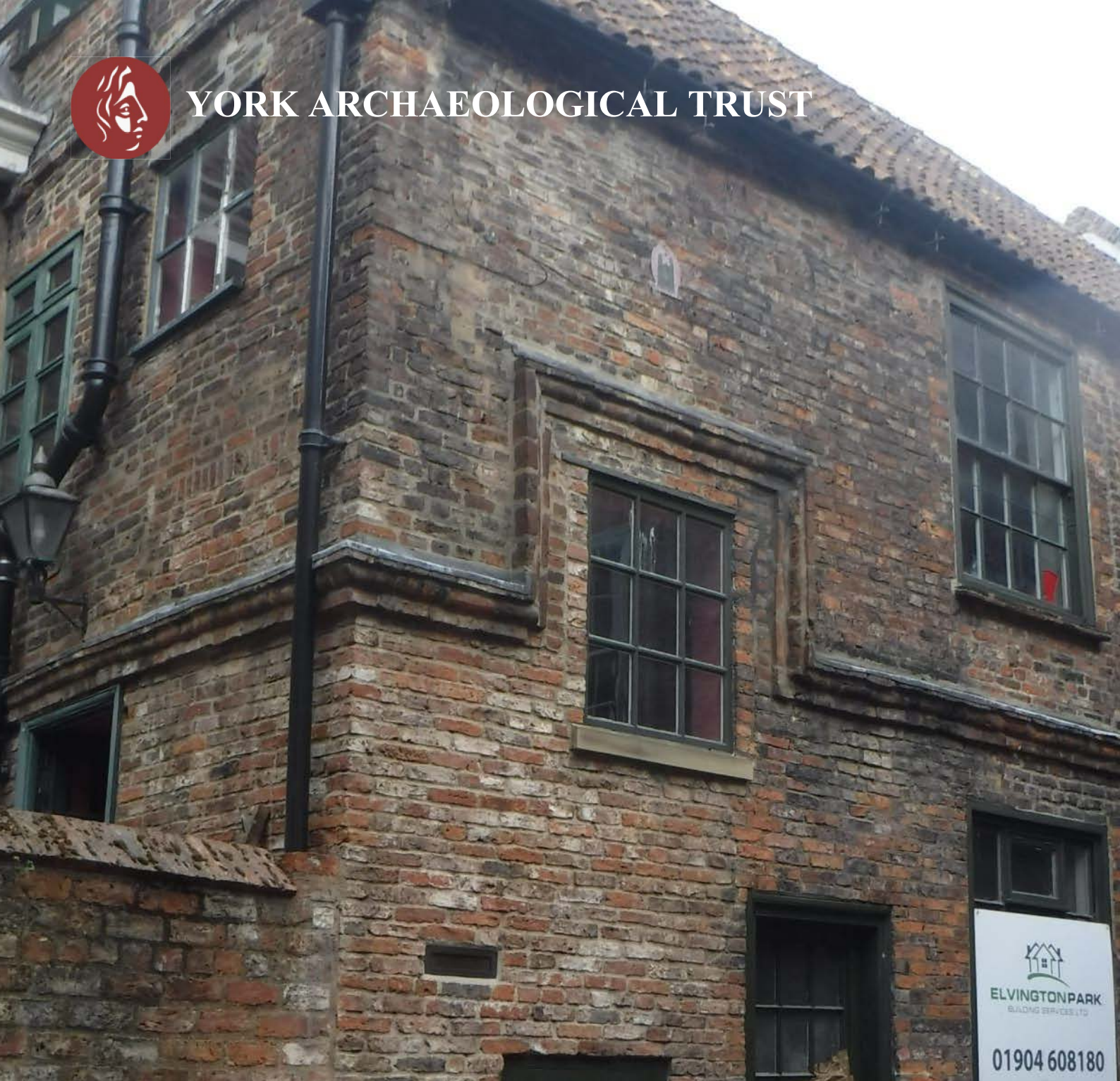




YORK ARCHAEOLOGICAL TRUST



Archaeological Building Recording at 1a Coffee Yard, York

Ben Savine

YAT Building Recording Report 2018/145 December 2018





YORK ARCHAEOLOGICAL TRUST



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Abbreviations

CYC	City of York Council
OD	Ordnance Datum
WSI	Written Scheme of Investigation
YAT	York Archaeological Trust

NON-TECHNICAL SUMMARY

Between the 20th and 27th September 2018 York Archaeological Trust (YAT) conducted an building recording exercise on the ground floor ceiling of 1a Coffee Yard, York (SE 60277 52035).

The work was undertaken for Kathryn Vint to meet the requirements of Listed Building Consent issued by City of York Council (CYC) (17/02121/LBC). The work was based on a Written Scheme of Investigation (WSI) produced by YAT (Appendices 3). The 2018 works involved monitoring and recording of work where by the 19th century suspended ceiling was removed and earlier ceiling elements, including beams, joists and plaster, were exposed.

KEY PROJECT INFORMATION

Project Name	1a Coffee Yard, York
YAT Project No.	5987 and 6057
Document Number	2018/145
Type of Project	Evaluation and Building Recording
Client	Kathryn Vint
Planning Application No.	17/01171/FUL and 17/02121/LBC
NGR	SE 60277 52035
Museum Accession No.	Pending
OASIS Identifier	Yorkarch1-290645

REPORT INFORMATION

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1	BS	04/10/18	IDM	08/10/18	IDM	08/10/18
2	BS	16/10/18	IDM	19/10/18	IDM	19/10/18
Draft 3	BS	29/11/18	IDM	10/12/18	IDM	17/12/18

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1 INTRODUCTION

Between the 20th and 27th September 2018 York Archaeological Trust (YAT) conducted an building recording exercise on the ground floor ceiling of 1a Coffee Yard, York (SE 60277 52035) (Figure 1 Site Location).

