

# 8-9 HALL GATE, DONCASTER, SOUTH YORKSHIRE: AN ARCHAEOLOGICAL WATCHING BRIEF



**CS Archaeology**  
February 2013

**On behalf of:** Atherton & Godfrey Solicitors  
8-9 Hall Gate  
Doncaster  
DN1 3LU

**National Grid Reference (NGR):** SE 5771 0326

**Oasis Ref. No:** csarchae1-13284

**Project Number:** 63

**Planning Ref. No:** 10/01074/LBC

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*Frontispiece: The former print works (Building A) to the rear of 8-9 Hall Gate*

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- [A] modern flagstone surface
- [B] brick and stone surface, probably representing an original external loading area
- [C] deep excavation of mass concrete foundation
- [D] brick set floor
- [E] blocked doorway

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## **1 SUMMARY**

- 1.1 This report has been written in response to recommendations and originally a condition of Planning Consent (Application Number 10/01074/LBC) for the demolition of the existing printing works and erection of a three storey office building.
- 1.2 Today plans for the construction of a new three storey office have been put on hold and once demolition has taken place the land will be used as a car park
- 1.3 The Proposed Development Area consists of two building phases. Phase 1 consists of two 19<sup>th</sup> century brick buildings, each with a pitched roof. The original exact original function of the phase 1 buildings is unknown, but they probably relate to manufacture (Building A) and administration (Building B). Phase 2 buildings represent an extensive late 20<sup>th</sup> century flat roofed extension.
- 1.4 This report records the demolition of the Building A (Phase 1) and notes further details not evident during the appraisal (CS Archaeology 2008).
- 1.5 No detailed assessment of the PDA's archaeological potential could be made because of the limited (shallow) site reduction area.

## 2 INTRODUCTION

- 2.1 This report was commissioned by Atherton & Godfrey Solicitors to satisfy a condition placed on Listed Building Consent to 'demolish attached buildings to the rear of the Listed Buildings' (Application No. 10/01074/LBC, condition 3).
- 2.2 The Proposed Development Area (PDA) is centered on SE 57715 03266, to the rear of 8-9 Hall Gate, Doncaster (**Figures 1 & 2**). Numbers 8 & 9 Hall Gate are designated heritage assets (Grade II, Listed Buildings) and enjoy statutory protection. No 8 Hall Gate (LB No. 335019) is a 3 bayed 3 storey building which dates to the late 19<sup>th</sup> century. No. 9 Hall Gate (LB No. 335020) is a two bayed 3 storey building and also dates to the late 18<sup>th</sup> century. The PDA is situated to the rear of the listed buildings. The PDA lies to the north-east of the strategically important road of Hall Gate which formed one of the principal entrances to the Roman town of *Danum*, and is believed to lie across the line of the Roman road.
- 2.3 The building complex, to the rear of 8-9 Hall Gate is to be demolished (**Figure 2**). It comprises of one two storey brick gabled building (A & B: Figure 2) and includes a flat roofed extension that was built during the late 20<sup>th</sup> century (c. 1950-80s), as a purpose built print workshop.

## 3 AIMS AND OBJECTIVES

- 3.1 To record the architectural and potential buried archaeological assets in order to achieve a better understanding of the significance of the standing historic buildings within their historic context which are statutorily protected assets.

## 4 RESULTS

- 4.1 Demolition of the buildings took place between 2-5 February 2013. Removal of the asbestos roof to the modern buildings took place in advance of these dates. Areas of archeological significance have been labeled A-E. NB the proposed demolition allows for the retention of Building B, the small single storey building. Plates are cross referenced with photographic position numbers, in italics).
- 4.2 Removal of the modern single storey buildings allowed unobstructed views of Building A, a 4 bay, two storey construction, with its original first floor and modified ground floor fenestration (**Plates 1, 64 & 2, 58**. Demolition revealed the original first floor timber clad ceiling (**Plate 3, 68**). As the demolition progressed one of the king post roof trusses was exposed (**Plate 4, 71**). No evidence for further fenestration was revealed to the north or east walls but a doorway [E] was revealed to the north wall, of the ground floor (**Plate 5, 75**).
- 4.3 The first floor surface (area A: **Figure 3**) was recorded beneath room 16 (CS Archaeology 2008) and lay just below the modern concrete floor surface. The surface consisted of regularly laid thin flagstones (**Plate 6, 74**), after a record was made these flagstones were lifted to reveal a bed of sharp sand which was consistent with being laid relatively recently, probably as an exterior garden/terrace feature.

