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Archaeological Watching Brief at 10 Pavement/Lady Peckett's Yard, York

By Toby Kendall

YAT Report 2019/90 October 2019





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CONTENTS

| | |
|---|-----------|
| Non-technical Summary | ii |
| Key Project Information | ii |
| 1 INTRODUCTION | 1 |
| 2 METHODOLOGY | 1 |
| 3 LOCATION & GEOLOGY | 1 |
| 4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND | 1 |
| 5 RESULTS | 2 |
| 5.1 Covered Passageway..... | 2 |
| 5.2 Yard North-West..... | 3 |
| 5.3 Yard East | 3 |
| 6 DISCUSSION..... | 3 |
| 6.1 Covered Passageway..... | 3 |
| 6.2 Yard North-West | 4 |
| 6.3 Yard East | 4 |
| 7 CONCLUSIONS | 4 |
| LIST OF SOURCES | 4 |
| REFERENCES | 4 |
| APPENDIX 1 – Index to Archive..... | 5 |
| APPENDIX 2 – Context List..... | 6 |
| PLATES | 9 |
| FIGURES | 13 |

Plates

Cover: View of covered passageway trench, view south-east

| | |
|--|----|
| Plate 1 Deposits and opening under threshold, facing west-southwest, scale unit 100mm | 9 |
| Plate 2 Foundations left and right of scale bar, facing west-south-west, scale unit 100mm | 10 |
| Plate 3 Wall for cellar and capping, facing south-south-west, scale unit 100mm | 10 |
| Plate 4 Looking into cellar opening, facing west, scale unit 100mm | 11 |
| Plate 5 Looking into cellar with unusual wall return at right, facing east-south-east, scale unit 100mm..... | 11 |
| Plate 6 Typical yard section, facing north-west, scale unit 100mm..... | 12 |

Tables

| | |
|-------------------------------|---|
| Table 1 Index to archive..... | 5 |
|-------------------------------|---|

| | |
|----------------------------|---|
| Table 2 Context list | 6 |
|----------------------------|---|

Figures

| | |
|--|----|
| Figure 1 Site Location..... | 13 |
| Figure 2 Works location with location of structures uncovered..... | 14 |
| Figure 3 Sections | 15 |

NON-TECHNICAL SUMMARY

Between the 10th and the 14th June 2019 York Archaeological Trust conducted an archaeological watching brief at 10 Pavement/Lady Peckett's Yard, York (SE 60504 51747).

The work was undertaken for Northern Powergrid as an Operations Notice for works within the York Area of Archaeological Importance (AAI). The works involved the monitoring and recording of a trench for electric cabling.

The watching brief uncovered early building foundations to the north-west and north-east of the site, along with an old cellar, possibly associated with the building of what is now known as The Old Mill. The deposits recorded in the sections of the service trench were disturbed by modern activity, however it is considered there is potential for preserved medieval and earlier archaeology beneath these truncations.

KEY PROJECT INFORMATION

| | |
|--------------------------|---------------------------------------|
| Project Name | 10 Pavement/Lady Peckett's Yard, York |
| YAT Project No. | Ops Notice 19009 |
| Document Number | 2019/90 |
| Type of Project | Watching Brief |
| Client | Northern Powergrid |
| Planning Application No. | N/A |
| NGR | SE 60504 51747 |
| Museum Accession No. | N/A |
| OASIS Identifier | Yorkarch1-368510 |

REPORT INFORMATION

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1 INTRODUCTION

Between the 10th and the 14th June 2019 YAT carried out a watching brief at 10 Pavement/Lady Peckett's Yard, York (SE 60504 51747) (Figure 1).

The work was undertaken for Northern Powergrid following the submission of an Operations Notice (19009) for works within the York Area of Archaeological Importance (AAI). The works involved the monitoring and recording of a trench for electric cabling.

2 METHODOLOGY

The methodology followed that of a standard YAT watching brief, with archaeological monitoring taking place during machine excavation, with subsequent recording undertaken as appropriate.

Following the removal of the paving, setts and concrete, a linear trench c.0.40m wide and up to 0.85m deep was excavated. A small 360° excavator and hand tools were used as required (Figure 2).

Recording was completed using a combination of written notes, sketch plans and digital photography.

