

15 FLEMINGATE, BEVERLEY,  
EAST YORKSHIRE

PRELIMINARY ARCHITECTURAL APPRAISAL

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On behalf of

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## EXECUTIVE SUMMARY

In May 2008, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Mr Stephen Knight of Knight and Low Architects to undertake a preliminary architectural appraisal of their premises at No. 15 Flemingate, Beverley, East Yorkshire (NGR TA0388539260). The project involved a programme of documentary research and an inspection of the building, with a view to describing the architectural structure, character and development of the building.

Flemingate almost certainly takes its name from the Flemish merchants trading in Beverley in the 12th century. It may have been the street in which some of them lived, and so it is possible that the site of No. 15 was occupied from an early date, although this is not certain. During the 14th century a house belonging to Thomas Harpham was located on north side of Flemingate. The details of a 1318 lease of land to Harpham by the burgesses of Beverley suggest that the site of No. 15 may have been included in the lease, perhaps situated on the western edge of the land taken by Harpham, or possibly just beyond it, although again it is not certain if there was any occupation at this date.

The earliest surviving parts of the existing building comprise a timber-framed domestic structure of probable late 15th century date. The form and detailing of the roof trusses in particular is similar to a small number of surviving examples from this period within Beverley and also others within the wider Yorkshire region, for example in York and Scarborough. The quality of one of the trusses in particular indicates a building of some status. On the basis of the surviving structural evidence, it is proposed that No. 15 may have comprised a house set at an approximate right angle to the street frontage, with a gabled jettied end facing onto Flemingate (and possibly also onto a lane to the east) and a hall to the rear. Although a number of such houses dating to the 15th century and after survive in York, it is believed that this is the first time that the surviving structural evidence for such a layout has been considered in detail in Beverley. If the above proposal is correct, then it would have wider implications for both Flemingate and the medieval townscape as a whole, as it is unlikely to have been the only example of such a building within the town.

Documentary evidence indicates that Nos. 13 and 15 Flemingate were considered as a single property by c.1700, and it appears that both underwent extensive alteration after being sold to a local tanner in 1725, including removal of parts of the timber-framing to No 15. The first clear documentary evidence for the use of Nos. 13 to 15 as an inn dates from 1809. No. 15 appears to have formed a dwelling separated from the inn (although in the same ownership) by 1815, and to have continued as such throughout the 19th century. By the late 20th century, it was in poor condition and in 1984 it was refurbished for use as the offices of the current architectural practice.

# 1 INTRODUCTION

## Reasons and Circumstances of the Project

- 1.1 In May 2008, Ed Dennison Archaeological Services Ltd (EDAS) were commissioned by Stephen Knight of Knight & Low Architects Ltd to undertake a preliminary architectural appraisal of their premises at No. 15 Flemingate, Beverley, East Yorkshire (NGR TA0388539260).
- 1.2 The project involved a programme of documentary research, together with an inspection of the building using existing architects' drawings; other than a few photographs, no new recording work was undertaken for the project. The primary aim of the project was to produce an appraisal of the existing structure as found in 2008, primarily through a written and documentary record, to provide an understanding of the architectural and historical development of the building.

## Site Location and Description

- 1.3 No. 15 Flemingate stands on the street frontage on the north side of the said street in Beverley, East Yorkshire, close to Beverley Minster in the southern part of the town (see figures 1 and 2). Although the principal (southern) elevation fronting onto Flemingate has been rendered, scored and painted so that it resembles the adjoining Lord Nelson public house, the east elevation is far less regular, with exposed elements of timber-framing still visible. The attendant plot extends for a short distance to the rear (south), and there is a small empty yard to the east side used for car parking by the architectural practice; this site was formerly occupied by buildings apparently dating to the early 19th century but demolished during the 1960s.
- 1.4 As far as can be determined, the building has not been the subject of any previous detailed survey work, although it is referred to in secondary works on Beverley (e.g. Miller *et al* 1982, plate 9) and also in wider regional architectural studies (e.g. Pevsner & Neave 1995, 318). It is a Grade II\* Listed Building, together with the adjoining Lord Nelson public house; the Listed Building description suggests that No. 15 incorporates a late 15th-16th century range (English Heritage IOE 167149; see Appendix 1). There is a set of drawings dating to 1984, produced by Knight and Low prior to the refurbishment of the building.

## Survey Methodology

- 1.5 The broad scope of the work was undertaken in accordance with previous similar surveys carried out by EDAS elsewhere in Beverley and East Yorkshire. Two main elements were involved.

### *Documentary research*

- 1.6 Documentary research into the building was undertaken by local architectural historian Dr Susan Neave, to illustrate the history of the site and to provide a context for the standing remains. This research was undertaken at the following archives and repositories:
  - the East Riding Archive Office (ERAO);
  - the East Yorkshire Family History Society (EYFHS);
  - the Brynmor Jones Library, University of Hull (HUL);
  - the National Archives (formerly known as the Public Record Office) (TNA);

- the Royal Commission on Historical Monuments (RCHM); and
- the Registry of Deeds, Beverley (now part of ERAO) (RDB).

1.7 A full list of the primary sources consulted, together with their references, are given in the historical background section below, while secondary sources consulted are listed in the bibliography.

*Written record*

1.8 A descriptive record of the building, in the form of site notes, was made by EDAS following a site visit on the 15th May 2008. At the time of survey, the ground floor of the building was occupied by the architectural practice, while the first floor was sub-let as a self-contained flat, although the tenant was absent when the survey was undertaken. All parts of the interior, including the attic spaces, were reasonably accessible, although it is possible that some details may have been obscured by modern fixtures, fittings and materials. The descriptive record of the building was supplemented by a small number of sketches based upon drawings supplied by Knight & Low architects, and also a limited number of 35mm print and digital colour photographs.

*Report and archive*

1.9 A summary written report on the building was prepared from the observations made on site and the information gathered during the documentary research. The report analyses the building's form, function, history, and sequence of development, as far as is possible using this previously gathered documentary and structural information. The building is also placed within its broad historical, social and architectural contexts, where possible. The report is illustrated by a small selection of the site photographs.

## 2 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### Introduction

- 2.1 As has already been noted, No. 15 Flemingate adjoins the Lord Nelson public house (No. 13). Until the 1980s these two properties, jointly listed Grade II\*, were in single ownership, and the history of the whole site is therefore discussed below.