- 4.4 A further historic surface was recorded abutting Building A (Area B). This consisted of brick sets with a flagstone border along the eastern edge (**Plate 7, 77**). Along the western side the bricks were arranged in a double border. The bricks were 19<sup>th</sup> century moulded with the inscription 'SKIERS SPRING NR BARNESLEY' in relief, and were contemporary with Building A. The surface was 2m wide and around 4.5 long clear truncated at the southern end, probably during the construction of the modern single storey infill extension.
- 4.5 In general the site reduction was limited to 0.25m below the floor level. However the modern foundations were significantly deeper across the central PDA (**Plate 8, 80**). Depths of up to 1.5m were excavated in order to remove concrete strip foundations. As well as the modern foundations, surrounding dark brown garden soil was revealed overlying a light brown subsoil. 19<sup>th</sup> century earthen-ware bottles were recovered from the garden soil, and on one of these bottles 'Blacking Bottle' had been stamped. Significantly this appears to evidence early/19<sup>th</sup> century printing within the PDA, probably representing waste material dumped from Building A.
- 4.6 Perhaps the most significant floor surface which was revealed was associated with the floor of Building A. This brick set floor featured 'SKIERS' bricks which were laid in an imbricate pattern (side down: **Plate 9, 82**).
- 4.7 A photographic record of the demolition was made and is recorded in Appendix 2: **Figure 4**).

## **5 CONCLUSION**

- 5.1 The watching brief has been able to confirm the results of the appraisal (CS Archaeology 2008) in that the PDA built assets consist of two 19<sup>th</sup> century buildings (A & B) which were enlarged during the late 20<sup>th</sup> century with the modern single storey in-fill building.
- 5.2 The site reduction failed to enable an assessment of the underlying archaeology. Therefore its potential still remains unknown. What is known is that the PDA was laid out as a garden and the fine associated soil remains in situ within the northwest corner of the PDA.

## **6 ARCHAEOLOGICAL RECOMMENDATIONS**

- 6.1 Under the present planning Application, no further archaeological mitigation is recommended.

## **7 REFERENCES**

### **7.1 Bibliographic References**

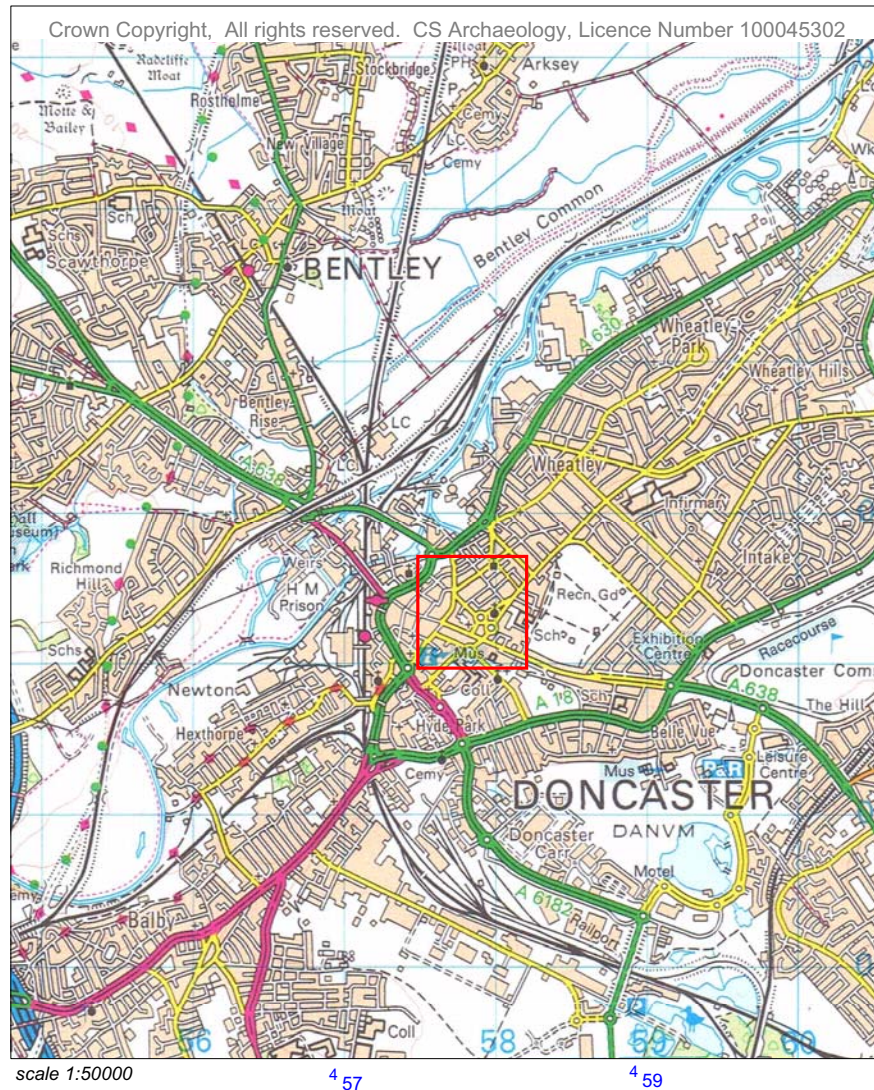
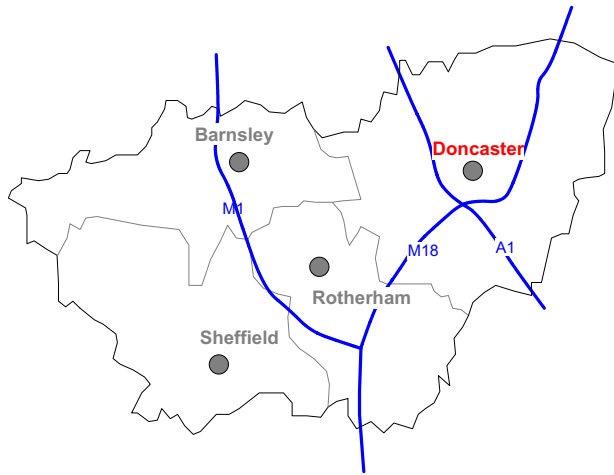
CS Archaeology, 2008, 8-9 Hall Gate, Doncaster, South Yorkshire: An Archaeological Building Appraisal, unpublished client report