Material excavated from the trench was examined for finds which were assessed on site. No finds were retained.

3 LOCATION & GEOLOGY

The site was located in Lady Peckett's Yard, York, accessed from Pavement. This area of York has bedrock geology of the Sherwood Sandstone Group – Sandstone and superficial deposits of the Vale of York Formation – Clay, Sands, Gravels (BGS 2019).

4 ARCHAEOLOGICAL & HISTORICAL BACKGROUND

The site was located across two City of York's Character Area's; Character Area 12: King's Staith and Character Area 15: Fossgate and Walmgate (MacRae 2013).

Area 12 was an area characterised by four main phases of development; the Anglo-Scandinavian settlement of Jorvik which established the street pattern, which was then built upon in the medieval period. During the Victorian period civic improvement swept away the slums and Piccadilly was established during the Edwardian period.

Area 15 is part of the historic Roman road from the east, which continued as a principal route during the medieval period. The area lost its busy commercial character during the 20th century when the decline in river trade and the creation of Piccadilly meant the centre of commerce moved elsewhere.

Roman

The site lies between the Roman fortress and the west bank of the River Foss, which was occupied during this period by relatively high status residents. Evidence of this was recorded in the 1970's and early 1980's in the Coppergate and Picadilly areas, when timber and stone

buildings were uncovered during building works. During excavations at Lloyd's Bank at 6-8 Pavement, around 35m to the west of the study site, traces of Roman activity were recorded at the base of one of the excavation trenches (1972.21).

Anglian - Anglo-Scandinavian

There is no known settlement in the area until the Anglo-Scandinavian period, during which the area around the site was intensively occupied. A series of stratified deposits, floors and timber buildings, dating to the 9th and 10th centuries were recorded during the Lloyds Bank excavations (1972.21). These buildings were set parallel to or at right angles with Pavement and although no complete structures were excavated, there was evidence of a series of buildings running back from the street on two adjacent tenements.

Medieval

Archaeological evidence dating to the medieval period is abundant in this area. During a watching brief at Merchant House 11-15 Piccadilly (1989-90.19), to the immediate south of the study site, a cobbled surface, waterlogged medieval build-up deposits and building timbers were recorded. Part of a corner of a timber-framed building was recorded at a depth of 1m below the ground surface, and associated pottery suggested an early 13th century date.

Post-medieval

The site is bounded to the north-west and north-east by listed buildings dating from the early 17th century (MYO999) and late 19th century (MYO998).

The Grade I listed building formerly known as Sir Thomas Herbert's House (List Entry Number: 1256914) dated from the early 17th century with a mid 17th century extension linking to a mid 16th century house to the rear. The timber framed house was originally built for John Jaques, a merchant in around 1614, and an entrance passageway leads out to Lady Peckett's yard. An earlier house was present on the site in 1557, owned by the family of Sir Thomas Herbert, from which the current building takes its name.

Listed building 10, Pavement (List Entry Number 1256913) is a Grade II listed building dating to around 1870, though altered around 1980. The building was occupied from 1822 to 1980 by Rowntree's grocery shop and in 1836 Joseph Rowntree was born in an earlier building on the site.

The 15th century Lady Peckett's Yard (MYO1343) is also listed as a Grade II* listed building, List Entry Number 1257535. The full listing is in Appendix 3.

5 RESULTS

The site works encountered different deposit sequences depending on their location across the site. As a result, the results section has been separated in relation to the sequence present on site.

5.1 Covered Passageway

In the northern extent of the works, under the covered passageway, the archaeological deposits appeared the best preserved across the site. The earliest deposit was a layer of broke medieval roof tiles (Context 1) at c.0.60m BGL (Figure 3, Plate 1). This deposit continued

beyond the limit of excavation, so the thickness of the deposit is unknown. The roof tiles were sealed by 0.10m of grey brown clayey silts (Context 2), which in turn were covered by 0.26m of loose brown sandy silt (Context 3) which contained numerous mortar fragments. Another layer of dumped medieval tile (Context 4), 0.04m thick, was followed by 0.12m of loose silty sand with brick and tile fragments (Context 5). The last 0.08m was the modern paving and bedding (Context 6).

