrance hall and service rooms to the rear of the parlours. There is no convincing evidence that Hall Farm ever had a double-pile plan, nor that services were accommodated in an earlier house retained behind a new 18th century single-pile addition, as appears to have been the case at the Old Rectory in Slingsby, North Yorkshire (Richardson & Dennison 2005). The larger ground floor window shown to the west of the central bay in the south elevation on the c.1900 photograph might once have been a doorway which led into a rear service wing, but no structural or archaeological evidence was uncovered to support this suggestion. Furthermore, it is known that the services were accommodated in a flanking wing to the west, which was demolished in c.1960, but it is not known what function the buildings to the east (now called 'Five Pennies') had. Given the quality of Hall Farm's main front, one might have expected any flanking service wings to have been of a less "vernacular" appearance than the existing and demolished buildings to the east and west, although again at the Old Rectory in Slingsby, later 18th century "pavilions" and screen walls were not of the same quality as the 1740 house.

- 6.5 In addition, given the quality of the East Street frontage and its symmetrical appearance, it is unclear why Hall Farm does not have an absolutely symmetrical plan; the west parlour on the ground floor is slightly wider than the east parlour (see figure 3). This discrepancy, together with the presence of the cellar beneath the south-west corner, might be taken to suggest that Hall Farm is a 17th century house remodelled in 1716 but again there is no supporting evidence for this, and the difference might as easily be the result of a slight miscalculation during construction. It is probable that adequate provision for historic building recording as a condition of the planning application, in addition to the archaeological watching brief, would have allowed some of the structural questions raised above to be answered, and to have lead to a greater understanding of the site. However, it may be that further documentary research might provide additional information, although its value would be greatly increased if it could be considered in conjunction with a structural record.
- 6.6 The later alterations to the house are easier to discern. At some point in the later 18th century, the north elevation was raised with a pediment incorporating a Diocletian window, whilst a further storey, again with a Diocletian window, was added to the projecting central bay of the south elevation. Several examples of similar changes to early 18th century gentry houses have been noted in West Yorkshire (RCHME 1986, 82-89), and the project architect suggests that this remodelling took place at Hall Farm in 1765 (Jonathan Hobson, *pers. comm.*). Any earlier windows may have been replaced with hung sashes at about the same date, together with alterations to the staircase which necessitated the re-siting of the entrance hall's south doorway.