### **7.2 Cartographic References**

Ordnance Survey 2008 digital map

## FIGURES








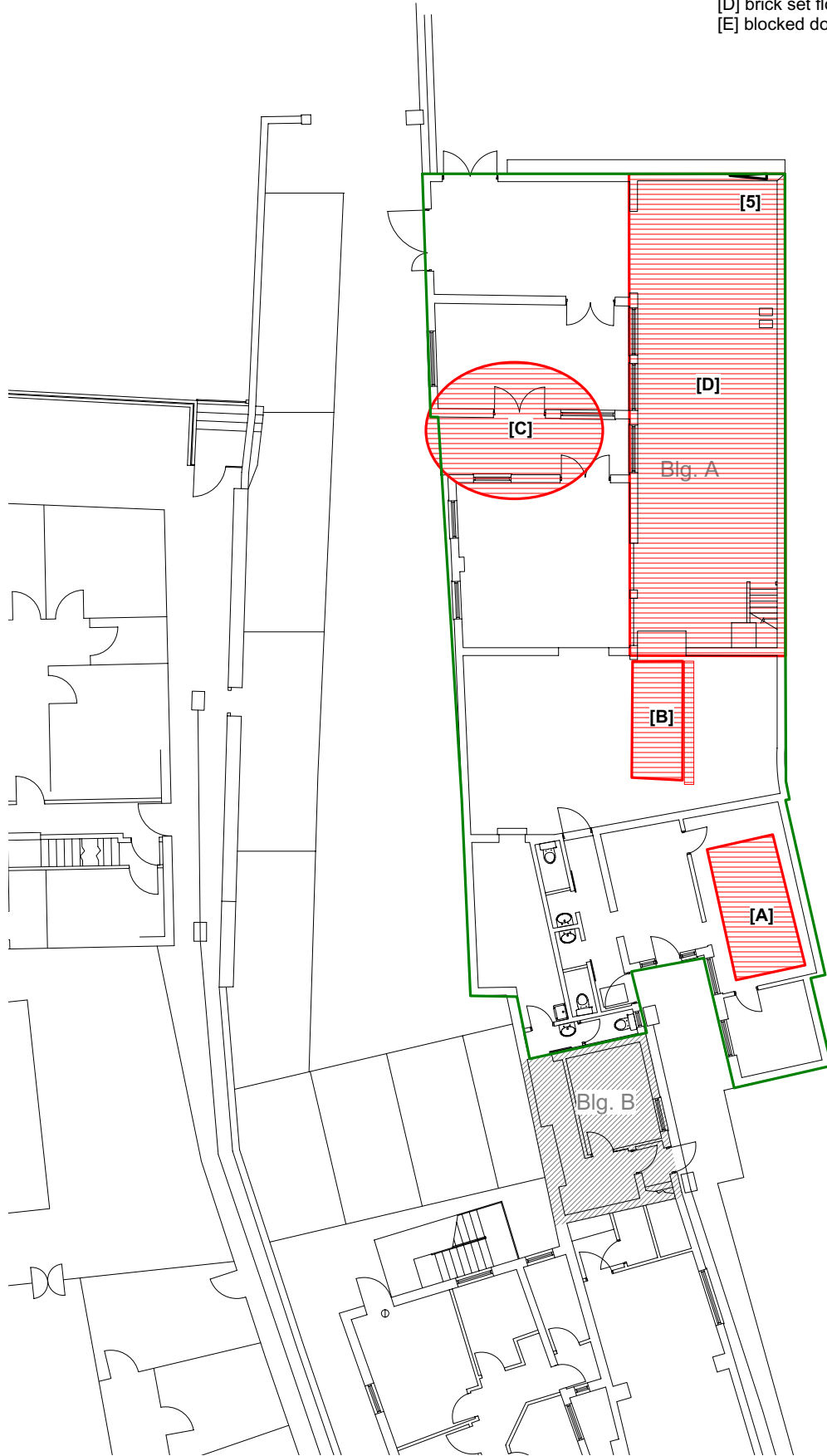


scale 1:500



-  area of demolition
-  proposed development area boundary
-  C19th historic buildings (A-B)

- [A] modern flagstone surface
- [B] brick and stone surface, probably representing an original external loading area
- [C] deep evcation of mass concrete foundation
- [D] brick set floor
- [E] blocked doorway



scale 1:200



# PLATES





**Plate 1, 64:** View of Building A's, front, NW Elevation, from the northwest



**Plate 2, 58:** Oblique view of Building A's NW Elevation, from the west southwest



**Plate 3**, 68: Detailed view showing original first floor ceiling, from the southwest



**Plate 4**, 71: General view of building A with King-post roof truss, from the southwest



**Plate 5, 85:** Detail of blocked doorway [E] to the NE wall of Building A, from the southwest



**Plate 6, 74:** View of the flagstone surface [A], from the northwest



**Plate 7, 77:** View of the original brick set floor [B], from the southwest





**Plate 8**, 80: General view of the excavation of the modern deep foundations [C] of the in fill buildings, from the southwest



**Plate 9**, 82: View of Building A's original brick set floor [D], from the southwest

## APPENDIX 1: PROJECT BRIEF

**PROJECT DESIGN FOR AN ARCHAEOLOGICAL  
WATCHING BRIEF AT 8-9 HALL GATE,  
DONCASTER, SOUTH YORKSHIRE**

**CS Archaeology**

**August 2010**

## **0 SUMMARY**

- 0.1 This Project Design (PD) is in response to a condition on planning consent (App. No. 07/01358/LBD, 10/01074/LBC, Cond. 3) demolition of the 19<sup>th</sup> and 20th century Buildings (building phases 2 and 3 CS Archaeology 2007).
- 0.2 This PD proposes that an archaeological watching brief is implemented to record the demolition of a Print Works and associated outbuildings. The watching brief will also check for any structural and architectural details not visible during the archaeological appraisal (CS Archaeology 2008).