The work was undertaken for Kathryn Vint to meet the requirements stipulated as part of Listed Building Consent issued by CYC (17/02121/LBC). In accordance with the WSI building recording works involved a photographic survey of the 19th century ceiling prior to its removal, monitoring of the striping out works and a photographic survey of earlier 17th/18th century ceiling and structural elements including original beams and joists.

2 METHODOLOGY

The building recording works followed the methodology stipulated in the second WSI (Appendix 3).

2.1 Ground floor ceiling recording

Recording of the ground floor ceiling during the various stages of works was made with a basic photographic record. The locations of the photographs were annotated onto site plans with descriptions on a separate photographic register (Figures 2-4 Photograph Locations).

Prior to works beginning a basic photographic record of the 19th century 'false' ceiling in its current condition was made (Figure 2 Ground floor ceiling prior to works).

Removal of the 'false' ceiling was then undertaken by the principle contractor alongside archaeological monitoring (Figure 3 Ground floor ceiling during works).

Following the removal of the 'false' ceiling a photographic record was compiled of the exposed 17th/18th century ceiling and timbers (Figure 4 Ground floor ceiling following works).

3 LOCATION, GEOLOGY & TOPOGRAPHY

1 Coffee Yard occupies a rectangular plot of land to the south-west of Coffee Yard, York (NGR SE 60277 52035). Coffee Yard itself is an alleyway, with a wider yard opening, running south-east from Stonegate to the junction of Swinegate and Grape Lane.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

1 Coffee Yard is late 17th century in origin. There have been a number of subsequent alterations, with the most recent being significant restoration in c.1990. The ground floor and basement of the four storey building have been used most recently as a charity shop and storage. A planning application of 1997 (97/01703/FUL) indicates change of use from the ground floor shop to a store.

4.1 Roman

The site lies within the southernmost corner of the Roman Legionary fortress, which was founded in AD 71. The fortress was occupied by the ninth legion until AD 120, when they were replaced by the sixth legion. The fortress remained the base for the sixth legion until the Roman military withdrawal from Britain (Ottaway, 2004, 11).

To the south-west of the site was located the *Via Principalis* and to the south east the *Via Praetoria*, the main arterial roads through the legionary fortress. Excavations south of the site have uncovered evidence of well-preserved remains of the Legionary Bath House. The remains of a hypocaust were found in excavations at St Sampson's Square in 1931 (RCHM 1962).

Archaeological excavations at 9 Blake Street, located approximately 120m to the east of 1 Coffee Yard, uncovered significant complex Roman archaeology. This included a sequence of timber and stone structures, features including a ditch, road surfaces and occupation deposits (Hall 1997). The nearby site of 14 Little Stonegate and 18 Back Swinegate (McComish 2015) produced remains spanning from 1st to 4th Centuries AD, probably associated with the Legionary fortress. This included remains of timber and stone buildings, floor deposits, a stone lined hearth and associated occupation deposits.

4.2 Anglian and Anglo-Scandinavian

Evidence for occupation immediately following the Roman period is sparse. Where evidence is present this consist of a thin layer of black soil overlying the latest Roman deposits, suggesting that the fortress was not intensively settled at this time (Rees Jones 2013,38). Within the area the dominant buildings were the church of St Benedict thought to have been located to the north of the junction between Back Swinegate and Swinegate and the church of St Sampson on the south-eastern end of Patrick Pool.

An inhumation cemetery probably associated with the church of St Benedict was excavated at 12-18 Swinegate (McComish 2015). These included exceptionally well preserved wooden coffins.

4.3 Medieval

The most extensive archaeology nearby relates to the medieval remains of Coffee Yard itself, now intrinsically linked with Barley Hall. These included surfaces, hearths and associated deposits from medieval structures all relatively close to the current ground surface.

5 RESULTS

5.1 Ground Floor Ceiling Recording

5.1.1 19th century 'false' ceiling

Removal of the 19th century suspended ceiling was undertaken by the principle contractor following a basic photographic survey (Plates 1 and 2). The 19th century ceiling was found to extend across the majority of the space, except in a recess at the southern end of the ground floor where a modern repair was in place (Plate 3).

The removal works were undertaken in two phases. The first step involved removing the lath and plaster elements. With battens and joist hangers exposed (Plate 4) the second step was to remove them safely from the original 17th/18th century timber joists and beams.

During the course of the stripping-out works modern timber battens were exposed in the recess at the southern end of the room where a recent ceiling repair was situated (Plate 5). At the northern end of the room, in an area measuring approximately 2.3m north-west/south-east and 1.8m north-east/south-west between the main entrance door, the window in the north-west wall and the first beam into the room from the north-west end of the ground floor, evidence for what is likely to have been a repair of the ceiling undertaken at some point in the

20th century was found (Plate 6). In this area the first floor floorboards had been cut away and replaced where they appear to have rotted (Plate 7). It appears that to facilitate this repair a section of the ground floor suspended ceiling was removed and the supporting battens cut away and temporarily removed. Five joists were then inserted, some of which appear to be reused timbers as they possess notches which do not appear to correspond to the ceiling or floor structure (Plate 7), above which new floor boards were placed. The 19th century battens and joist hangers were reinstalled and attached to the inserted joists (Plate 8) and a new section of ceiling installed.

5.1.2 17th/18th century timber elements

Removal of the 19th century ceiling exposed a near complete arrangement of 17th/18th century timber beams and joists, a small area of earlier plaster ceiling and the various different floor boards of the first floor above.

The beams, of which there are five, run north-east to south-west across the narrow axis of the room dividing the ceiling into four cells. The south-eastern end of at least the three beams uncovered in the middle of the ceiling have at some stage had remedial work undertaken, here supporting steel plate have been inserted and bolted on to the beams. Evenly spaced joists were observed to run north-west to south-east across each cell, with the line of joists remaining constant along the length of the room. Typically thirteen joists occupied each cell, however at the south end of the room a boxed-in staircase obscured the eastern corner of the ceiling, consequently it was not possible to observe and record the number of joists or how many might have been affected by the placement of the stairs (Plates 9 and 10).