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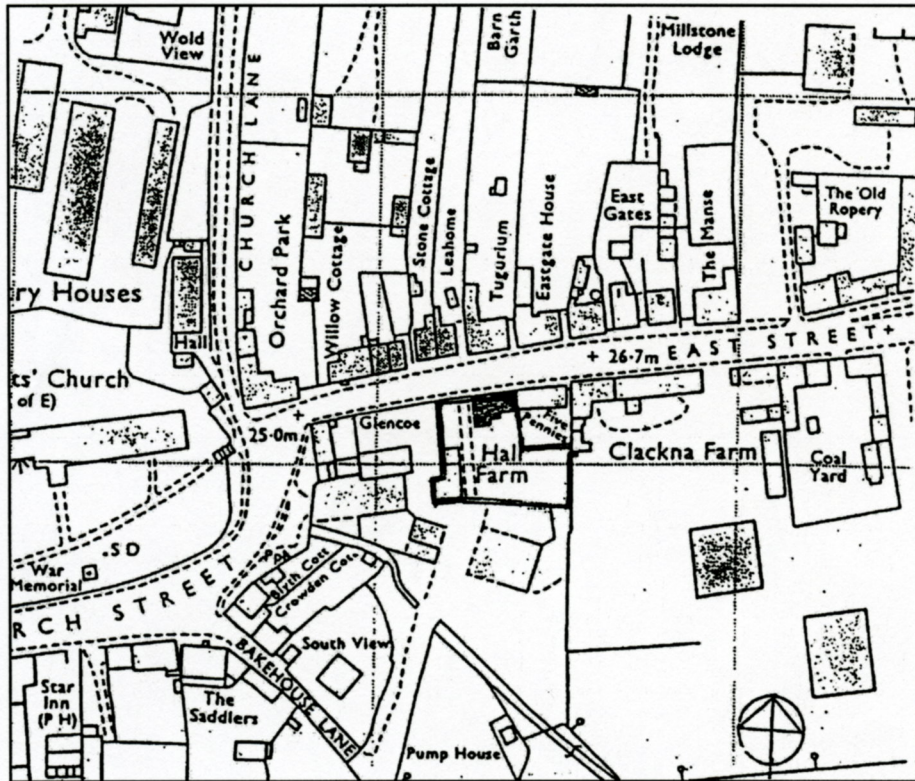
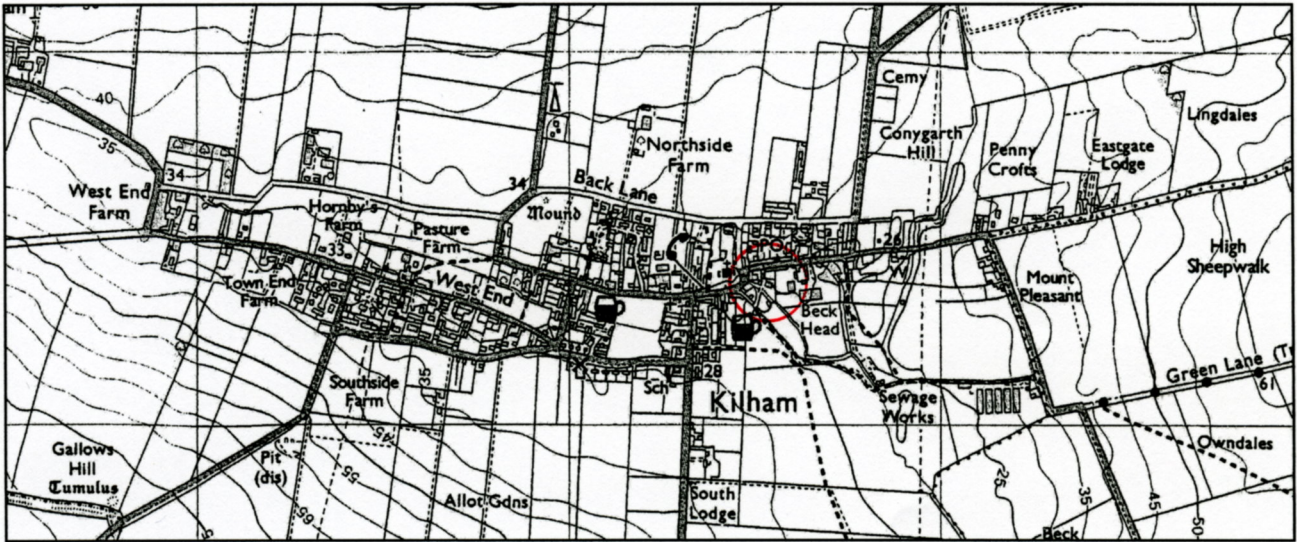
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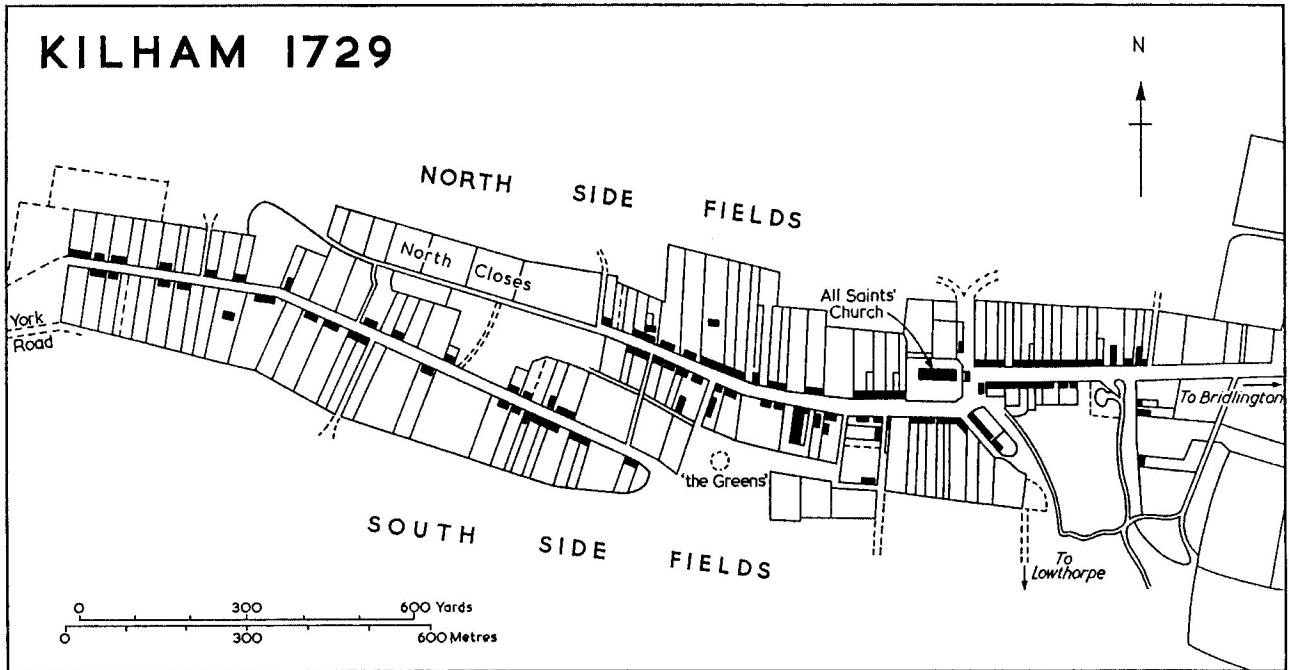
8 ACKNOWLEDGEMENTS