- 0.3 The results from these archaeological works will provide a more detailed record of the Proposed Development Area's (PDA) architectural resource, and will mitigate the demolition by 'preservation by record'.

## 1 INTRODUCTION

### 1.1 Details

- 1.1.1 *Site Name:* Print Works and associated outbuildings to the rear of 8-9 Hall Gate
- 1.1.2 *Location:* Hall Gate, Doncaster, South Yorkshire (**Figure 1**)
- 1.1.3 *Status:* Designated Heritage Assets (Grade II, Listed Building)
- 1.1.4 *Grid reference:* SE 5771 0326
- 1.1.5 *Area of site (hectares):* c. 0.8

### 1.2 Archaeological Background

### 1.3 Planning Background

- 1.3.1 This Project Design (PD) has been written in response to a condition on planning consent (Application No. 07/01358/LBD, 10/01074/LBC, Cond. 3).
- 1.3.2 This PD represents a summary of the broad archaeological requirements to both mitigate the proposed demolitions down to ground (damp proof course) level. This is in accordance with Local Plan Policies and the National Planning Policy Guidance, PPS5.
- 1.3.3 This PD covers the removing and study of any materials of architectural/archaeological importance observed and recorded during the watching brief. The watching brief will apply to the historic 19<sup>th</sup> century buildings, depicted as the phase 2 (**Figure 2**). It is proposed that the phase 3, modern 20<sup>th</sup> buildings will be demolished in advance of the archaeological watching brief. This will allow unobstructed views of the phase 2 buildings i.e. the print works and office outbuilding.

## 2 OBJECTIVES

- 3.1 To record the architectural and potential buried archaeological assets in order to achieve a better understanding of the significance of the standing historic buildings within their historic context which is a statutorily protected asset.