### The Later Medieval Period to c.1600

- 2.2 The houses at the top end of Flemingate lie in the shadow of the former collegiate church of St John (Beverley Minster) which in the Middle Ages had a community of around 50 clergy. They were accommodated in houses or communal buildings in the streets immediately surrounding or close to the church. Recent research has identified the approximate location of all the chief residential buildings, only one of which lay in Flemingate (Neave 2000, 199-212). This was the house of one of the prebendaries, and was located on the south side of the street, at the junction with Minster Yard South, where a timber-framed building stood until the early 20th century (Neave 2000, 204-5).
- 2.3 Flemingate almost certainly takes its name from the Flemish merchants trading in Beverley in the 12th century, and it may have been the street in which some of them lived (Allison 1989a, 171); it has been suggested that Flemingate is the oldest street in the town (Sherwood 2002, 42). Of the streets around the Minster, it was perhaps regarded as the least prestigious, leading as it did to the industrial suburb of Beckside, and in a part of the town that has long been associated with tanning and associated industries. Nevertheless, that section of the street north of the present railway line is sufficiently close to the town and the Minster to make Nos. 13-15 Flemingate a potential site for the home of a wealthy ecclesiastic or merchant.
- 2.4 In the 14th century a house belonging to Master Thomas Harpham was located on north side of Flemingate, perhaps on this site. Harpham, a notary public, was paid a salary by the Minster as "Chapter Advocate" (Leach 1898, 311 & 392; Leach 1903, 95). In 1318 the burgesses of Beverley leased to him "all the common ... in two lanes in Flemingate on either side of [his] house: one 8ft broad from Flemingate to the common water course, the other 2½ft broad leading from Flemingate to a street in front of the Friars Preacher [Friar's Lane]" (Leach 1900, 21). The only "lanes" shown on the detailed 1854 Ordnance Survey plan (sheet 210/12/4) are Coponkeld Lane (east of the mid 19th century railway line) linking Flemingate to Hellgarth Lane (which follows the line of the water course referred to) and one from the south side of Friar's Lane which gave access to Nos. 13-15 Flemingate (see figure 3); Coponkeld (or Copenkeld / Colmankeld) Lane was first recorded in 1502 (Sherwood 2002, 29), but Friar's Lane and its southern offshoot does not appear on the plan of the medieval street within Beverley compiled by the RCHME in 1982 (Miller *et al* 1982). However, it is shown on Wood's 1828 plan, where it appears to run along the south side of the rear of No. 15, rather than into the yard behind Nos. 13-15, as shown in 1854 (see figure 3).
- 2.5 Nothing further is known about the site in the Middle Ages, and the builder of the late medieval timber-framed house of which part remains cannot be identified. The surviving timbers including a crown post roof, similar to that at Jacob's Well, a late 15th century house in Trinity Lane, York (RCHM 1972, lxxiii), with a decorative "Tudor rose" boss suggest that it was a house of some status.

## The 17th and 18th Centuries

- 2.6 In the 1672 hearth tax assessments there are several houses in Flemingate Ward with three or more hearths, but it is impossible to work out which might be No. 15 (TNA, E179/205/504). By this date it probably belonged to Thomas Johnson, alderman, although he did not live there. Johnson's daughter Margaret married Matthew Ashmole, an attorney. In 1701 Margaret and Matthew Ashmole, and their son Thomas, entered into a property transaction with Benjamin Dalton of Beverley, gentleman (ERAO, DDX/126/8). This concerned a number of houses in Beverley that Margaret had inherited from her father, Thomas Johnson, including one in Saturday Market where the Ashmoles were living, and one in Flemingate. The house in Flemingate, which later documents indicate was Nos. 13-15, was in the occupation of Francis Tong, fellmonger.
- 2.7 Benjamin Dalton, an apothecary, built up a substantial landholding in Beverley and elsewhere. He may have been related to Lady Barbara Dalton, widow of Viscount Fauconberg, from whom he bought property at Sutton. His son John was born in 1680, Joseph in 1684 and Benjamin in 1693 (Bickford & Bickford 2007, 38). He was a leading nonconformist, and is listed among the congregation of the Presbyterian (later Independent) chapel in Lairgate that was built in 1702. In his will, proved in 1713, he left money to the poor of Beverley, the bulk of which was to be distributed amongst members of that congregation (Allison 1989b, 264).
- 2.8 The house in Flemingate was mentioned in his will; it was left to his son Benjamin, who was also left property in Keldgate (Bickford & Bickford 2007, 38). When Benjamin Dalton senior died in 1713 the Flemingate house was almost certainly still in the tenure of Francis Tong whose eldest son William was later the tenant.
- 2.9 Francis Tong, fellmonger, had several children: William, Francis, Jane (later Jane Richardson) and Mary (later Mary Smith) are referred to in family wills, all of whom would have spent part of their lives at Nos. 13-15 Flemingate. In 1714 Francis Tong purchased property on the north side of Barley Holme (the name then used for the west section of Beckside) which he rebuilt, and this became his home (HUL, DDMC/9/39). His wife Mary died in 1722 (ERAO, PE129/6). His eldest son William, also a fellmonger, probably remained in the Flemingate house - he was named as the tenant when the property was sold in 1725 (see below). Fellmongers, who dealt in animal skins, were closely allied to the tanning industry and the majority traded in the Flemingate/Beckside area (Dennison & Richardson 2003, 7-9).
- 2.10 William Tong married Mary Cass, daughter of Richard Cass of Hackness, gentleman, in 1720. The marriage settlement included his father's house new house at Barley Holme (HUL, DDMC/9/41), which would have secured the couple's future although not given them the right to live there until Francis, William's father, died or chose to move elsewhere. William and Mary Tong had two children, both of whom must have been born in the Flemingate house: Isabel who was buried only two days after her baptism in 1721, and William who was born in 1722 and was still living when his father died six years later (ERAO, PE129/6). In 1725 William Tong was named as the father of an illegitimate child born to Mary Taylor, widow (ERAO, PE1/688/7).
- 2.11 In September 1725 Samuel Dalton of Beverley esquire sold the house on the north side of Flemingate to Henry Smith, tanner (RDB, I/250/564). In the deed the house was said formerly to have been the property of Benjamin Dalton and later of Joseph Dalton deceased (i.e. the brother of Benjamin Dalton junior and son of



Benjamin Dalton senior). The property was described as a messuage or tenement in Flemingate with the garth or garden adjoining, in the occupation of William Tong or his assigns. It was bounded on the east by land belonging to John Moyser and on the west by a house belong to St John's church (Beverley Minster). The latter is a reference to No. 11 Flemingate, which was still church property in the 20th century, and confirms that the Dalton property in Flemingate was represented by Nos. 13-15.

- 2.12 William Tong may have moved out when the house was sold to Henry Smith in 1725. His father Francis had purchased another house in Beckside by the time he drew up his will shortly before his death in 1728, and was living there (RDB, K/718/1532), suggesting that William had probably moved to the house that his father had built in Barley Holme, and which had been part of his marriage settlement. Francis Tong died in March 1728 and his son William only a few weeks later (ERAO, PE129/6).
- 2.13 William Tong made his will on 21st April 1728, being "sick and weak in body but of sound and disposing mind" (BIHA, Will & probate inventory, William Tong, Beverley, 1728). He died soon after and was buried in the Minster churchyard on 28th April (ERAO, PE129/6). An inventory of his possessions was drawn up on the following day. The goods are itemised by room: back kitchen, fore kitchen, dining room, chamber to the right hand of the stairs, best chamber and three garrets, with a work house, brew house and dry house. The inventory almost certainly relates to the house in Barley Holme, rather than at Flemingate, but is nevertheless interesting in that many of his possessions, including some probably inherited from his father, would once have been in the Flemingate house. These included two feather beds with hangings, two looking glasses, four brass candlesticks, a large number of pieces of pewter, plate, a gun, a pair of pistols and a gold ring.
- 2.14 The house in Flemingate, tenanted by the Tong family for a number of years, was almost certainly altered and subdivided after it was sold to Henry Smith, tanner, in 1725. At this date there were no buildings to the east of the house (the buildings adjoining shown on the 1854 Ordnance Survey plan seem to have been built in the early 19th century; they were demolished in the 1960s) and in 1725 the curtilage of Nos. 13-15 may have extended further east. The orientation of the medieval house may thus have been north-south, rather than facing Flemingate, with No. 15 being the main range rather than a wing.
- 2.15 When the property was divided into two, presumably by Henry Smith, alterations were made which resulted in a building that externally is typical of the early 18th century. Internally a staircase (closed string but with fairly delicate balusters, suggesting a date of perhaps c.1730) was inserted in the timber-framed range, which became one house, i.e. No. 15. A small section of a similar staircase survived in No. 13 in 1980, but with no visible evidence of timber-framing (English Heritage IOE 167149), and it is possible that this half of the property dates chiefly from the early 18th century alterations.
- 2.16 In 1750 a transaction was made between Anne Smith of Beverley, widow and relict of Henry Smith, tanner, deceased, and Thomas Smith of Hull, butcher, their son, and Thomas Denton of Beverley, tanner, concerning a house and garden in Flemingate, then in the tenures of Thomas Denton and Margaret Tong (RDB, O/169/322). This is presumably a reference to Nos. 13-15 - in 1747 Thomas Denton, tanner, had leased a house belonging to the Minster on the north side of Flemingate, which must be No. 11, and an orchard on the south side (ERAO, PE1/842), and the Dentons owned other properties in Flemingate at various