- 8.1 The archaeological watching brief at Hall Farm was undertaken by Kate Dennett, on behalf of EDAS, and she also produced the fieldwork records. The architectural elements were added by Shaun Richardson of EDAS. Ed Dennison produced the final report and drawings, and the responsibility for any errors or inconsistencies remains with him.
- 8.2 EDAS would like to thank Mr John Foster of Hall Farm for his co-operation during the watching brief, and for supplying plate 5. Jonathan Hobson of Ingleby and Hobson is also thanked for the supply of other information relevant to the project, including the “as existing” floor plans.



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PROJECT		HALL FARM, KILHAM	
TITLE			
LOCATION			
SCALE	NTS	DATE	JAN 2007
EDAS		FIGURE	1

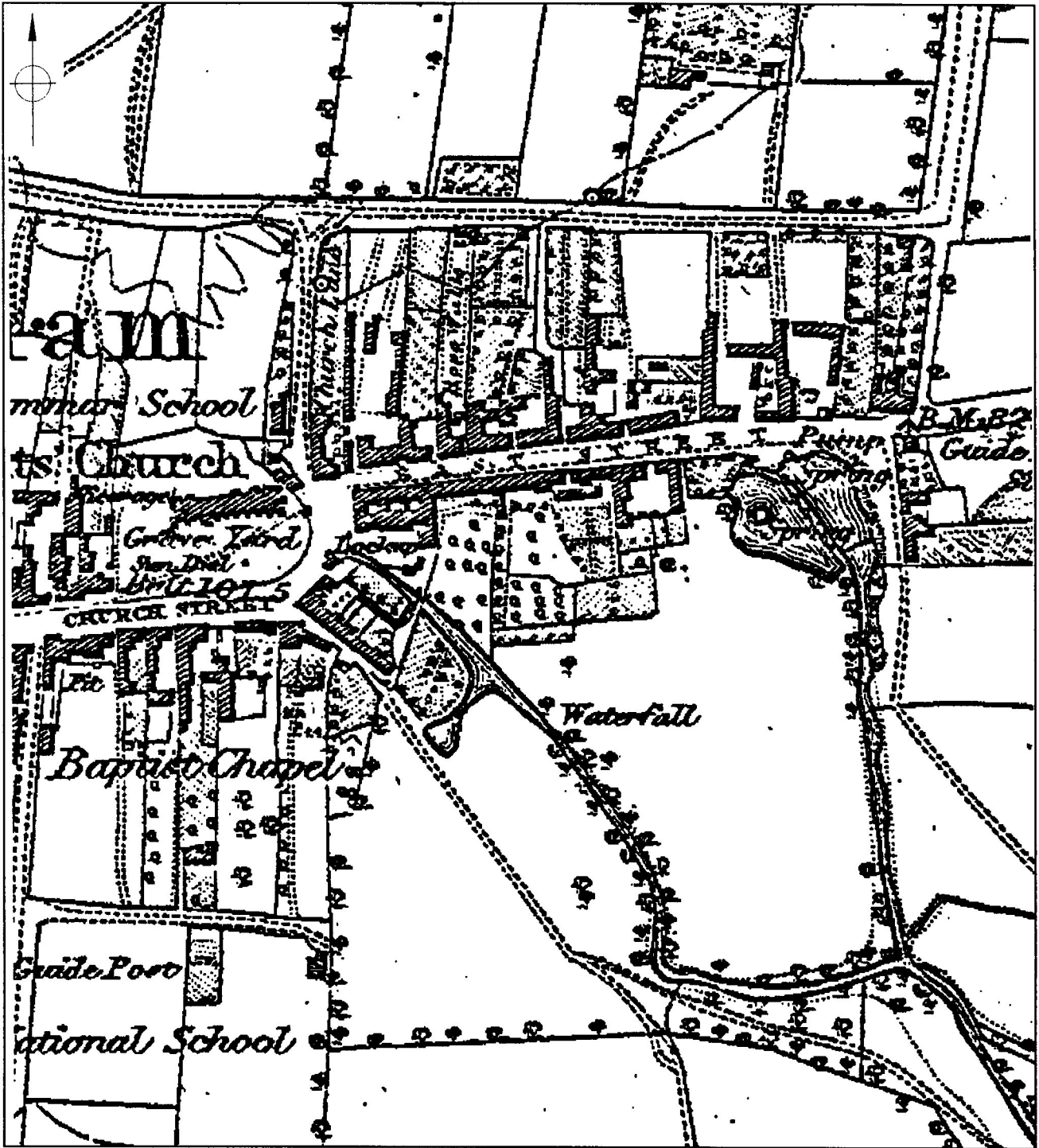


Source: Purdy 1974, p248.