## 3 METHODOLOGY

### 3.1 Procedures and Objectives

- 3.1.1 Access during the works will be afforded to CS Archaeology at all reasonable times, arrangements for access to the site will be agreed with the commissioning body in advance.
- 3.1.2 CS Archaeology will ensure that plant and machinery is operated with due care and attention.
- 3.1.3 CS Archaeology will make provision for the use of artificial light, if necessary.
- 3.1.4 This project will be undertaken in a manner consistent with the guidance of MAP2 (English Heritage 1991) and professional standards and guidance (IFA, 2001).
- 3.1.5 All finds that are 'treasure' will be reported to the coroner in accordance with the Treasure Act Code of Practice (1997).
- 3.1.6 If architectural features or archaeological remains are discovered during the course of the demolition CS Archaeology will be afforded the opportunity to investigate and record them. Significant or unexpected discoveries will be immediately reported to the archaeological monitor (SYAS).
- 3.1.7 CS Archaeology will also extend the watching brief for any works which will involve ground disturbance such as small scale site reduction or excavation for services within the PDA.
- 3.1.8 This recording scheme will comprise a programme of observation, investigation and recording, which will be conducted during the demolition works. Its aim is to establish the character, history dating, form and archaeological development of the buildings in order to mitigate the site by 'preservation by record'.
- 3.1.9 During the watching brief analytical drawings and a written report on the structure sufficient to illustrate and explain architectural and archaeological details will be made to supplement the initial report (CS Archaeology 2008). Any changes and developments through time with regard to the construction techniques, materials, surface treatments, function and use of the structure will be appropriately recorded.

### **3.2 Photography**

- 3.2.1 A general and detailed photographic record of the demolition will be made. General and detailed photographs will be taken with a 35mm camera. All photographs will be in black and white using an appropriate silver based film (Ilford Delta Plus), this will form the primary photographic record.
- 3.2.2 This record will be supplemented by 35mm colour slides, especially where colour is an aspect that needs to be recorded, e.g. built structures and bedrock and characteristic stratigraphy. All photographs will contain an appropriate graduated photographic scale. Digital photographs will also be taken to illustrate the report and to supplement the archive, copies will be included in the digital archive which will be supplied both to SYAS.

### **3.3 Site Monitoring**

- 3.3.1 SYAS will be notified at least two weeks in advance of the site works and the start of the archaeological watching brief, so that arrangements for monitoring the work can be made.
- 3.3.2 Monitoring will be arranged so that all excavated areas can be inspected in an exposed condition.

### **3.4 Finds Recovery and Conservation Strategy**

- 3.4.1 If any site reduction work does take place and this is not anticipated, the following categories of artefact may be predicted on this site: pottery, ferrous and non ferrous metalwork, glass, ceramic building material, worked bone, flint and/or worked stone. Potential finds could date from the Romano-British period and could be of regional/national importance.
- 3.4.2 Should the site archive contain no finds/artefacts, the archive will be deposited with Doncaster Archives. If finds/artefacts do form part of the archive it will be deposited with Doncaster Museum Service.
- 3.4.3 All recording, marking and storage of material will be of archive quality and recording systems will be compatible with Doncaster Museum. Allowance will be made for preliminary conservation and stabilisation of all objects and an assessment of their long-term conservation and storage needs.
- 3.4.4 Finds will be appropriately packaged and stored under optimum conditions, as detailed in the RESCUE/UKIC publication First Aid for Finds. In accordance with the procedures outlined in MAP2, all iron objects, a selection of non-ferrous artefacts (including coins), and a sample of any industrial debris relating to metallurgy will be X-radiographed before assessment.

3.4.5 If required a specialist assessment report on the recovered artefacts will be undertaken, with a view to their potential for further study. The conservation report will form an appendix to the watching brief report. Allowance will be made for preliminary conservation and storage needs.

### **3.6 Health and Safety**

3.5.1 CS Archaeology will operate with due regard to health and safety and a copy of the risk assessment will be sent for approval to the archaeological monitors (SYAS).

### **3.6 Post –Recording Work and Report Preparation**

3.6.1 Once the demolition work and ground clearance has been completed, a full report of the results of the watching brief will be completed. The post-excavation assessment of material if recovered will be undertaken in accordance with the guidance of MAP2 (English Heritage, 1991). The report will include: background information, methods, detailed results, grid references, conclusion and discussion.

3.6.2 The watching brief report will include a phased interpretation of the site, if the results differ from the appraisal (CS Archaeology 2008).

3.6.3 The watching brief report will also consist of a detailed photographic index documenting the demolition of buildings B and C (**Figure 2**).

3.6.4 The report will provide an interpretation of the results, placing them in their local and regional context.

3.6.5 A copy of this PD will be included as an appendix to the final report.

### **3.7 Report Submission**

3.7.1 Copies of the completed report will be submitted in both hard (if required) and digital formats to:

- The Client, Mr D Bird Atherton and Godfrey Solicitors;
- Mr A Lines, Archaeologist, SYAS.