Also observed at the southern end of the room, set into the far southern corner, were five planks set at approximately 45° to the alignment of the room which extended across an area measuring 1.55m along the south-east wall of the room and 2.4m along the south-west wall of the room (Figure 2, Plates 11 and 12). The planks were supported by a joist below that ran the length of the central plank (Plate 13). The planks were fastened to the underside of four joists, of which the second and third were observed to have a cut-away on their upper faces corresponding to the extent of the planks fastened below (Plate 14). Although the purpose or function of this feature is not clear it does correspond to what appears to be a similarly angled corner present in the first floor space above.

Where original floor boards survived traces of where laths were attached to their underside were apparent (Plate 15), however only a small area of this possibly 17th/18th century lath and plaster ceiling remained *in situ* covering an area no more than 2.5m². Remains of the early ceiling were found adjacent to the window in the north-west wall of the room, between the timber joists and beam close to the main doorway accessing the ground floor from Coffee Yard. This area of plaster was in very poor condition and much of the plaster had become detached from the laths. It was deemed unsafe by the principle contractor and was removed (Plate 16).

5.2 Other features observed during ground floor ceiling watching brief

Directly above both fire places and the 19th century 'false' ceiling were found small brick vaults presumably providing support for first floor fire places (Figure 3, Plates 17 and 18). Whether these are original features or later additions is not clear, however where brick work was exposed it appears similar to those bricks used in the wall below.

6 DISCUSSION

The watching brief undertaken on the removal of the 19th century 'false' ceiling at ground floor level revealed that much of the original timber beam and joist structure survives intact and in good or reasonable condition. Unfortunately, very little of what appears likely to have been the original lath and plaster ceiling remained, and what did was in very poor condition and could not be retained. No evidence was found for any earlier partitions. The only potential evidence of significant alteration was found in the far northern corner of the room close to the main entrance from Coffee Yard. Here a relatively new area of floor boards was in place, supported by five joists which appear likely to have been inserted at some point during the 20th century. One possibility is that this area could have been the location of a stairwell that was subsequently removed and the gap in the floor/ceiling covered. However, no evidence of material having been keyed into or attached to the brickwork on the north-west wall of the room was apparent. In addition, the siting of a flight of stairs in a relatively confined space between a door and window may not have been practical. What is perhaps more likely is that the floor boards and joists in this area were sufficiently affected by degradation to require their removal and replacement, indeed where early floor boards survive close they show signs of deterioration around the point where they appear to have been cut.

LIST OF SOURCES

British Geological Survey - <http://www.bgs.ac.uk/>

Imagine York - https://cyc.sdp.sirsidynix.net.uk/client/en_GB/yorkimages/

Kendall, T. and Loffman, G., 2017. *Archaeological Investigations at 1 Coffee Yard, York*. Evaluation and Building Recording Report, YAT Report number 2017/69

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ACKNOWLEDGEMENTS

Many thanks to Kathryn & Robert Vint for the opportunity to work on such an interesting building.

Thanks should also be expressed to Claire MacRae & John Oxley of CYC for their input and site attendance.

APPENDIX 1 – INDEX TO ARCHIVE

Item	Number of items
Digital photographs	42
Written Scheme of Investigation	1
Report	1

Table 1 Index to archive

APPENDIX 2 – WITTEN SCHEME OF INVESTIGATION



YORK ARCHAEOLOGICAL TRUST

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL WATCHING BRIEF/BUILDING RECORDING, 1a COFFEE YARD, YORK

Site Location: 1a Coffee Yard, York

NGR: SE 60277 52035

Proposal: Internal and external alterations including replacement windows and installation of internal ground floor and staircase from ground floor to basement in connection with conversion of existing ground floor commercial unit

Planning ref: 17/02121/LBC

Prepared for: Kathryn Vint

Document: 2018/60

Version	Produced by		Edited by		Approved by	
	Initials	Date	Initials	Date	Initials	Date
1	TK	25/04/18	MS	25/04/18	BR	25/04/18

7 SUMMARY

1.1 Kathryn Vint has received Listed Building consent for works at 1a Coffee Yard, York (SE 60277 52035). The scheme will include internal and external alterations including replacement windows and installation of internal ground floor and staircase from ground floor to basement in connection with conversion of existing ground floor commercial unit.

1.2 The following archaeological condition has been imposed:

3. Prior to commencement of works on the removal of the lath and plaster ceiling to the ground floor, a specification for the carrying out a watching brief and programme of recording of the ground floor ceiling and first floor structure to capture evidence for historical arrangements that may be revealed shall be submitted to and approved in

writing by the Local Planning Authority. Thereafter the works are to be carried out in accordance with the specification so approved

Reason: So that the Local Planning Authority may be satisfied with these details in order to protect the special historic character of this listed building.

- 1.3 This Written Scheme of Investigation (WSI) has been prepared in response to a brief discussed with Kathryn Vint. The work will be carried out in accordance with the Brief and this WSI.

8 SITE LOCATION & DESCRIPTION

- 2.1 The proposal site is at 1a Coffee Yard, York (Figure 1). The four-storey building bounds the south-west side of Coffee Yard, which is set off to the south-east of Stonegate.
- 2.2 The ground floor ceiling/first floor structure is the element of the building which is to be monitored during these works. See drawing *Existing & Proposed Ground Floor Ceiling Construction* in the application 17/02121/LBC.

9 DESIGNATIONS & CONSTRAINTS

- 3.1 The site lies within York's Area of Archaeological Importance (AAI) and the City of York Central Historic Core Conservation Area 006. The current building at 1 Coffee Yard is a Grade II Listed Building. There are no Scheduled Ancient Monuments within the site boundary. This site does not lie within a Registered Historic Park or Garden or Registered Battlefield.