At the southern limit of the passageway foundation deposits were present (Figure 2, Plate 2). The foundations were 1.3m long, and consisted of two elements: northern and southern. The northern foundation was 0.60m long and was constructed from rough-hewn limestone blocks up to 0.45m across. Medieval tile was also present, and a single post-medieval brick was at the top. No mortar was visible. The southern foundation was 0.70m long and was constructed from medieval tiles, post-medieval brick and cobbles, bonded in rough layers with large volumes of lime mortar. Both foundations projected slightly into the route of the cable duct trench to the east, but did not cross the full width of the passageway. Beneath both of the foundations was 0.04m of an orange/brown sandy silt which extended beneath the limit of excavation.

5.2 Yard North-West

The deposits seen in the open yard were noticeably different to those under the covered passageway. Loose backfill was present around a structure for a cellar or possible stairwell (Figure 2, Plate 3). The brickwork for the structure was two courses wide, with bricks bonded with lime mortar. The capping stone for the structure had previously been cut into, and on removal it was possible to see within the cavity. Looking south-west towards the building now known as The Old Mill, a formal opening could be seen, indicating that there had previously been access into the structure (Plate 4). The large stone slabs capping the structure appear to have been built into the wall of The Old Mill. Looking towards the south, it appeared that the front wall of The Old Mill turned into the yard at an angle of 90°.

5.3 Yard East

Away from The Old Mill and cellar, the deposits (Context 7) were still substantially disturbed by drains and other services (Figure 3, Plate 6). Small patches of clinker were seen, which may suggest the survival of earlier clinker yard surfaces (Context 8).

As the cable trench approached the electrical substation to the north-east, it was widened to create access for joints to be made. In this section a substantial stone and medieval tile footing was present (Figure 2, Plate 7). The footing was heavily truncated by services, but in some places it survived up to 0.40m BGL. It was constructed from a combination of irregular limestone fragments (up to 0.4m across) and occasional medieval tiles which had been mortared together with a soft, pale yellow lime mortar.

6 DISCUSSION

6.1 Covered Passageway

The deposits seen in this area appear to be related to a series of dumps and spreads from the construction and reconstruction of the adjacent buildings in the post-medieval period. The listing description for 11 Lady Peckett's Yard, which extends over the alleyway yard, suggests a date of c.1700 for a major rebuild phase, whilst 10 Pavement adjacent was built c.1870.

The northernmost foundation seen in the southern part of the passageway may relate to medieval structures that pre-dated the present buildings, with the single post-medieval brick a later intrusion. The southernmost foundation could be part of the c.1700 rebuilding phase of 11 Lady Peckett's Yard, as the foundations may have had to be substantially reinforced during these works.

6.2 Yard North-West

The 1852 Map of York and subsequent Ordnance Survey maps do not indicate any openings or stairs into the yard. The standing Old Mill building, to which the cellar would belong, has bricks which are 0.07-0.08m thick, indicating an 18th century or later date. These bricks do not match the bricks in the cellar structure, however, there were some courses of thinner, 0.06m thick bricks at the base of the Old Mill Building, which would match the bricks in the cellar structure. It may be possible that the current structure is a rebuild of an earlier building which was sat in the same position, and utilised the pre-existing foundations and cellar.

6.3 Yard East

The substantial stone and tile foundation in the eastern area of the yard may be the footings for buildings which oversailed and sat to the south of the lane from Fossgate to Lady Peckett's Yard. These can be seen on the 1852 Ordnance Survey map. Otherwise they may relate to an earlier sequence of buildings across the site, dating from the medieval period. Within the footing was a single sherd of 14th century pottery, which could be residual, but along with the lack of post-medieval brick within the footings could suggest an earlier structure.

7 CONCLUSIONS

Previous work to the south of the site had established that significant archaeological deposits, including medieval timber structures, were present c.1m BGL (YAT Gazetteer 1989-90.19). The excavations indicated that medieval and later archaeology was present within 0.50m of the present ground surface.

Although there has been significant truncation of archaeological deposits by the insertion of services in the last century there is potential for medieval and later archaeological remains relatively close to the surface. Any further excavations in this area deeper than 0.40m BGL should be archaeologically monitored.