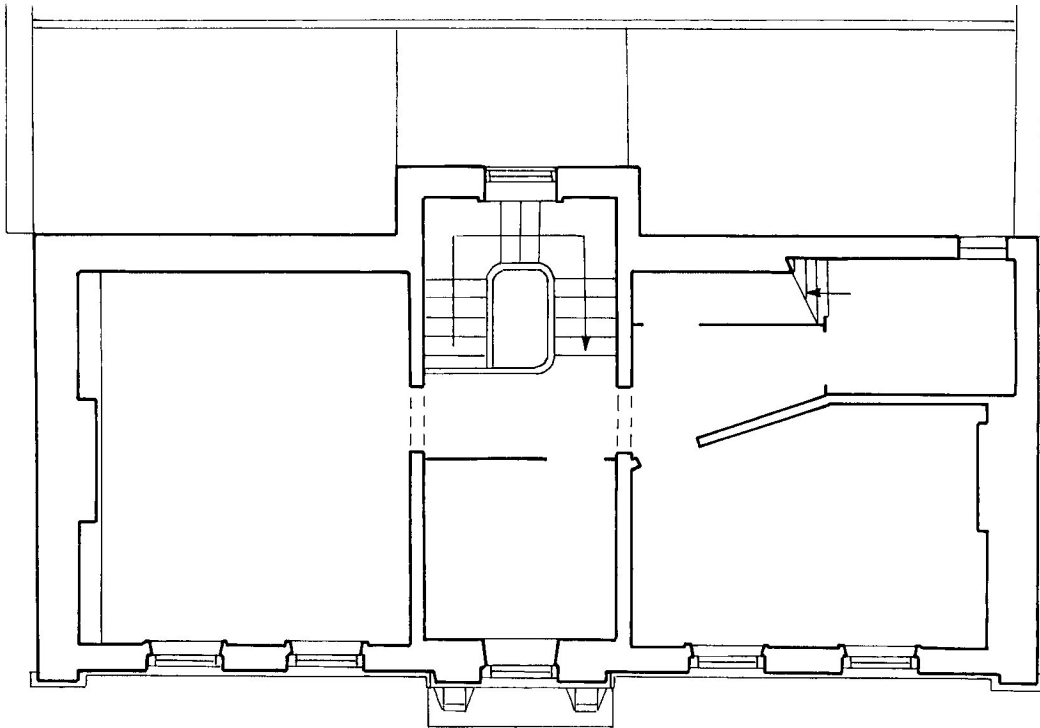
Source: Ordnance Survey 1854 6" map sheet 145