10 ARCHAEOLOGICAL INTEREST

- 4.1 1a Coffee Yard is late-17th century in origin. There have been a number of subsequent alterations, with the most recent being significant restoration in c.1990. The ground floor and basement of the four-storey building have been used most recently as a charity shop and storage.
- 4.2 In 2017 works undertaken in the basement by York Archaeological Trust (YAT 2017/69) revealed the original floor within the basement. The floor was directly on top of well-preserved archaeological deposits. Recording of the standing structure showed a series of alterations to the basement of the building including bricked-up windows and a doorway, buttresses and partition walls.
- 4.3 Investigations during the planning application 17/02121/LBC have revealed the original 17th/18th century lime plaster ceiling above the current 19th century 'false' ceiling on joist hangers.

11 WORKS TO BE MONITORED

- 5.1 This work will comprise of a comprehensive watching brief on the works undertaken as part of the removal of the lath and plaster 'false' ceiling to the ground floor and exposure/repairs to the original 17th/18th century ceiling. The following phases of work are proposed:

- Prior to works beginning basic recording photography of the 19th century ‘false’ ceiling in its current condition will be completed.
- The ‘false’ ceiling will then be removed by the principal contractor. Care will be taken to ensure that only the plaster, laths, battens and joist hangers are removed. All joists and other timbers, plus the 17th/18th century original ceiling, will be left in situ in the first instance.
- Cleaning of the newly exposed timbers and ceiling will be completed by soft brush and indirect use of vacuum so that original 17th/18th century elements are preserved as much as possible.
- Initially a basic photographic record for the exposed 17th/18th century ceiling and timbers will be completed. This is as per the works completed in the basement in 2017 (YAT 2017).
- If a complex sequence of former partitions/openings or similar is encountered, further input from the YAT Built Heritage Specialist will be sourced. At this point a more detailed recording exercise will be conducted.

12 DELAYS TO THE DEVELOPMENT SCHEDULE

- 6.1 It is not anticipated that the recording will impinge upon the development schedule. However, works on the ground floor ceiling will pause whilst the recording exercise is completed.

13 RECORDING METHODOLOGY

- 7.1 All works will be located using the current drawing *Existing & Proposed Ground Floor Ceiling Construction* in the application 17/02121/LBC as a base plan. If additional drawing is required this will be
- 7.2 Any new drawing will be made at an appropriate scale for the details being presented. A written description of the timbers and roof structure will be made, to include a record of any graffiti, assembly marks, modifications etc.
- 7.3 A photographic record of the exposed ceiling and timbers will be made. The archive will comprise digital photographs. Plans showing the location and direction of each photograph will be compiled. Photographic scales will be placed in each photograph, where possible.
- 7.4 Areas which are inaccessible (e.g. for health and safety reasons) will be recorded as thoroughly as possible within the site constraints. In these instances, recording may be entirely photographic, with sketch drawings only.

14 REPORT & ARCHIVE PREPARATION

- 8.1 Upon completion of the groundworks, a report will be prepared to include the following:
- a) A non-technical summary of the results of the work.
 - b) An introduction which will include the planning reference number, grid reference and dates when the fieldwork took place.
 - c) An account of the methodology and results of the operation.
 - d) A selection of photographs and drawings, including an overall plan of the site accurately identifying the areas monitored.

- e) f) Details of archive location and destination (with accession number, where known), together with a catalogue of what is contained in that archive.
 - g) A copy of the key OASIS form details
 - h) Copies of the Brief and WSI
 - i) Additional photographic images may be supplied on a CDROM appended to the report
- 8.2 Copies of the report will be submitted to the commissioning body and the HER/SMR (also in PDF format).
- 8.3 The requirements for archive preparation and deposition will be addressed and undertaken in a manner agreed with the recipient museum. In this instance the Yorkshire Museum is recommended and an agreed allowance should be made for the curation and storage of this material.
- 8.4 The owner of the Intellectual Property Rights (IPR) in the information and documentation arising from the work, would grant a licence to the County Council and the museum accepting the archive to use such documentation for their statutory functions and provide copies to third parties as an incidental to such functions. Under the Environmental Information Regulations (EIR), such documentation is required to be made available to enquirers if it meets the test of public interest. Any information disclosure issues would be resolved between the client and the archaeological contractor before completion of the work. EIR requirements do not affect IPR.

15 HEALTH AND SAFETY

- 9.1 Health and safety issues will take priority over archaeological matters and all archaeologists will comply with relevant Health and Safety Legislation.
- 9.2 A Risk Assessment will be prepared prior to the start of site works.

16 TIMETABLE & STAFFING

- 10.1 The timetable currently anticipates the work taking place in 2018.
- 10.2 Specialist staff available for this work are as follows: Greg Laban, Building Archaeologists.

17 MONITORING OF ARCHAEOLOGICAL FIELDWORK

- 11.1 As a minimum requirement, John Oxley will be given a minimum of one week's notice of work commencing on site, and will be afforded the opportunity to visit the site during and prior to completion of the on-site works so that the general stratigraphy of the site can be assessed. York Archaeological Trust will notify John Oxley of any discoveries of archaeological significance so that site visits can be made, as necessary. Any changes to this agreed WSI will only be made in consultation with John Oxley.

18 COPYRIGHT

- 12.1 York Archaeological Trust retain the copyright on this document. It has been prepared expressly for Kathryn Vint, and may not be passed to third parties for use or for the purpose of gathering quotations.