dates). Burrow's map of Beverley of the same date shows this side of Flemingate as built up, but provides no further details (Miller *et al* 1982, 16).

### The 19th and 20th Centuries

- 2.17 The ownership of the property in the second half of the 18th century has not been able to be traced, but in 1805 it was in the occupation or ownership of Widow Fenby (ERAO, DDBC/12/1). No. 13 was certainly being used as a public house by the early 19th century and by 1809 was owned by Dorothy Mair of Beverley (widow of John Mair), common brewer and Richard Clark of Beverley, common brewer, who were partners in a brewery in Wilbert Lane (RDB, CP/77/122; Aldabella & Barnard 1997, 13).
- 2.18 Dorothy was the widow of John Mair who had owned the brewery in Wilbert Lane and an inn, the George and Dragon (now the Monk's Walk) in Highgate (Gibson 2001, 61; Aldabella & Barnard 1997, 13-14). In 1805 he married a Miss Bywell, late housekeeper to Sir Robert Wilmot of Chaddeston, Derby (*Hull Packet* 27 August 1805); this was presumably Dorothy who was probably his second wife. He died the following year but Dorothy was still described as a brewer in 1814, living in Highgate, probably at the George and Dragon (Battle's Directory, 1814).
- 2.19 It is not clear when the Mairs acquired the Flemingate property but a deed dated 1800 records the purchase by John Mair of a little house and yard which seems to have been located behind Nos. 13-15, and was probably demolished or converted to outbuildings (RDB, CB/577/884). In 1809, three years after John's death, Dorothy Mair and her business partner Richard Clark took a mortgage on Nos. 13-15 (RDB, CP/77/122). The property was described at this date as a "messuage, tenement or dwelling house now used as a public house known by the sign of the Lord Nelson and joiner's shop, outbuildings and yard adjoining late in the tenure of Thomas Dove deceased and now of Matthew John Moor", together with a messuage or tenement adjoining "late in the occupation of Mr William Tayleur (perhaps William Tayleure, drawing master who lived in Highgate in 1814) but now of Mary Tindall". It is not known when No. 13 was first used as an inn but it is unlikely to have been called the Lord Nelson earlier than 1805, the year that Nelson died at the battle of Trafalgar.
- 2.20 In 1815 Dorothy Mair married William Edwards of Beverley, saddler. The marriage settlement included her share of the brewery and the Lord Nelson inn (HUL, DDCV/15/375). In 1823 they sold the Wilbert Lane brewery and Lord Nelson inn and its associated buildings, in separate transactions, to members of the Stephenson family, brewers. The deed relating to the Flemingate property refers to the messuage, tenement or dwelling house "now used as a public house and known by the sign of the Lord Nelson", late in the tenure of Thomas Dove deceased but now of Matthew John Moor, and "all that other messuage, tenement or dwelling house adjoining", late in the occupation of William Tayleur and now of widow Collinson (RDB, DO/194/177).
- 2.21 The names of the occupants of the Lord Nelson from the early 19th century onwards are known from the town's trade directories (see Gibson 2001, 62), but the occupants of No. 15 can only be identified from stray references (such as the 1805 survey and 1823 deed) until 1841, when the first census was taken. In 1841 the tenant was Francis Denton and his wife Ann and four of their children, Mary, Sarah, Elizabeth and Thomas, and one servant Elizabeth Lawson were at the property (TNA, HO 107/1229/9). The Dentons were still there in 1851 when Francis, then aged 70, was described as a land and house proprietor. His wife

Ann, who came from Lincolnshire, was 64. At this date five children, all unmarried, were living with them: Jane (30), Mary (29), Sarah (27), Elizabeth (25) and Thomas (23). A granddaughter, Faith Denton, aged 2, was visiting, and there was one domestic servant, Jane Greenhough (TNA, HO 107/2359). Francis died in 1853 and his wife Ann in 1860 (EYFHS 1997, 22). In 1861 Thomas had become head of the household, and his four unmarried sisters still lived with him (TNA, RG 9/3569).

2.22 In 1871 the tenants were Robert Robson, a labourer in the iron works (presumably Crosskills), his wife Alice, and 12-year old niece, Mary Matilda Smith. Boarding with them was Helen Dry, a widowed dressmaker aged 64, and Charlotte Bradley, an unmarried woman whose occupation was given as “formerly servant”, and three children aged between one month and four years, also called Bradley (TNA, RG 10/4769). By 1881 No. 15 was the home of James Leeson, wheelwright, aged 46, his wife Martha, aged 45 and their children Herbert, a blacksmith, Ernest, an oil miller, Walter, Bryan, Albert and daughter Lily. Boarding with them was George Harrison, cabinet maker. They seem to have left by 1891 when the census shows the house on the east side of the Lord Nelson occupied by George Verity, a tanner’s labourer and his wife Ann and three children, Margaret Ann, Elizabeth and George (TNA, RG 12/3908). However by 1901 the Leesons had returned to No. 15. At that date James Leeson aged 66 and his wife Martha, aged 65, lived there with their son Alfred, aged 29 (also a wheelwright), daughter Lily Clubley and granddaughter Edith Clubley. Boarding with the family was a retired mariner, 83-year old Joseph Anderson (TNA, RG 13/4462). In 1927 the tenant was John Henry Garton (ERAO, CCER/3/9/4).

2.23 The Stephenson family retained both the Wilbert Lane brewery and the Lord Nelson for many years, but by the late 19th century Simpson and Co. of Market Weighton were running the Wilbert Lane brewery (Aldabella & Barnard 1997, 13-14), and in 1899 the Lord Nelson (with joiner’s workshop) and adjoining house were sold by them to John Smith’s Tadcaster Brewery Ltd (RDB 9/193/176; 9/216/197). No. 13 (Lord Nelson) is still owned by the brewery but in the 1980s they sold No. 15, which was then in a dilapidated state. Following restoration it became the offices of the present architectural practice.