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TITLE		HISTORIC MAPS	
SCALE	NTS	DATE	JAN 2007
EDAS		FIGURE	2

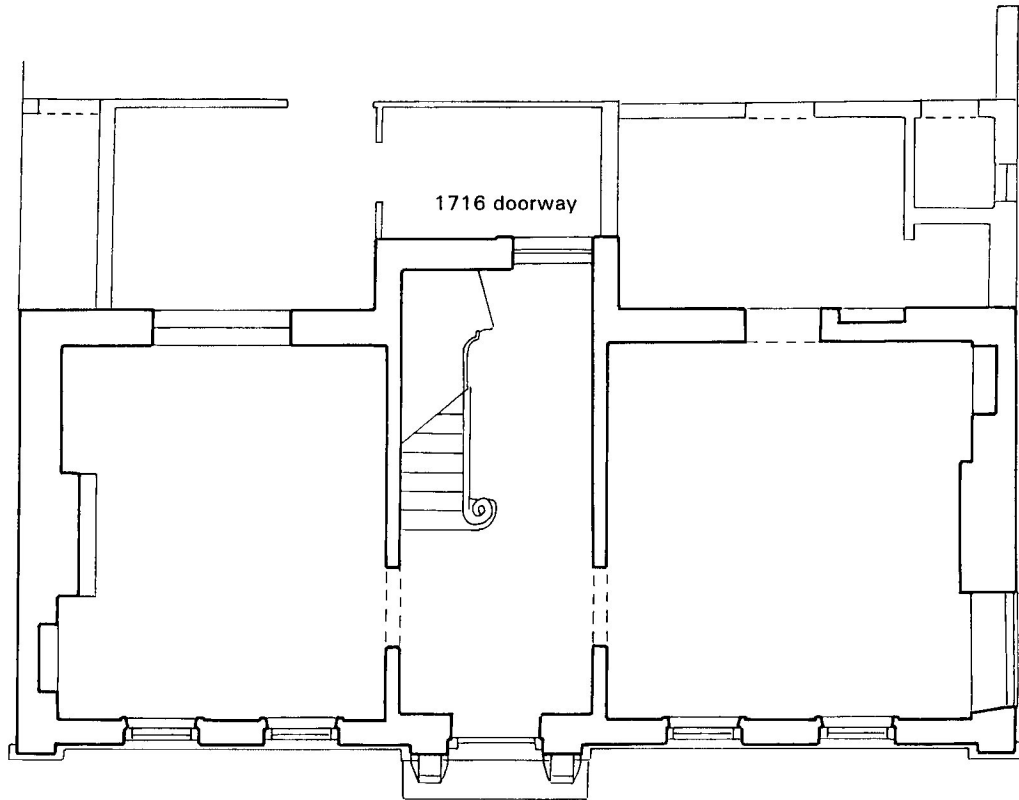


Source: Ordnance Survey 1854 6" map sheet 145

PROJECT		HALL FARM, KILHAM	