19 KEY REFERENCES

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YAT 2017. *1 Coffee Yard, York. Evaluation and Building Recording*. York Archaeological Trust Field Report 2017/69

For the latest Historic England guidance documents see:

<https://historicengland.org.uk/advice/latest-guidance/>

APPENDIX 3 – STRUCTURE RECORDING DIGITAL PHOTOGRAPH REGISTER

Photo number	Report Plate Number	Facing	Description
6057 115 1	3	S	19 th century ground floor ceiling
6057 116 2	-	SW	19 th century ground floor ceiling
6057 117 3	-	W	19 th century ground floor ceiling
6057 118 4	2	S	19 th century ground floor ceiling
6057 119 5	-	E	19 th century ground floor ceiling
6057 120 6	-	SE	19 th century ground floor ceiling
6057 121 7	1	NW	19 th century ground floor ceiling
6057 122 8	-	NW	Ground floor ceiling during works
6057 123 9	4	NE	Ground floor ceiling during works
6057 124 10	-	N	Ground floor ceiling during works
6057 125 11	-	NE	Ground floor ceiling during works
6057 126 12	-	NE	Ground floor ceiling during works
6057 127 13	5	SE	Ground floor ceiling during works
6057 128 14	-	S	Ground floor ceiling during works
6057 129 15	-	SW	Ground floor ceiling during works
6057 130 16	-	SW	Ground floor ceiling during works
6057 131 17	-	NW	Ground floor ceiling during works
6057 132 18	-	NE	Ground floor ceiling during works
6057 133 19	-	SE	Ground floor ceiling following works
6057 134 20	-	E	Ground floor ceiling following works
6057 135 21	-	N	Ground floor ceiling following works
6057 136 22	-	NW	Ground floor ceiling following works
6057 137 23	-	SW	Ground floor ceiling following works
6057 138 24	-	W	Ground floor ceiling following works
6057 139 25	16	NE	Ground floor ceiling following works
6057 140 26	10	W	Ground floor ceiling following works
6057 141 27	-	SW	Ground floor ceiling following works
6057 142 28	9	SE	Ground floor ceiling following works
6057 143 29	-	SE	Ground floor ceiling following works
6057 144 30	8	NW	Ground floor ceiling following works
6057 145 31	-	NW	Ground floor ceiling following works
6057 146 32	11	S	Ground floor ceiling following works
6057 147 33	-	N	Ground floor ceiling following works
6057 148 34	-	SW	Ground floor ceiling following works
6057 149 35	17	S	Ground floor ceiling following works
6057 150 36	18	SW	Ground floor ceiling following works
6057 151 37	6	N	Ground floor ceiling following works
6057 152 38	7	NE	Ground floor ceiling following works
6057 153 39	15	SE	Ground floor ceiling following works
6057 154 40	12	SE	Ground floor ceiling following works
6057 155 41	13	SE	Ground floor ceiling following works
6057 156 42	14	S	Ground floor ceiling following works

Table 2 Digital photographic record

PLATES



Plate 1 Ground floor 19th century ceiling, facing north-west



Plate 2 Ground floor 19th century ceiling, facing south



Plate 3 Modern repair to ground floor ceiling in recess at southern end, facing south



Plate 4 Battens and joist hangers used to support the 19th century lath and plaster ceiling, facing north-east



Plate 5 Modern battens alongside their 19th century equivalents at southern end of the ground floor ceiling, facing southeast



Plate 6 20th century joists inserted at north end of the ground floor, note the deteriorated early floor boards to left of shot, facing north



Plate 7 Deteriorated north-eastern ends of early floor boards at northern of the ground floor, note the reused timbers used as joists, looking north-east



Plate 8 Reinstated 19th century ceiling battens and hangers across repaired section of ground floor ceiling in northern corner, looking north-west



Plate 9 Exposed 17th/18th century beams and joists with floor boards of the first floor above, facing south-west



Plate 10 Exposed 17th/18th century beams and joists with floor boards of the first floor above, facing east



Plate 11 Planks attached below joists in the southern corner of the ground floor ceiling, facing south



Plate 12 Planks attached to underside of joists in southern corner of the ground floor ceiling, facing south-east



Plate 13 Detail of planks in southern corner of ground floor ceiling, facing south-west



Plate 14 Detail of planks in southern corner of the ground floor ceiling, note the recesses on the upper part of the two joists running above the middle of the planks, facing south



Plate 15 Traces of early lath and plaster ceiling visible on the underside of early first floor floor boards, facing south-east



Plate 16 Fragmentary remains of an early lath and plaster ceiling present towards the northern end of the ground floor ceiling, facing north-east



Plate 17 Support for first floor fire place above the north-western ground floor fire place, facing south-west



Plate 18 Support for first floor fire place above the south-eastern ground floor fire place, facing south