### **A Note on the Dymoke Family**

2.24 A 17th century playing card found in No. 15 by the present owners has “For John Dymoke” written on it. John Dymoke, hardwareman, who lived in a large house in Saturday Market in 1672, served as Mayor of Beverley in 1679. It is unlikely his family had any direct connection with No. 15 Flemingate, but he served as an alderman of the town alongside Thomas Johnson who owned the house in the late 17th century, and the two men lived in adjacent houses in Saturday Market. Dymoke died in 1687.

### 3 ARCHITECTURAL DESCRIPTION

#### Introduction

- 3.1 A description of the standing structure, based on the notes compiled during the site visit, is given below. The description commences with the plan form, structure and materials, external elevations and finally a description of the internal circulation.
- 3.2 Although the building is actually set on a shallow north-east/south-west alignment, for the purposes of the following description, all parts are considered to be aligned either north-south or east-west, the main axis lying north-south. Unless otherwise stated, all terms used to describe timber-framing or internal fixtures and fittings are taken from Alcock *et al* (1996) and Alcock and Hall (1994). Finally, in the following text, “modern” is taken to mean dating to after c.1945.

#### Plan Form

- 3.3 As noted above, No. 15 Flemingate stands on the north side of the street frontage of the said street in Beverley (see plate 1), close to Beverley Minster in the southern part of the town. The main building is basically sub-rectangular in plan and is aligned north-south, with overall internal ground floor measurements of 13.80m in length (north-south) by a maximum of 6.0m in width (east-west); the maximum width relates to the south end of the ground floor, including a passage on the west side, with the rest of the building averaging 4.65m in width. The walls are subject to much local variation, but the east external wall is thickest, with an average width of 0.55m; the internal walls are generally narrower.

#### Structure and Materials

- 3.4 No. 15 is of two storeys with an attic. To the street frontage, as a result of probable 18th or 19th century alterations, the south end of the roof is hipped, slated and continuous with that over the Lord Nelson public house. However, to the rear of the street frontage, the majority of the roof is aligned north-south (as is the building below), and is steeply-pitched and pantiled. There are external brick stacks to the south end of the east elevation and the north gable; the base of the latter is obscured by a single storey garage, not included in this description - a beer store is shown in this position on a 1912 plan (Gibson 2001, 62). The structural framework of the building is formed by load bearing external walls with wooden beams and joists supporting the internal floors, remains of internal timber-framing and modern repairs.
- 3.5 The majority of the building is built of brick, although detailed examination shows that a number of different types of bricks have been used, representing different phases of construction; a fuller account of the dimensions, appearance and distribution of these brick types is given in the circulation description below. No *in situ* stonework was observed within the building, including chalk padstones, stylobates or footings associated with the timber-framed elements.
- 3.6 Although the majority of the building comprises brick, substantial and important elements of timber-framing survive within its structure. There are four main visible areas, one external and three internal. All timber-framing appears to be of oak, is of large scantling with few knots and pegged throughout. Some setting-out marks survive, but no carpenters' marks or other assembly marks were noted on the earlier framing, although some associated with an apparent later alteration do survive (see below).

- 3.7 The external timber-framing is concentrated in the east elevation of the building, and now comprises a mid rail (but possibly the remains of a jetty bressumer – see below), studs and other vertical timbers; the studs are set at 0.90m centres (see plates 3 and 4 and figure 4). The vertical timber to the left (south) of the external stack is aligned with a post shown to the interior of the first floor in 1984 but subsequently removed. However, externally the vertical timber appears to be supported by the mid rail, rather than interrupting it, as one might expect with a post. There are now seven studs visible to the right (north) of the stack. A photograph taken in 1979 shows a further stud to the immediate north of the stack, which is now obscured by ivy (Miller *et al* 1982, plate 9; see plate 2), while drawings made in 1984 prior to refurbishment show a stud at the north-east corner of the building, which can no longer be seen. Again, two of these studs are slightly wider and appear to be aligned on posts visible internally, although as before they appear to be interrupted by the mid rail. No braces were visible between the studs, although they may be concealed by external rendering. The studs rise to a wall plate running the full length of the elevation.
- 3.8 To the north of the stack, there are two first floor windows, each equivalent to the length of three studs. Each window is of three lights. To the south of these, there is a very narrow glazed light set between a pair of studs. All of these windows are modern and were introduced as part of the refurbishment undertaken after 1984. In 1979, the position of the southern three-light window was occupied by a 16-pane (8 by 8) horizontal sliding sash of late 18th or early 19th century appearance. The sill of the sash was formed by a horizontal timber running between two of the studs, an arrangement suggesting that the sash had itself replaced an earlier larger window here. To the north, shallower horizontal timbers are shown running between the next two studs at a higher level, and then there is a larger window with modern glazing; the arrangement of timbers here exposed after the 1984 refurbishment again suggests that this modern window had replaced an earlier example (Miller *et al* 1982, plate 9).
- 3.9 The surviving internal framing is all concentrated on the first floor, and comprises, from north to south, a complete frame of an internal partition wall, a northern roof truss of some quality and the much mutilated remains of a southern truss now completely concealed within the attic space. The two trusses and the frame are regularly spaced, with an average bay length of 3.50m (see figure 4). The distance from the frame to the north end of the building is also 3.50m, and there is a similar measurement from the mutilated truss to the south-west corner. However, from the latter to the south-east corner is only some 3.00m, perhaps suggesting that the street frontage has been reduced or realigned at some point.
- 3.10 On the first floor, the complete frame of the internal partition wall is of post, tie-beam and stud construction (see plate 5). At the east and west ends of the frame, posts with slightly splayed heads rise to the cambered tie-beam. The east wall plate is hidden by modern alterations, but the west wall plate remains visible and is formed from at least two separate pieces of timber joined by a face-halved scarf with vertical butts to the south of the post. Beneath the tie-beam, there are six studs set at c.1.00m centres; the slightly wider gap between the eastern stud and the east wall is filled by a straight upward brace. A doorway set between the central studs is almost certainly a later insertion (see below) but there is a horizontal timber placed 1.64m above floor level at the west end of the frame, between a stud and the post. The horizontal timber is neatly pegged into the vertical timbers at either end, and so may represent an early or original doorway. Above the doorway, the tie-beam supports the crown-post roof structure. The crown-post itself is flanked by slightly curved downward braces, with vertical outer

struts. The head of the crown-post is slightly splayed and surmounted by the collar; there is a straight upward brace from the south face to the collar purlin. The collar purlin supports the collars running between each pair of common rafters; the apex of the frame is almost certainly also formed by a pair of common rafters but these are now no longer visible. In contrast to the roof truss to the south (see below), none of the timbers within the frame are chamfered or have received any other form of decorative treatment. The infill between the timbers is assumed to be brick, but had a thick coat of horsehair plaster at the time of survey. A moveable panel to one side of the crown post gives access to the attic space over the northern first floor room, but this was not entered as part of the site inspection.