TITLE		DETAIL FROM 1854 MAP	
SCALE	NTS	DATE	JAN 2007
EDAS		FIGURE	3



First floor

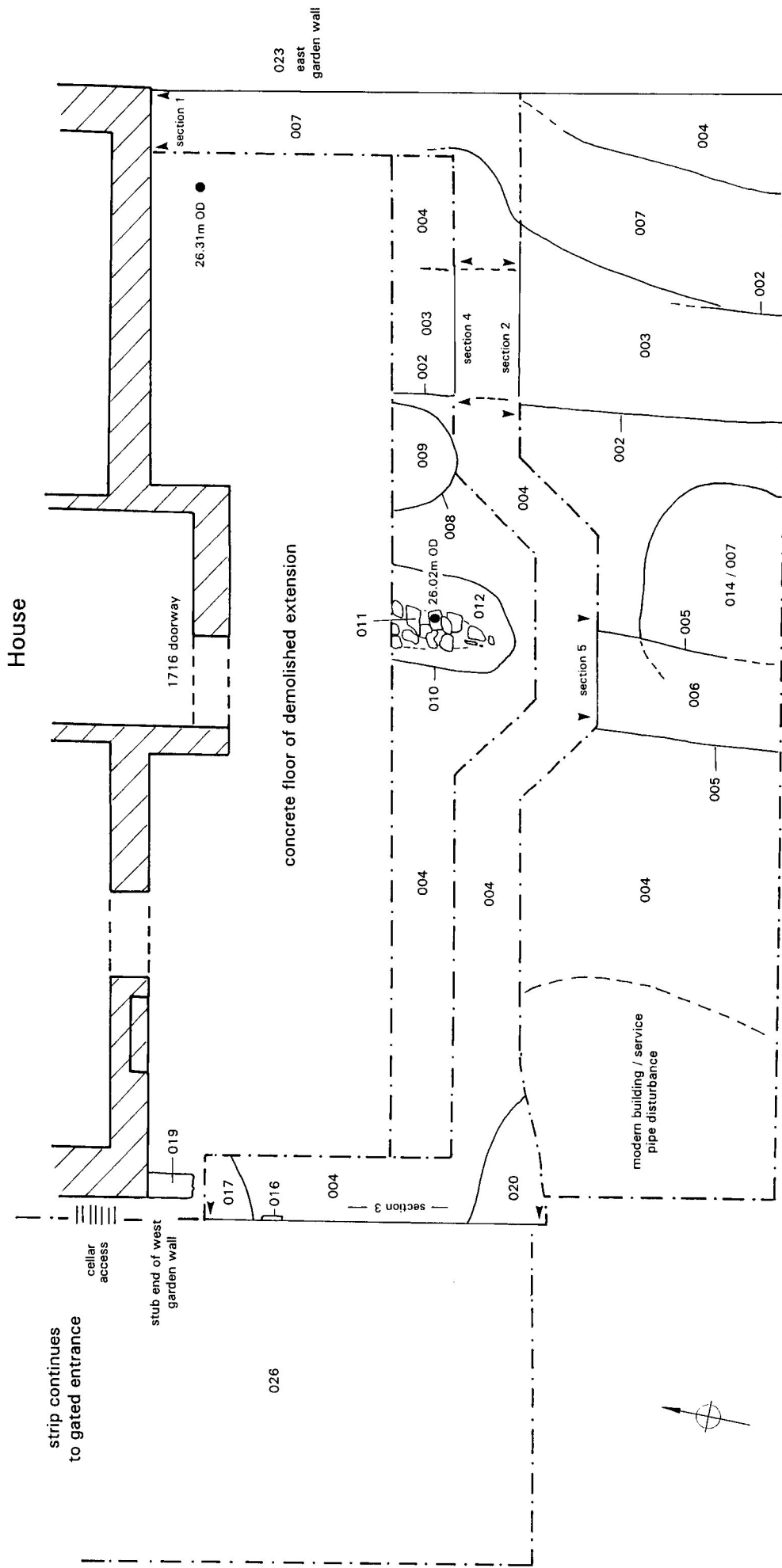


Ground floor



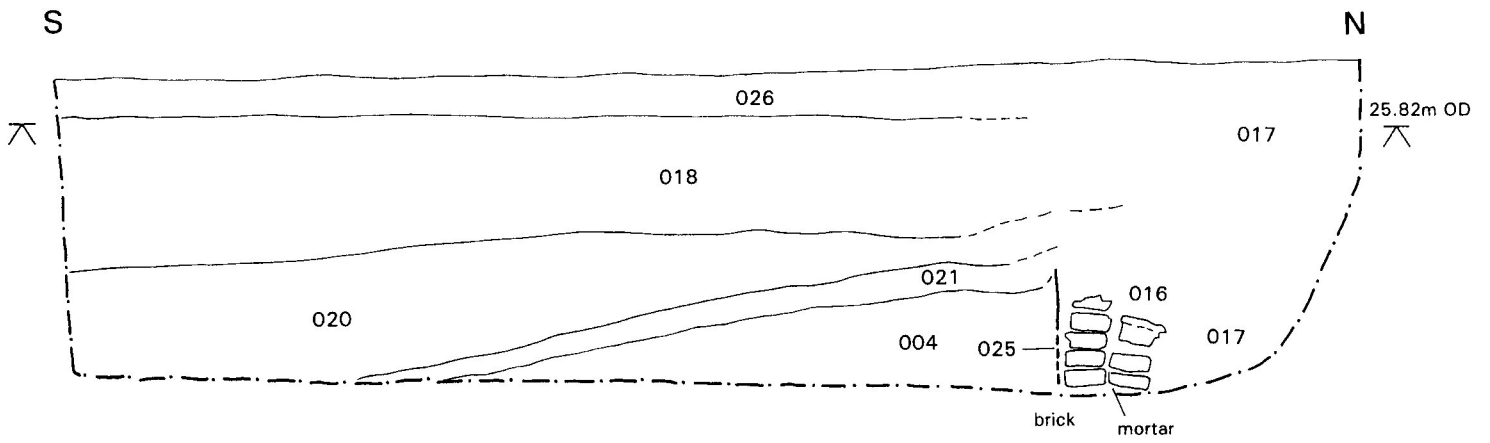
Based on plans provided
by Ingleby & Hobson