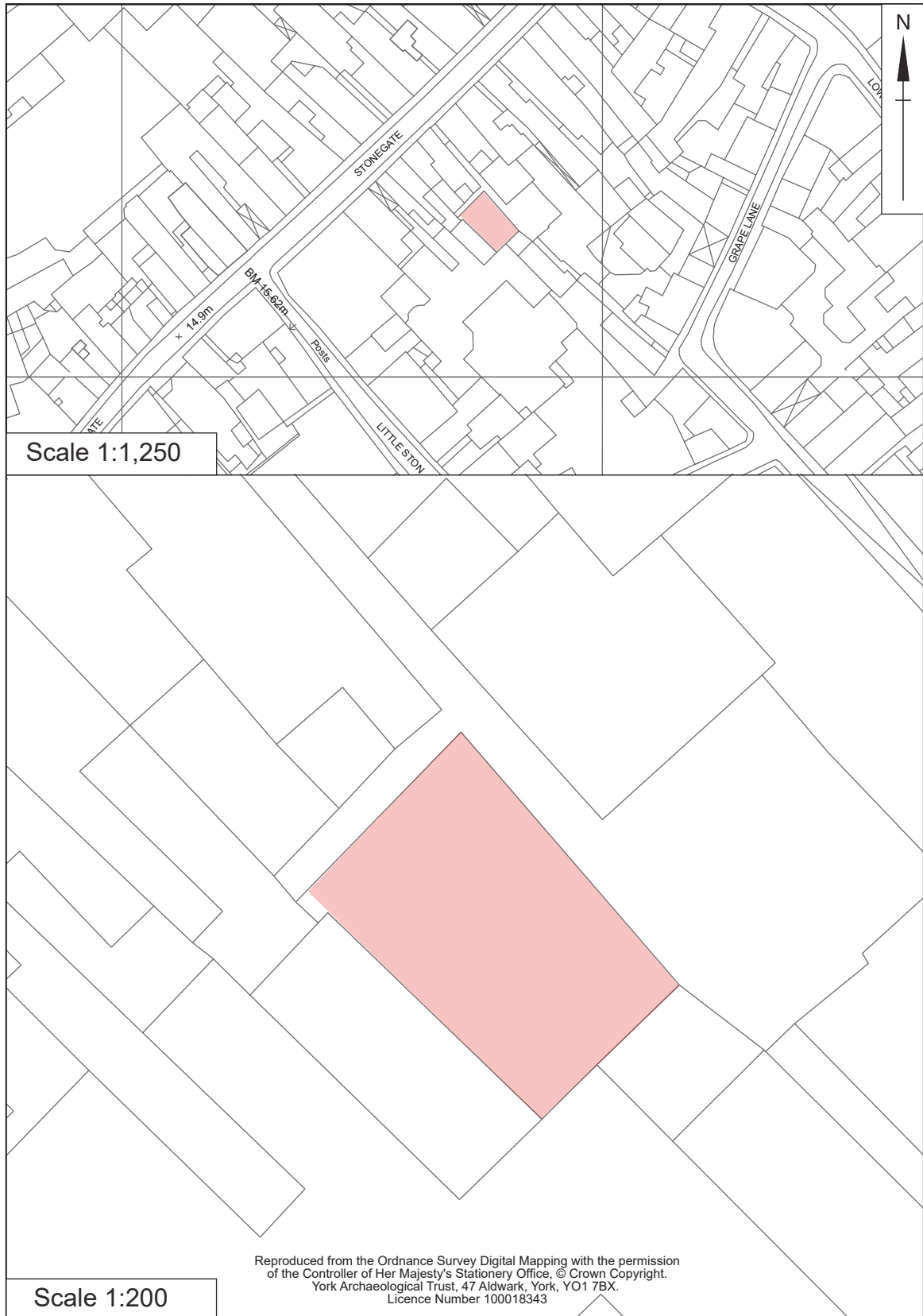


Fig. 1 Site location

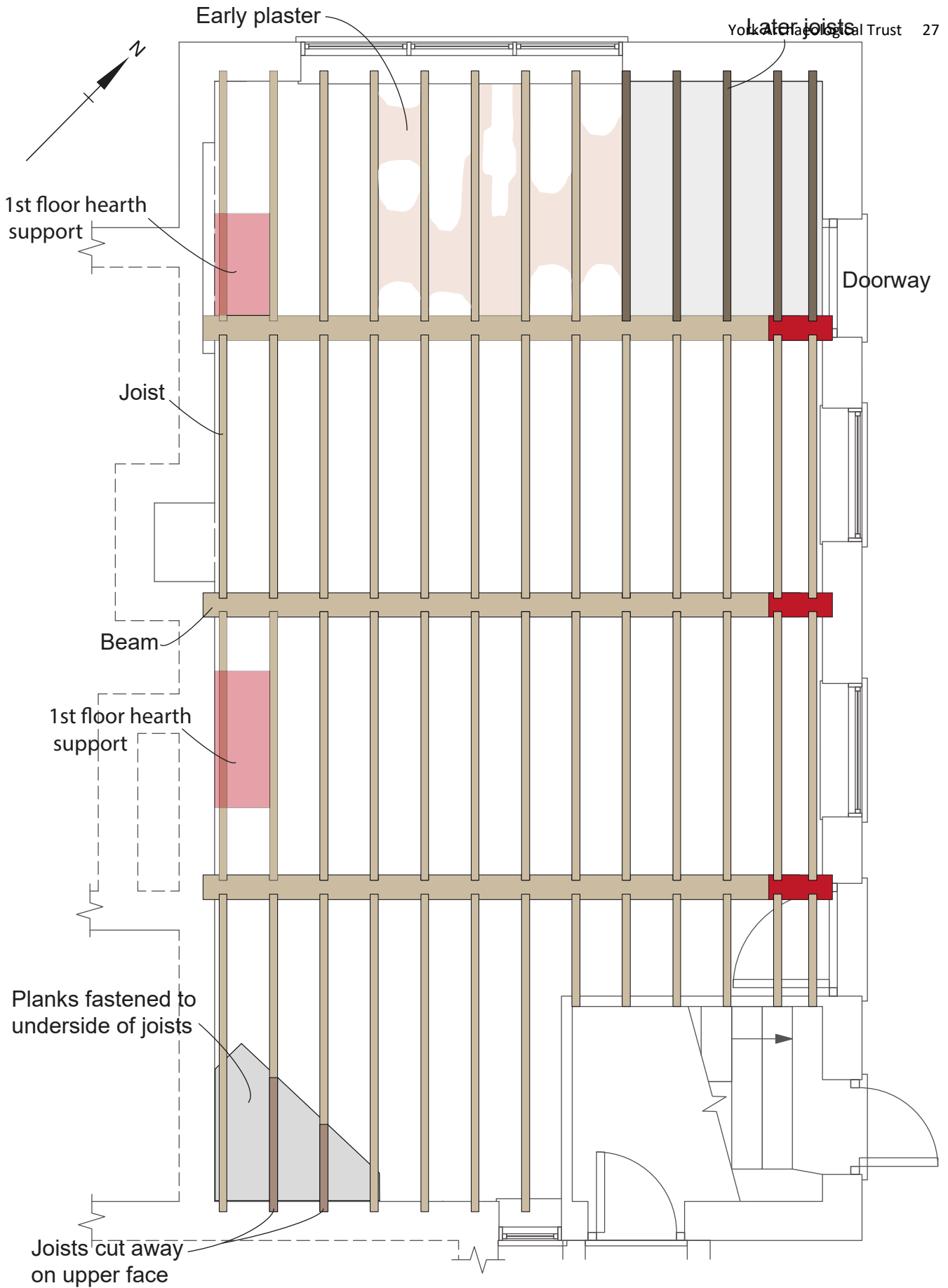


Fig. 2 Features in ground floor ceiling 1:50 (After Native Architects, Drawing 305)