- 3.11 To the south of the frame, the northern of the two surviving roof trusses may once have been positioned over the centre of an open hall, two-bays in length (see plate 6). This is suggested by the decorative treatment of the truss, the height of the stopped and barred chamfer to the arris of the two-storey west post, and the lack of any evidence for a floor beam running between the west post and what remains of the east post; there is however some evidence for a jetty bressumer along the east side of the building which would make a first floor hall more likely. Like the frame described above, the tie-beam was once supported by posts, although the majority of the east post has been either removed or covered up by later alterations; a small part of the latter's head, together with a chamfered arch brace, can be seen in the back of a built-in wardrobe. The arch brace to the west post is not chamfered and may be softwood; it is almost certainly a later replacement. The deep, cranked tie-beam has stopped and barred chamfers to the soffits, with a carved central boss in the form of a "Tudor" rose (see plate 7). As in the frame, the crown-post rising from the tie-beam is flanked by curved downward braces, but these are of much better quality and larger scantling than those in the frame. There is a straight upward brace from the north face of the crown-post to the collar purlin, with a collar and common rafters above.
- 3.12 The southern roof truss is now concealed within the attic space over the southernmost first floor room. Like the others, it was once supported by a post at either end. The truss was subject to a brief inspection as part of the site survey, but has been much mutilated as a result of probable 18th or 19th century alterations to the roof here. However, what remains demonstrates that there was once another crown-post truss, with downward braces flanking the crown-post, although both these and the original tie-beam have been removed. Straight upward braces to the collar purlin survive to the north and south of the crown-post, although to the south, the purlin has been truncated beyond the first collar and pair of common rafters. It was not possible to tell whether the truss was once open, like the northern truss, or had been infilled and formed part of a frame.

### **External Elevations**

- 3.13 The principal elevation of No. 15 faces south onto Flemingate, but this is rendered and scored to resemble ashlar, obscuring any evidence for earlier features, if they survive (see plate 1). There is a recessed doorway to the west end of the ground floor, fitted with a six-panelled door, immediately adjacent to the doorway to the Lord Nelson. To the east, there are four-pane (2 over 2) horned sashes to the ground and first floors, and a second first floor window opening with modern glazing above the ground floor doorways.
- 3.14 The surviving timber-framing to the east elevation has already been described above. At the very south end of the elevation, there is what appears to be a tall brick buttress, butting the elevation (see plate 4). To the north, the first floor

brickwork, running as far as the easternmost surviving stud, is built of red handmade bricks (average dimensions 230mm by 110mm by 60mm) laid in English Garden Wall bond (one stretcher course to each header course) and set with a lime mortar. Below, the ground floor brickwork is less regular and slightly shallower, and laid in a rough stretcher bond; there may be a ragged vertical joint 0.70m to the south of the external stack. The brickwork of the stack is tied into the brickwork of the south elevation here. To the north of the stack, the ground floor was altered as part of the 1984 refurbishment. The 1979 photograph shows a small, low modern window lighting a store, with a shallow window to the north at the head of a blocked doorway (also illustrated by Hall and Hall (1973, 44); see plate 2); the doorway was re-opened after 1984. At the far north end of the ground floor in 1979, a modern window is partly visible; this has been replaced by a two-light window fitted with timber-glazed units.

- 3.15 The base of the north gable is obscured by the adjacent single storey garage; an external stack rises up to the first floor, but the remainder of the gable to either side has been rendered. The west elevation of the building is not rendered, but only a small portion is now visible externally as a result of infilling to the rear of the Lord Nelson. The part that can be seen is of brick, with the eaves stepping out slightly over the wall face below.

#### **Circulation Description** (see figure 4)

##### *Ground floor*

- 3.16 The doorway in the south elevation facing Flemingate leads into a short passage with a modern toilet at the north end. The west wall of the passage is of exposed brickwork, and is built of whitewashed bricks (average dimensions 230mm by 120mm by 60mm) laid in a rough stretcher bond and set with lime mortar. In the east wall, a horizontal timber, possibly scarfed, can be seen at a high level. A doorway in the east wall gives access to the main room at the south end of the ground floor, now forming a drawing office. The base of a two-storeyed post can be seen in the west wall; at ceiling level, a mortice in the south face suggests that a beam once ran across at this level to the opposite post in the east wall. This post is shown on a plan of 1984 but was removed as part of the subsequent refurbishment. The brickwork of the west wall to the north of the post is made of bricks noticeably longer and shallower (average dimensions 230mm by 130mm by 55mm) than those visible elsewhere in the building, and they may represent early surviving infilling of the timber-frame. There are also areas of blocking, joints and disturbance to the brickwork of the north and east walls of the room, although the significance and purpose of these are uncertain.
- 3.17 To the north of the drawing office, the central part of the ground floor is now occupied by a passage and hall, entered by the external doorway in the east elevation. A cupboard at the west end of the passage conceals the base of a two-storey post.
- 3.18 The north end of the ground floor is formed by a room of similar proportions to the drawing office. The base of a two-storey post is still partly visible in the west wall, with a modern walk-in store cupboard to the east. From the interior of the store cupboard, it is possible to inspect the beam which crosses the ceiling of the room in line with the post. The soffit has stopped chamfers to both sides, while in the south face there are a series of blocked mortices for joists; these are numbered "IX" to "XVIII" from east to west. There are also a number of wrought-iron hooks and nails projecting from the south face of the beam. The beam presumably

supports the frame visible on the first floor, although much of its soffit was obscured, and so it was not possible to see if the frame had once continued below the beam.

*The first floor*

- 3.19 The only access to the first floor is via the staircase situated on the west side of the central part of the ground floor. The staircase is of dog-leg closed string form and of pegged construction throughout, with turned balusters and a composite moulded handrail; the overall appearance suggests an early 18th century date.
- 3.20 At the top, the staircase opens into a north-south aligned landing running the length of the central part of the first floor and giving access to the rooms at either end. In the central part, there is a bathroom to the west of the landing and a kitchen and bedroom to the east; these are entirely finished with modern fixtures and fittings, and any visible historic features in these areas have already been noted as part of the timber-framing description above. The larger rooms at the north and south ends of the first floor also retain few visible features of interest. Plans from 1984 show posts in the centre of the east and west walls of the south room (now a living room), but these are no longer visible internally. The doorway to the north room (now a bedroom) retains a false-panelled door of early 18th century appearance, mounted on large butterfly-hinges and with a contemporary spring-latch.



## 4 DISCUSSION AND CONCLUSIONS

- 4.1 The preliminary architectural appraisal of No. 15 Flemingate has raised a number of issues meriting further discussion, and these are outlined below.