PROJECT		HALL FARM, KILHAM	
TITLE		FLOOR PLANS OF HOUSE	
SCALE	AS SHOWN	DATE	JAN 2007
	EDAS	FIGURE	4

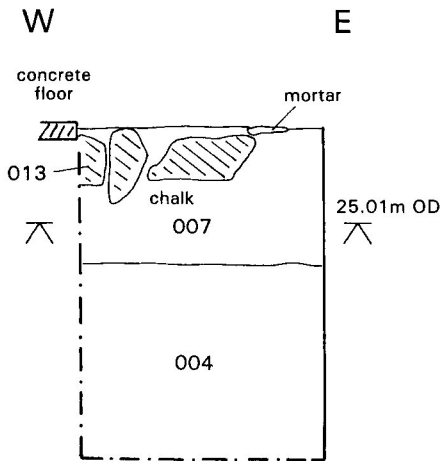


PROJECT		HALL FARM, KILHAM	
TITLE		WATCHING BRIEF RESULTS: PLAN	
SCALE	AS SHOWN	DATE	JAN 2007
EDAS		FIGURE	5

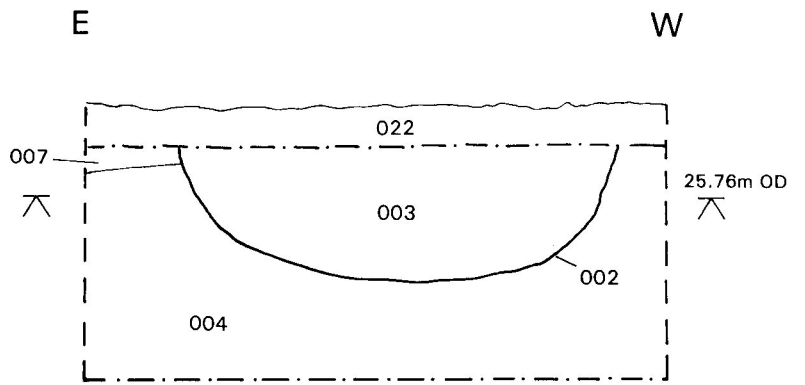




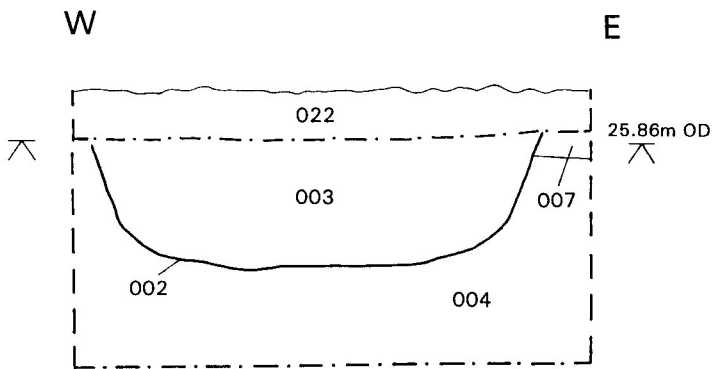
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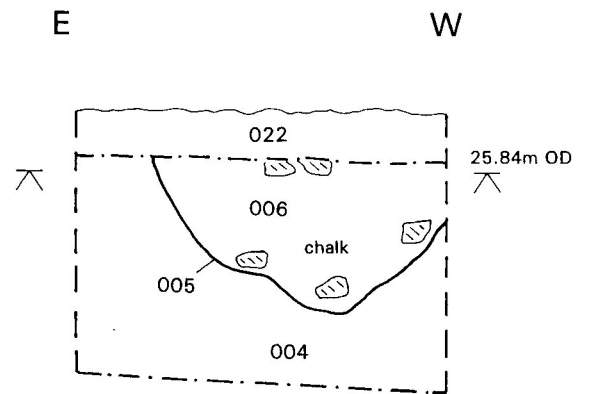
Section 1



Section 2



Section 4



Section 5



PROJECT		HALL FARM, KILHAM	
TITLE			
WATCHING BRIEF RESULTS: SECTIONS			
SCALE	AS SHOWN	DATE	JAN 2007
EDAS		FIGURE	6



Plate 1: Possible wall foundation (011) in cut 010, looking E.



Plate 2: East garden wall (023) following demolition of coal shed, looking E.



Plate 3: Wall foundation (016) with rubble infill (017) on right, looking W.



Plate 4: Chalk foundation (013) at SE corner of house, with plinth and foundation (024) of east garden wall to right, looking N.



Plate 5: Early photograph (c.1900) showing south elevation of Hall Farm house.



Plate 6: Dressed chalk block found within fill (006) of cut 005 (30cm scale).

APPENDIX 1

APPENDIX 1: LIST OF CONTEXTS

- 001 Brown loam topsoil / turf, 0.12m thick.
- 002 Flat-bottomed N/S linear cut, 1.3m wide and 0.55m deep.
- 003 Fill of 002 – loose grey-brown loam with occasional small chalk gravel and other debris (modern brick, coal, coke, cobbles, slate etc) in upper levels.
- 004 Firm yellow-brown fine chalky 'mush' – natural or large raft of levelling material.
- 005 Flat-bottomed N/S linear cut, slightly V-shaped in section, 1.15m wide and 0.60m deep.
- 006 Fill of 006 – yellow-brown loam with much small-sized chalk rubble.
- 007 Firm brown loam subsoil with fine chalk gravel, <0.4m thick, averaging 0.1m thick.
- 008 Round/oval-shaped cut, 1.20m wide.
- 009 Fill of 008 – grey-brown loam with fine chalk gravel.
- 010 Linear cut 1.1m wide, N/S, running underneath house.
- 011 Fill of 010 – chalk rubble wall foundation 0.55m wide.
- 012 Backfill of 010, either side of 011 – firm grey-brown loam.
- 013 Single course of chalk foundation underneath SE corner of house, 0.26m thick.
- 014 Shallow spread of fine loose grey-brown loam – possible tree throw / root system.
- 015 20th century paving slabs 0.07m thick.
- 016 Brick foundation, five courses on mortar bed, 0.35m thick and 0.27m wide.
- 017 Loose brick rubble – demolition deposit used for top layers of cellar infill.
- 018 Dirty loam with mortar, brick, tile etc, <0.45m thick – demolition spread.
- 019 Remaining stub of brick N/S west garden wall, 0.3m wide.
- 020 Dirty yellow-brown fine chalk gravel, <0.38m thick.
- 021 Clean orange sand with small lumps of clay, 0.08m thick.
- 022 Modern road stone laid on top of stripped surface, 0.15m thick.
- 023 N/S brick east garden wall.
- 024 Brick foundation of east garden wall.
- 025 Vertical cut for wall 016.
- 026 Compacted dirty brown loam, <0.22m thick, forming surface of driveway.
- 027 Remains of infilled brick opening near SW corner of house – former window.
- 028 Concrete window surround (part only) in S wall of house.