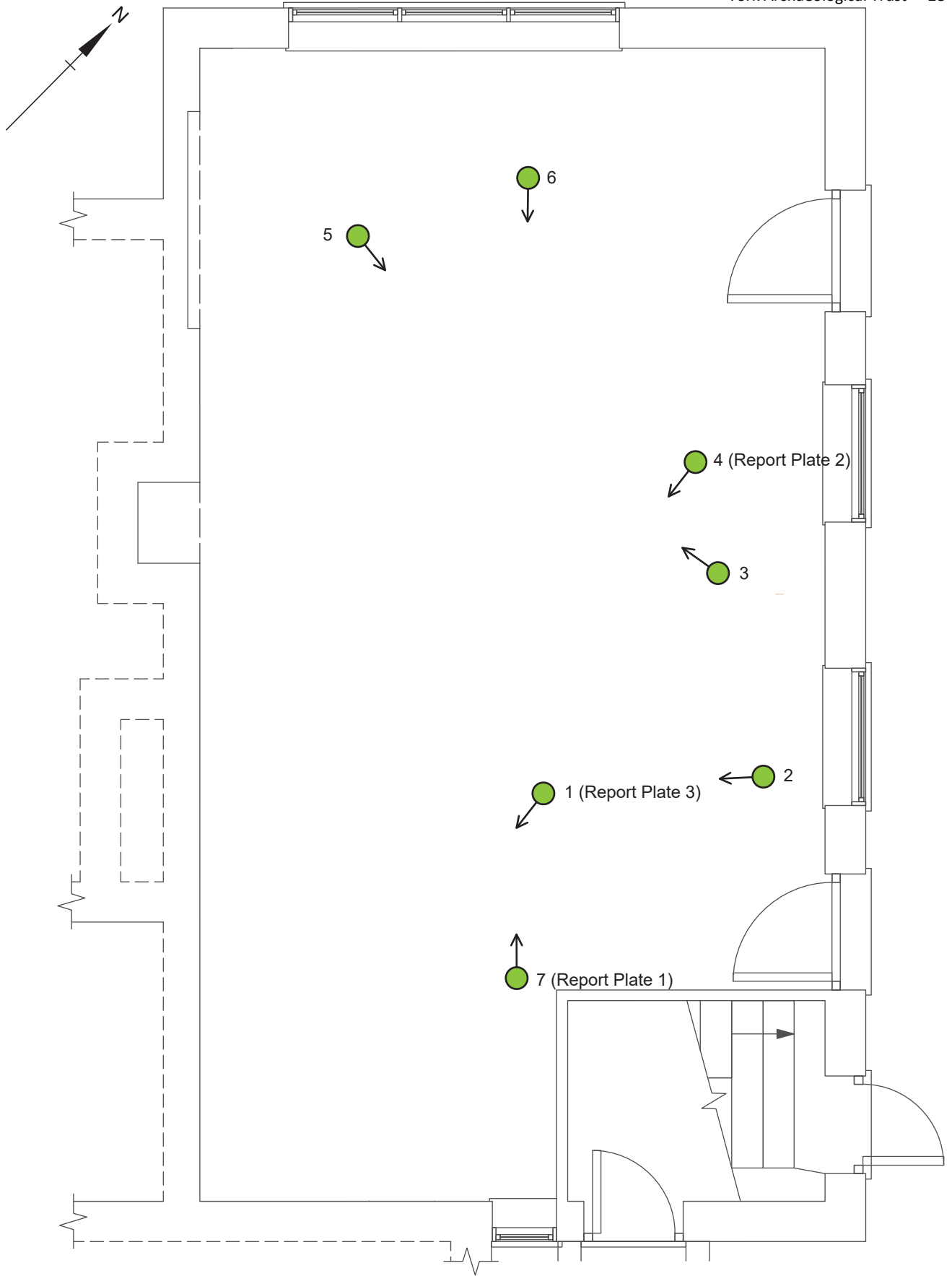


Fig. 3 Ground floor ceiling prior to works 1:50 (After Native Architects, Drawing 305)