### Early History and Timber-framing

- 4.2 Flemingate almost certainly takes its name from the Flemish merchants trading in Beverley in the 12th century. It may have been the street in which some of them lived and so it is possible that the site of No. 15 was occupied from an early date, although this is not certain. During the 14th century a house belonging to Master Thomas Harpham was located on north side of Flemingate. The details of a 1318 lease of land to Harpham by the burgesses of Beverley suggest that the site of No. 15 may have been included in the lease; comparison with 19th century maps suggests that it was either just within the western edge of the land taken by Harpham, or possibly just beyond it, although again it is not certain if there was any occupation at this date.
- 4.3 The earliest surviving parts of the existing building, represented by the timber-framing, particularly the detailing and form of the roof trusses, suggest that it is of late 15th century date. Unfortunately, much of timber-framed Beverley now lies buried beneath 18th and 19th century plasterwork, and few standing buildings have been recorded and published in detail; furthermore, it is believed that no dendrochronological dating has ever been carried out on secular/vernacular buildings in Beverley (Ian Tyers, Dendrochronological Consultancy Ltd, *pers. comm.*). Nevertheless, there are examples both locally and regionally with which comparisons can be drawn.
- 4.4 The most commonly cited example of a well-preserved medieval timber-framed building in Beverley is No. 49 North Bar Within, located at the opposite end of the town to Flemingate, and generally dated to the 15th century. Although the plinth of No. 49 is now buried, elsewhere timber-framed buildings of medieval and early post-medieval date in Beverley have been noted to rest on plinths of chalk and limestone blocks (Hall 1989, 184; Dennison 1998). No. 49 has a depth of c.5.90m back from the street frontage, with the first floor jettied out some 0.70m above the ground floor. The ground-floor framing is characterised by relatively closely spaced studs, with curved downbraces and curving brackets to the jetty bressumer, itself set on closely-spaced joists. A watercolour of c.1840 shows the brackets to be clustered either side of a pair of ground floor doorways; the outer brackets rise from posts, whilst the inner brackets may be supported on moulded corbels (Brown 1983, plate 8). The arrangement of the doors might suggest that the property was divided into two units of equal size from an early date. The first floor framing also has thin closely-spaced studs and downbraces; the larger downbraces are curved, but the thinner examples are almost straight, and the whole first floor has evidently been altered several times, particularly the fenestration. Brown notes the infill of the framing to the first floor front wall is of bricks set on edge (Brown 1983, plate 8).
- 4.5 A sketch reconstruction of No. 49 North Bar Within made by Miller in 1982 prior to the renovation of the building shows a six-bay crown-post roof inside, with curved downbraces and vertical struts to the roof trusses similar to those surviving in No. 15 Flemingate (Evans 2001, 63). In addition to the surviving examples at No. 49 North Bar Within and at Flemingate, Pevsner and Neave (1995, 50) note that there are two other known examples of crown-post roofs in Beverley, at 19-21 Ladygate and 30-34 Saturday Market, while there are illustrations of a building formerly

standing at Nos. 6-8 Highgate that appears to have contained a crown-post truss, with four-way braces (Brown 1983, plate 3; Evans 2001, 66-67). Further afield, there are 15th century crown-post roofs of similar form to that at Flemingate in York, for example at Jacob's Well in Trinity Lane, the Red Lion in Merchantgate and Nos. 16-22 Coney Street (RCHME 1972, lxxiii; RCHME 1981, lxx), and also in a timber-framed building of c.1500 on Quay Street in Scarborough (Birdsall 2004, 4-19). Within Beverley, it is less easy to find vernacular/domestic parallels for the "Tudor rose" boss seen on the northern roof truss at Flemingate, although at least one example of a 15th century domestic roof with carved boss decoration survives within York (RCHME 1981, lxxii), and such motifs are commonly found in later 15th ecclesiastical contexts in Yorkshire. The use of the decorative boss, quite possibly within a hall, suggests that No. 15 Flemingate was once a house of some status, and it is interesting to speculate what else might have been lost; for example, the building in Scarborough noted above retains an outstanding moulded and brattished jetty bressumer (Birdsall 2004, 17).

### **The Form of the Late Medieval Building**

- 4.6 Taken as a whole, the surviving structural evidence suggests that, in its late 15th century form, the building at No. 15 represented by the surviving timber-framing was aligned north-south, and was two storeys high and four bays in length. It was almost certainly once jettied to Flemingate and, if the lane referred to in the 1318 lease is the same one shown leading from Friars Lane on Wood's 1828 plan, then it might also have been jettied along the east elevation, which could help to explain some of the apparent discrepancies in the timber-framing here. When the plans drawn in 1984 are overlain, the posts shown along the west side of the building rise up through two-storeys, whereas on the east side, the ground floor posts are set to the west of those shown on first floor. This may have resulted from the posts along the east side of the building being placed above and below a jetty bressumer. If this were the case, then the substantial thickness of the ground floor east wall of the building when compared to the other walls might be explained by the gap beneath the jetty being simply infilled with brick to produce a flush elevation face, rather than the jetty above being cut back. However, the presence of a jetty along the east elevation would make it less likely that any internal hall was open, and it may instead have been confined to the first floor.
- 4.7 With an average internal width of 4.65m, the width of No. 15 Flemingate is very close to the existing street frontage widths of Nos. 32 to 36 North Bar Within, where substantial areas of timber-framing apparently dating from the mid 16th to the early 17th centuries have recently been recorded (Richardson & Dennison *in prep.*). The street frontage widths here are argued to reflect medieval property sub-divisions and the surviving structural evidence suggests that the timber-framed buildings ran parallel to the street; the 15th century No. 49 North Bar Within described above also runs parallel to the street, and this is the most common surviving arrangement in Beverley (Hall 1989, 183). Evans (2001, 59) suggests that this resulted from the settlement being sufficiently large for there to be little pressure on frontage space on most of the streets.
- 4.8 However, these timber-framed buildings running parallel to North Bar Within are only c.6m in depth (or up to c.8.50m if rear aisles/outshots are included), whereas at nearly 14m in depth, No. 15 Flemingate is over twice this. Therefore, while it is acknowledged that there may once have been other associated timber-framed elements which have been demolished, it seems highly possible that, rather than forming a structure running parallel to the street frontage, No. 15 Flemingate was set at an approximate right angle to the frontage, occupying a single medieval

property sub-division; a jettied gable end would have faced onto Flemingate (with possibly also a jetty to the east elevation along a lane), with the hall to the rear. Such buildings survive in some numbers in central York, comprising over half the existing multi-storey timber-framed buildings, and all appear to date from the 15th century or later. They are most commonly of three storeys and three bays in length (although some are four bays), a good example being the surviving houses on Low Petergate (Grenville 1997, 165-168; Hall 2001, 83).

- 4.9 If such a model were to be accepted, then it might be proposed that the ground floor of the southern bay of No. 15 Flemingate perhaps functioned as a shop, with domestic accommodation over, although it is perhaps more likely that the whole south end was given over to the latter. There was apparently a hall to the rear of the frontage, either open or to the first floor only, perhaps once with a screen positioned at the north end, leading to a service area in the northernmost bay; it is also possible that there might have been a detached kitchen to the rear, as proposed at a similar building in Chester (Grenville 1997, 187).
- 4.10 Although the Victoria County History notes that the early No. 11 Ladygate has a gabled end to the street frontage (Hall 1989, 184), it would appear that the suggested arrangement of No. 15 Flemingate as set out above is the first time that structural evidence for such a layout has been considered in detail in Beverley. If the proposed arrangement is correct, then it would have wider implications for both Flemingate and the wider medieval townscape of Beverley, as it is unlikely to have been the only such example of a building within the town.
- 4.11 Why would such an arrangement be taken up here? There is no evidence to suggest that commercial pressures on property sub-divisions in this area caused houses on Flemingate to be turned through 90 degrees, as seen in other medieval market towns (Grenville 1997, 162). Other reasons might therefore be proposed; perhaps the plot became available for redevelopment in the late 15th century, by which date pre-existing development to the north and south precluded any expansion along the street frontage. The owner then decided, possibly resulting from knowledge of similar properties in York, Beverley or indeed Hull, that the most economic way to erect a house of the status he or she required was to adopt the gabled frontage and rear hall plan. It is possible that the existing passage on the west side of the ground floor preserves the line of a narrow side access from the street frontage to the rear of the building. This, and the proposed arrangement above, might suggest that No. 15 Flemingate formed a separate property to the adjacent No. 13 in the later medieval period, although documentary evidence indicates that they were considered as a single property by c.1700. Furthermore, if the building was jettied to both Flemingate and a lane running along the east side, then one might also pursue possible parallels with late medieval corner shop sites, as discussed by Grenville (1997, 183-186).