### **3.8 Submission and Deposition of the Archive**

- 3.8.1 The archive, including a copy of the report, will be compiled, indexed and then offered for deposition with Doncaster Museum and Art Gallery when they are accepting archives, or Doncaster Archives as appropriate.

### **3.9 Publicity**

- 3.9.1 Provision will be made for publicising the results of the work locally, and an on-line OASIS form will be completed for the project.

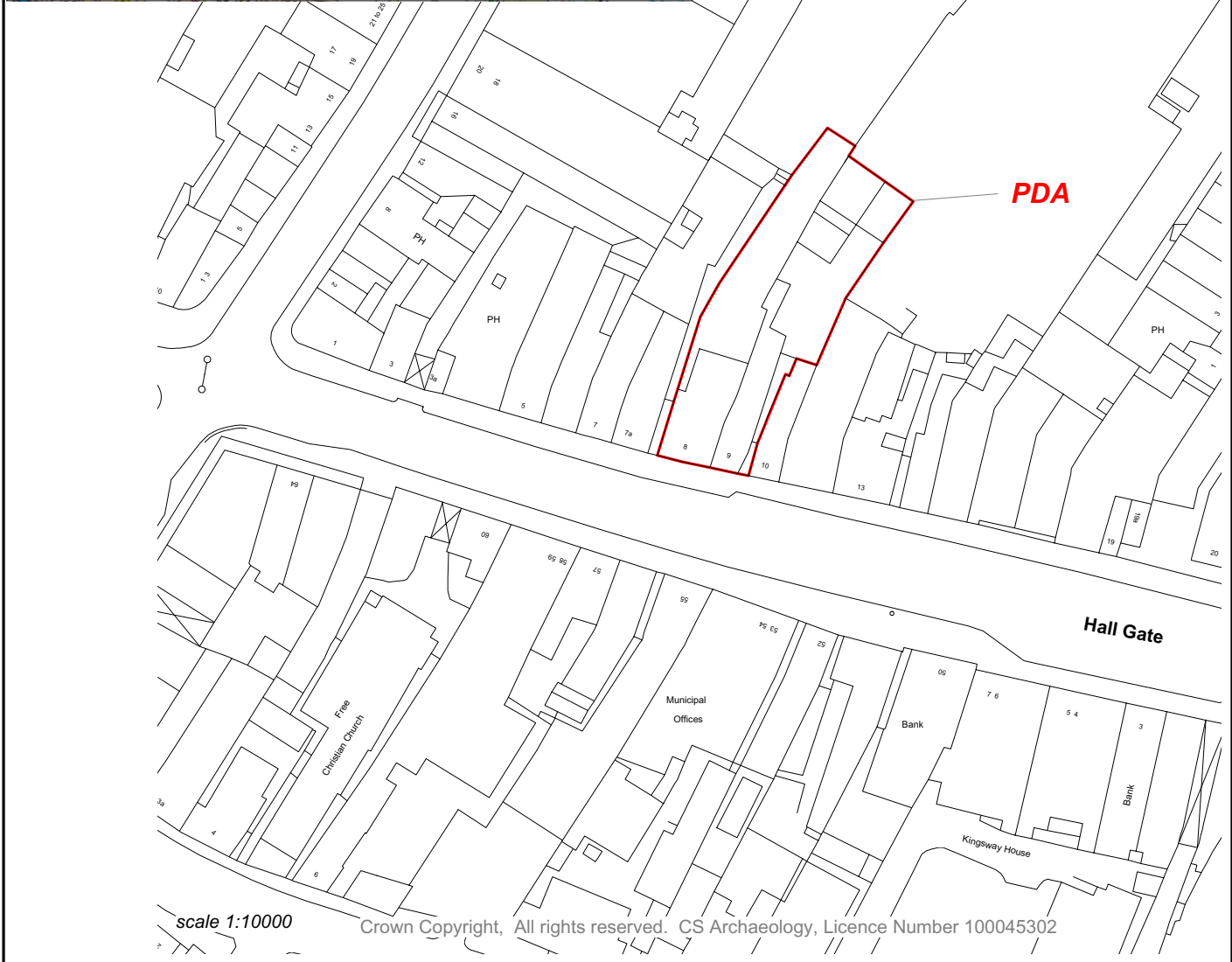
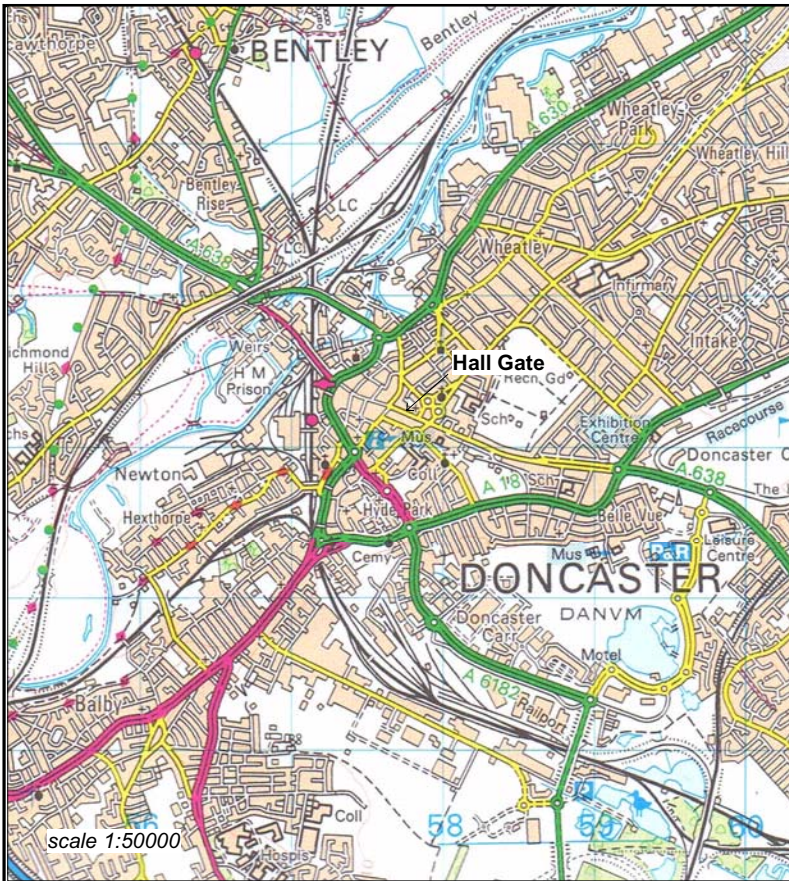
### **3.10 References**