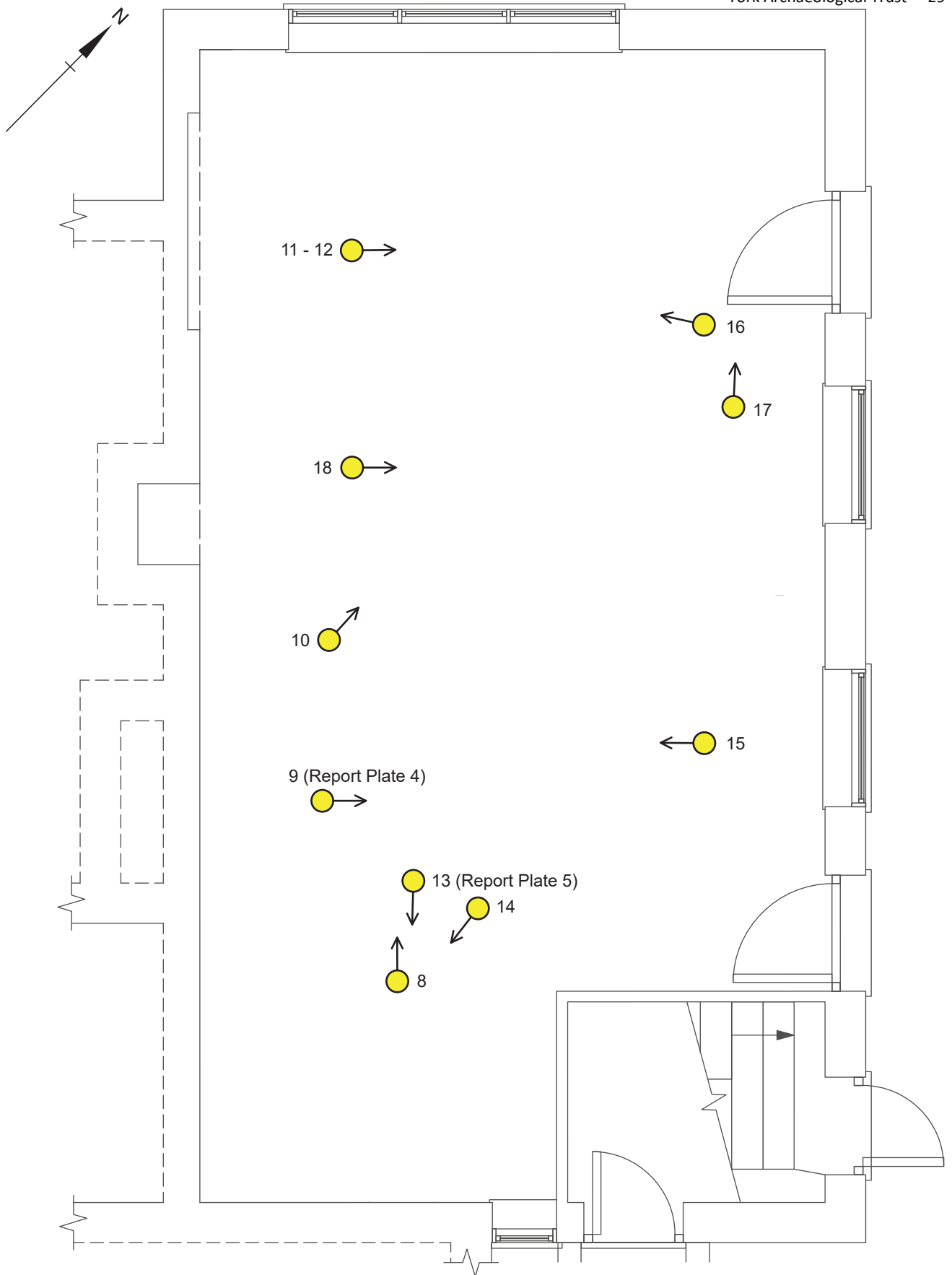


Fig. 4 Ground floor ceiling during works 1:50 (After Native Architects, Drawing 305)

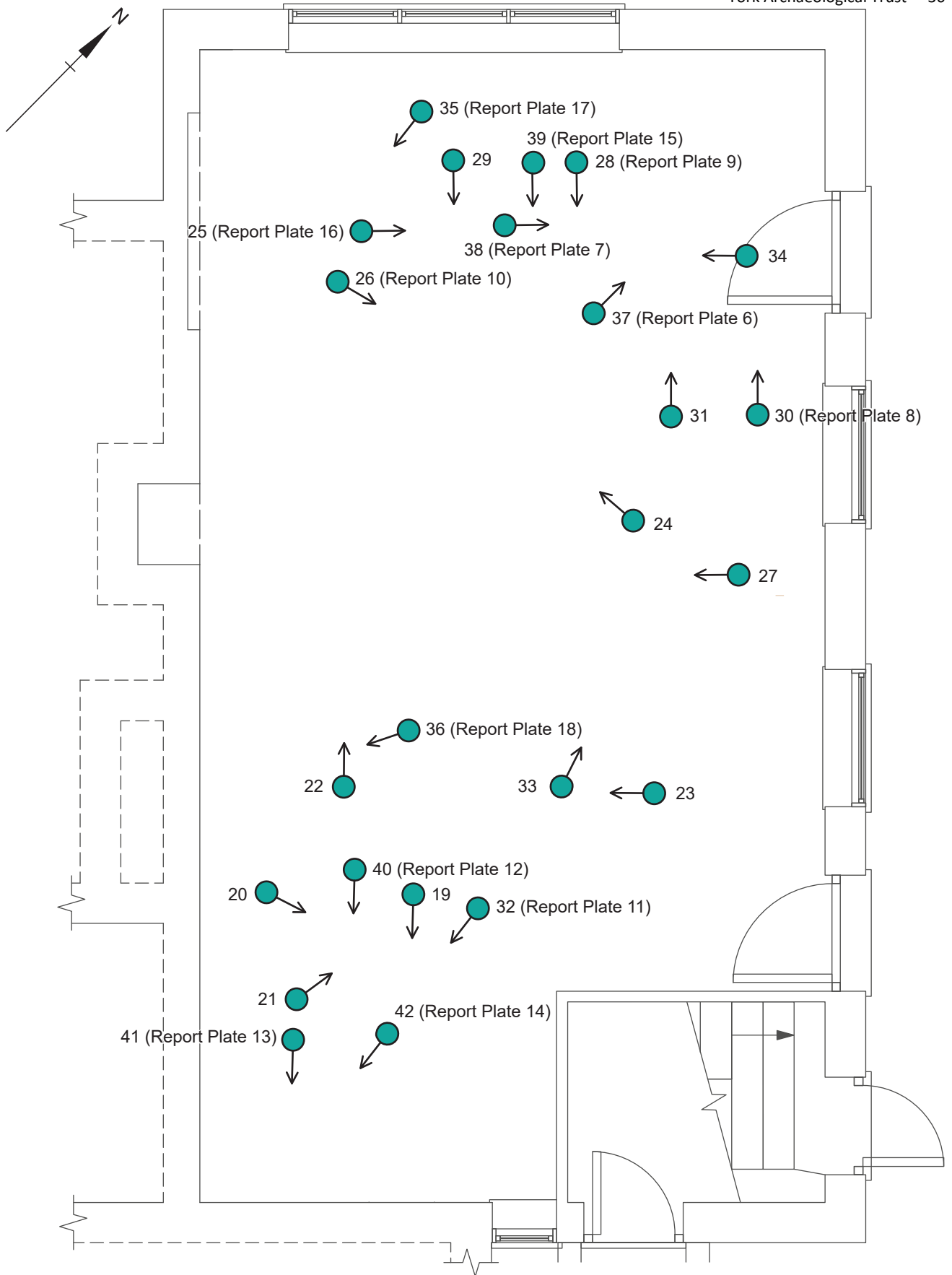


Fig. 5 Ground floor ceiling following works 1:50 (After Native Architects, Drawing 305)



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