### **Later History**

- 4.12 Documentary evidence suggests that the house in Flemingate formed by Nos. 13 and 15 was almost certainly altered and subdivided after it was sold to Henry Smith, tanner, in 1725. Alterations belonging to this period would include the existing staircase being inserted into the suggested medieval hall, and the surviving door and doorway leading into the easternmost first floor room. If the medieval hall was open, then the insertion of the staircase would have required it to have been at least partly ceiled, and it may be that the numbered blocked joist mortices noted on a ground floor ceiling beam relate to this, although it is acknowledged that the exact sequence of any alterations here and their relation to

the first floor frame directly above remain uncertain. It is interesting to note that a small section of staircase similar to that in No. 15 survived within No. 13 in 1980, but that there was no visible evidence of timber-framing. This may suggest that No. 13 was extensively altered or perhaps even largely rebuilt during the same period, including alterations to the roof facing onto Flemingate which also affected No. 15; any earlier gabled and jettied street frontage may well have been hacked back and re-faced, an event which took place at several other timber-framed Beverley buildings in the early to mid 18th century (Richardson & Dennison, *in prep.*). An inspection of the interior of the Lord Nelson, particularly the roof spaces, might provide further information on such alterations.

- 4.13 It is not known when No. 13 was first used as an inn but it is unlikely to have been called the Lord Nelson earlier than 1805, the year that Nelson died at the battle of Trafalgar. The first clear documentary evidence for Nos. 13 to 15 being an inn occurs in 1809. No. 15 appears to have formed a dwelling separated from the inn (although in the same ownership) by 1815 and to have continued as such throughout the 19th century. By the late 20th century, as the 1979 photograph shows (Miller *et al* 1982, plate 9), No. 15 was in poor condition and was sold to the architectural practice which still occupies it. A sympathetic refurbishment was undertaken in 1984.

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## **6 ACKNOWLEDGEMENTS**

- 6.1 The preliminary architectural appraisal at No. 15 Flemingate was commissioned by the owner of the site, Mr Stephen Knight of Knight and Low Architects. EDAS would like to thank Mr Knight for the opportunity of undertaking the work.
- 6.2 The on-site recording was undertaken by Shaun Richardson who also produced the fieldwork records and a draft report. The historical research was undertaken by Dr Susan Neave. The final report was produced by Ed Dennison, with whom the responsibility for any errors remains.



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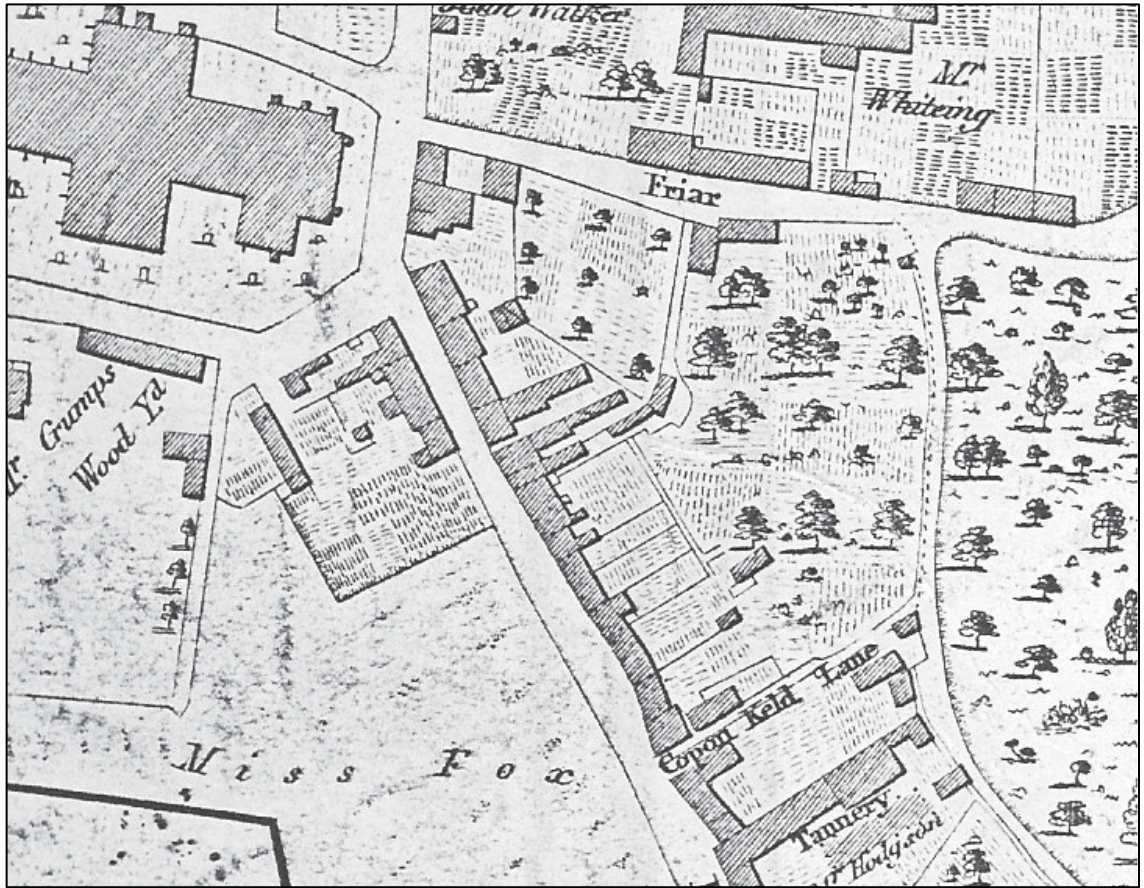
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TITLE		GENERAL LOCATION	
SCALE	NTS	DATE	JULY 2008
EDAS		FIGURE	1