CS Archaeology, 2008, 8-9 Hall Gate, Doncaster, South Yorkshire: An Archaeological Building Appraisal. Unpublished Client Report  
English Heritage, 1991, *Management of Archaeological Projects* (MAP2)  
Institute of Archaeologists, 2001, *Standard and Guidance for Archaeological Field Evaluations* Reading  
Watkinson D. & Neal V.,1998, *First Aid for Finds* (3<sup>rd</sup> edition), RESCUE & the Archaeological Section of the United Kingdom Institute for Conservation.  
Treasure Act, 1996, Code of Practice  
Planning for the Historic Environment 2010, National Planning Policy 5 (PPS5).

Any comments on this PD please address to Chris Scurfield at:

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# FIGURES

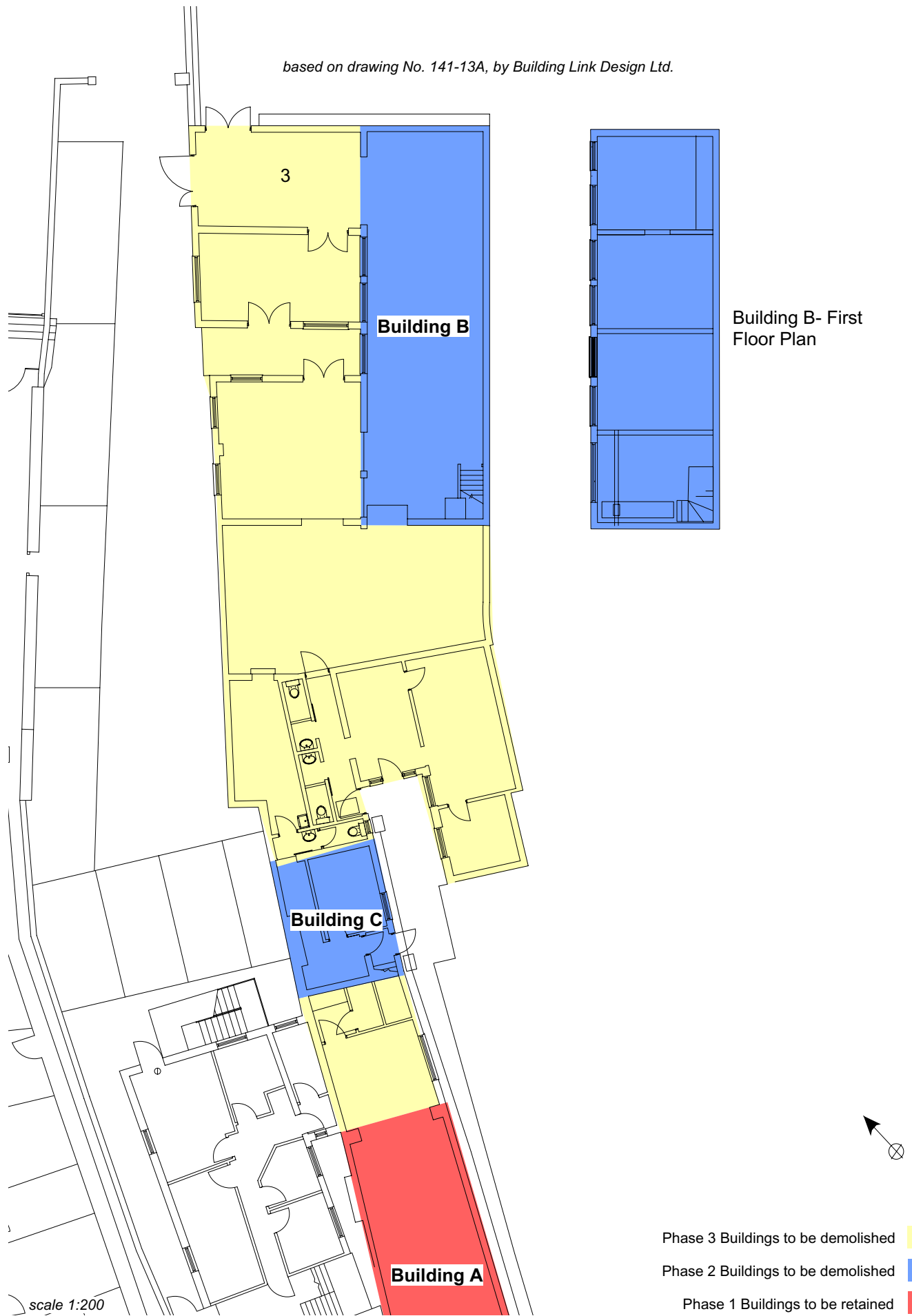


8-9 Hall Gate, Doncaster,  
South Yorkshire: Project Design  
for An Archaeological Watching Brief

Figure 1: Location Map  
of the PDA

CS Archaeology  
August 2010

based on drawing No. 141-13A, by Building Link Design Ltd.



## APPENDIX 2: ARCHIVE INVENTORY

## PHOTOGRAPHIC REGISTERS

Colour Digital, with 35mm Black and White Film archive shots: 67, 69, 70, 71, 72, 73, 74, 77, 82, 83, 85-9

Position	Film & Frame No.	Plate	Location	Description	From
56			External	General view	N
57			Ext.	General view	SW
58		2	Ext.	Oblique view of Building A's NW Elevation	WSW
59-60			Ext.	General view of the PDA	E
61			Ext.	General view of the PDA	NE
62			Ext.	View of Building A's, front, NW Elevation	NNW
63			Ext.	General view of the modern in fill buildings	W