APPENDIX 2

APPENDIX 2: LISTED BUILDING DESCRIPTION

Location : HALL FARMHOUSE, EAST STREET (south side), KILHAM, EAST RIDING OF YORKSHIRE, EAST YORKSHIRE

IoE number : 166916

Date listed : 20 SEPT 1966

Date of last amendment : 20 SEPT 1966

Grade : II

TA06SE

KILHAM

EAST STREET
(south side)

4/57

20/9/66

Hall Farmhouse

House. 1716, with later pediment. Red brick, stone dressings, slate roof. Central direct entry. 2 storeys and attic, 5 bays 2:1:2. Plinth and angle pilasters. Centre bay breaks forward slightly. Door of 6 raised and fielded panels under fanlight with intersecting glazing bars in round-headed brick surround flanked by projecting stone volutes. Projecting keyblock with recessed panel bearing date '1716' over heraldic motif. Ground floor has 8-pane sashes with sills under flat gauged brick arches. Moulded string to centre bay and corner pilasters only. First floor has 8-pane sashes with sills under flat headed brick arches throughout. Moulded eaves cornice under low coped pediment with Diocletian window with sill now blocked to right and left, with central 4-pane sash. End stacks. Iron insurance plaque bearing motto 'Britannia' and figure of Britannia over door. Rear elevation: unaltered Diocletian window to pediment.

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

APPENDIX 3

APPENDIX 3: HUMBER SITES AND MONUMENTS RECORD OFFICE BRIEF

Prepared by the Humber Sites and Monuments Record Office for Mr John Foster.

Site Name: Hall Farm, East Street, Kilham
Development: Erection of single storey to the rear following demolition of existing, alterations to side elevation and relocation of vehicular access
NGR: TA 0653 6441
Planning Ref No: DC/03/08963/PLF/EASTNN
SMR Casework No: PA/CONS/10438
Date of Issue: 4th March 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 do work in the area covered by the Humber SMR" (dated January 1999): these notes are available 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 groundworks associated with the construction of a single storey extension following demolition of existing at Hall Farm, East Street, Kilham.
- 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 south side of East Street in the village of Kilham. The site is bounded to the east, west and south by residential property and to the north by East Street.

3 PLANNING BACKGROUND

- 3.1 Applications for full planning permission and Listed Building Consent for this development were received by the East Riding of Yorkshire Council on 9th December 2003 (application nos. DC/03/08963/PLF/EASTNN & DC/03/08971/PLB/EASTNN).
- 3.2 Permission appears to have been granted subject to an archaeological condition to secure a programme of archaeological work, 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 by the local Planning Authority (PPG 16 paragraph 30)".

4 ARCHAEOLOGICAL BACKGROUND

- 4.1 This Grade II listed building lies within the historic core of the medieval settlement. Kilham was an important market town during the Middle Ages and, in the 14th century at least, was an administrative center for the surrounding Wolds villages. The market and fair were granted to the town in the early 13th century, and the part of Church Street up to the junction with east Street may have been used as a market place before the churchyard was walled in the early 18th century. An archaeological evaluation that was carried out in 1999 on land west of the application site revealed evidence for a brick-lined cellar that was probably constructed during the 17th century. A subsequent watching brief during construction work on the same site identified one wall of a brick structure of probable 17th century date and recovered finds including a fragment of a brick dating from the 14th or

15th century. Any groundworks in this area may therefore encounter archaeological deposits ranging in date from the medieval and later periods.

5 METHODOLOGY

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

- 5.1 The proposed scheme of works shall comprise the monitoring of any stripped topsoil, and the digging of foundations and service trenches: 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 backfilled. This is to enable the identification and recording of any archaeological material that might be uncovered. In addition, any historic fabric that is uncovered in the course of the construction work should be recorded by means of photographs or measured drawings (as appropriate).
- 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 watching brief.
- 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 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 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) 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 are encountered;

- A written description and analysis of the methods and results of the programme of archaeological observation, investigation and recording, 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 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 watching brief 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).