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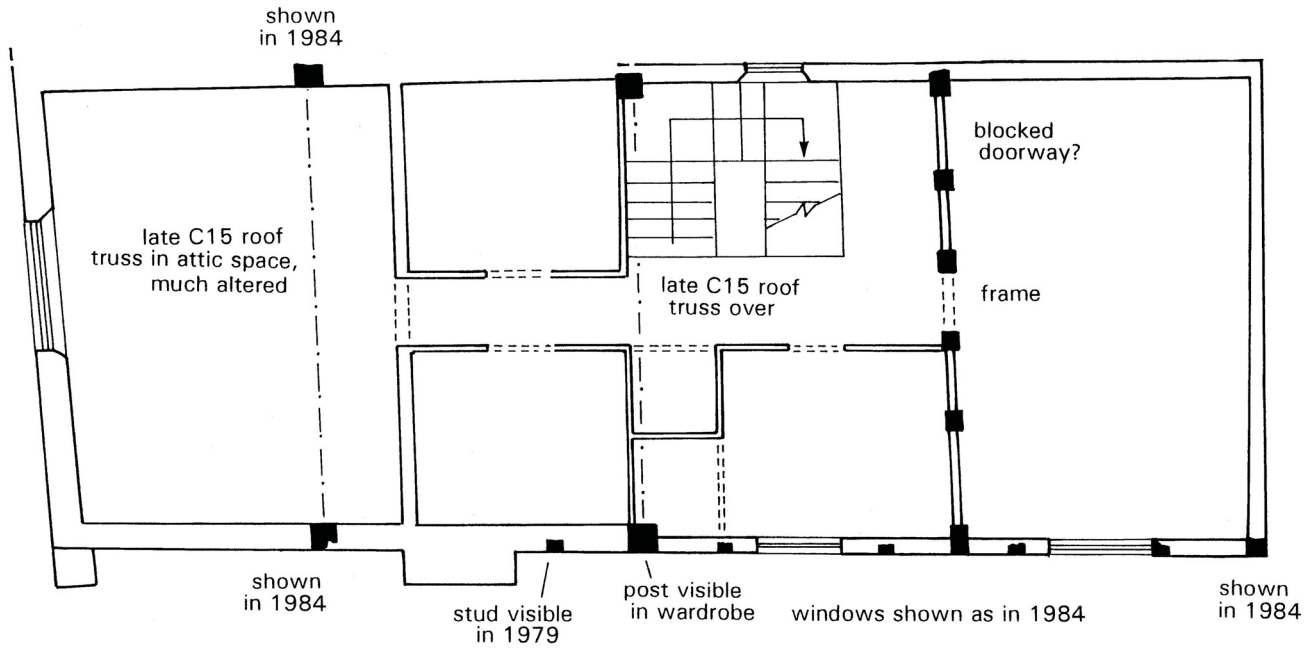


Section of Wood's plan of Beverley, 1828.

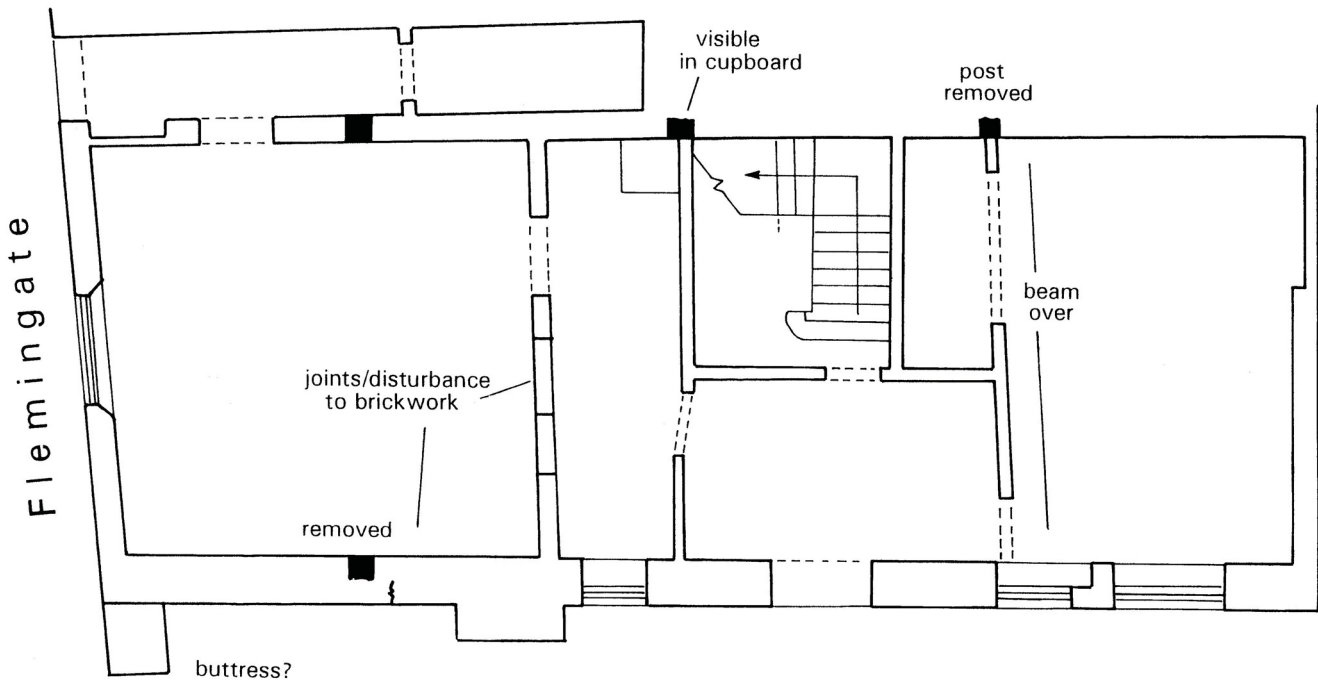
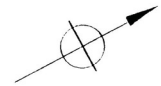


Section of 1:500 Ordnance Survey plan, 1854 (sheet 210/12/4).

PROJECT	15 FLEMINGATE, BEVERLEY	
TITLE	HISTORIC MAPS	
SCALE	NTS	DATE JULY 2008
EDAS	FIGURE	3



First floor



Ground floor



Plans based on drawings provided by Knight & Low

PROJECT		15 FLEMINGATE, BEVERLEY	
TITLE		SKETCH FLOOR PLANS	
SCALE	AS SHOWN	DATE	JULY 2008
EDAS		FIGURE	4



Plate 1: General view of 15 Flemingate, looking north-west.



Plate 2: East side of 15 Flemingate, November 1979 (Miller *et al* 1982, 64).



Plate 3: North end of east external elevation, looking north-east.



Plate 4: South end of east external elevation, looking north-east.



Plate 5: Frame of internal partition wall, looking north.



Plate 6: Northern surviving roof truss, looking north.



Plate 7: Detail of "Tudor" rose boss.

## **APPENDIX 1**

## APPENDIX 1: LISTED BUILDING DESCRIPTION

Location : 15 FLEMINGATE (north side), BEVERLEY, EAST RIDING OF YORKSHIRE  
IoE number : 167149  
Date listed : 02 October 1980  
Date of last amendment : 02 October 1980  
Grade : II\*

TA0339

FLEMINGATE  
(north side)

10/52

No 13 (Lord Nelson) and No 15

Public house and office. Probably late C17 incorporating late C15-C16 range which forms No 15. C19 alterations, including refronting. Timber-framing to No 15 with ground floor of east side underbuilt in orange brick in English Bond and brick gable ends. No 13: brick, no visible evidence for timber framing. Rendered street front to both. Welsh slate roof to street range and rear range of No 13, pantiles to No 15. Two storeys. U-shaped incorporating range of 4 bays on timber frame (No 15) standing at right angles to street. Street front: 3 bays with two central doors and C19 sashes. East return of No 15: door and casement windows of c1985. External stack to left. Middle rail, wall posts, studding and wall plate exposed. Further casements of same date. Further external stack to rear gable end. Roof hipped at left. Interior: No 15: dog-leg stair with closed bolection-moulded string, square newels, column-on-vase balusters and moulded handrail. (Small section of similar stair survives to No 13). Parts of frame are visible and include chamfered jowled hall post with arch braces and a massive cambered chamfered tie beam with Tudor rose boss to centre supporting an unmoulded crown post with longitudinal arch braces and transverse down braces. Three trusses survive, one of which has been altered. Wall plate with edge-halved scarf. Studded partition wall.

Source: Images of England website ([www.imagesofengland.org.uk](http://www.imagesofengland.org.uk))