64		1	Ext.	View of Building A's, front, NW Elevation	NW
65			Ext.	Building A, during demolition	SW
66			Ext.	View of the partially removed SW gable wall	SW
67	1/36		Ext.	Building A during demolition	SW
68		3	Ext.	Detailed view showing original first floor ceiling	SW
69	1/35 & 27		Ext.	Building B, revealed details (window) to the NE Elevation	NNW
70	1/34		Ext.	Walling detail	E
71	1/33	4	Ext.	General view of building A with King-post roof truss	SW
72	1/32		Ext.	View of Building B	NE
73	1/31		Ext.	General view of modern flagstone surface (pre 1980), beneath room 11 (CS Archaeology 2008)	SSW
74	1/30	6	Ext.	Further view of the flagstone surface [A]	NW
75			Ext.	General view of the NE end of the PDA with the inserted mass concrete floor being removed	SSW
76			Ext.	General view of the NE end of the PDA with the floor slabs still in situ	SW
77	1/29	7		View of the original brick set floor [B]	SW
78			Ext.	General view	S
79			Ext.	General view (from the fire escape)	SW
80		8	Ext.	General view of the excavation of the modern deep foundations [C] of the in fill buildings	W
81			Ext.	Detail of doorway with original ogee architrave	NW
82	1/28	9	Ext.	View of Building A's original brick set floor [D]	SW
83	1/26			General view of the 3 phased walling adjacent to Building A	W
84-5	1/25	5	Ext.	Detail of blocked doorway [E] to the NE wall of Building A	SW
86	1/24		Ext.	General view removing the mass concrete floor to the NE end of Bldg A	W
87-89	1/23-1		Ext.	Post demolition views	SW, NW & NE