LIST OF SOURCES

1852 Map of York

REFERENCES

YAT Gazetteer 1989-90.19

YAT Gazetteer 1972.21

APPENDIX 1 – INDEX TO ARCHIVE

| Item | Number of items |
|---------------------|-----------------|
| Context sheets | 9 |
| Digital photographs | 54 |
| Report | 1 |

Table 1 Index to archive

APPENDIX 2 – CONTEXT LIST

| Context Number | Description |
|----------------|--|
| 1 | Medieval tile layer |
| 2 | Soft clay/silt |
| 3 | Loose sand silt with lots of mortar |
| 4 | Tile layer |
| 5 | Loose silt and sand with brick and tile |
| 6 | Modern paving |
| 7 | Homogenous disturbance or backfills |
| 8 | Disturbance and possible earlier yard surfaces |
| 9 | Setts and concrete |

Table 2 Context list

APPENDIX 3 – LISTED BUILDING

Location

Statutory Address: 11, Lady Peckitts Yard

The building or site itself may lie within the boundary of more than one authority.

District: York (Unitary Authority)

National Grid Reference: SE 60503 51758

Details

YORK

SE6051NW LADY PECKITT'S YARD 1112-1/28/856 No.11 14/06/54

GV II*

Formerly known as: 2 houses at rear and SE of Sir Thomas Herbert's House in the Pavement LADY PECKITT'S YARD. House, now shop and offices. C15, rebuilt and extended c1700; late C19 extension; early C20 alteration and partial rebuilding. Rebuilding c1700 for John Peckitt, Lord Mayor 1702. MATERIALS: timber-framed core, rebuilt on brick chamfered plinth in orange-red brick, the front in Flemish bond with timber cornice, rear of English garden-wall bond; C19 extension in orange brick in stretcher bond; alterations and rebuilding in various brick in English and stretcher bonds. Pantile roof with brick stacks. EXTERIOR: 3-storey L-shaped front with C15 bay to right and 3-bay extension wing to left. Wing has C20 door at left end, two 4-pane sashes to right, and glazed oeil-de-boeuf in cogged brick surround at right end; first and second floor windows are 2-light square lattice casements; all openings have flat arches of gauged brick, those on second floor behind boldly projecting moulded cornice on scrolled and foliated consoles. Over door and to right of second floor are blind oeil-de-boeuf in cogged brick surrounds. Heavy moulded brick cornice below second floor, continued over front of C15 range. C15 range has through passage on ground floor: on first and second floors, full height lugged panel of raised brick contains square-headed Venetian window on each floor. Eaves cornice continues from wing. Rear of both parts have C20 doors and cross windows with square lattice casements. Extension has 4-pane sashes with stone sills and cambered brick arches on first and second floors. INTERIOR: wing: staircase rises from ground floor to attic, with moulded close string, stair treads with sunk panel risers, bulbous balusters and heavy moulded handrail on square newels with pendants and ball finials. Stairwell and first and second floor passages lined with moulded dado panelling. Blocked doorway with pulvinated frieze and moulded cornice at foot of stairs; on landing between first and second floors a 2-panel door. Ground floor room lined in 3 heights of moulded panelling beneath moulded cornice; semicircular alcove cupboard in keyed round-arched architrave on tall pedestals with shaped scroll-bracketed shelves. In first floor passage, 2-panel door on half H-hinge; doorcase to room in C15 range has pulvinated frieze and cornice hood. Second floor room lined with moulded panelling in 2 heights beneath pulvinated cornice; fireplace with pulvinated frieze, cornice shelf and panelled overmantel between sunk panel pilasters: cupboard door on H-L hinges. Roof carried on cranked principal trusses with collars. C15 range, first floor: exposed timber-framing including post, dragon beam, joists and chamfer stopped beams. Plastered

fireplace with chamfer stopped segmental arched surround. (City of York: RCHME: The Central Area: HMSO: 1981-: 177).

Listing NGR: SE6050351758

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 463773

Legacy System: LBS

Sources

Books and journals

An Inventory of the City of York V Central, (1981), 177

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

PLATES



Plate 1 Deposits and opening under threshold, facing west-southwest, scale unit 100mm



Plate 2 Foundations left and right of scale bar, facing west-south-west, scale unit 100mm



Plate 3 Wall for cellar and capping, facing south-south-west, scale unit 100mm



Plate 4 Looking into cellar opening, facing west, scale unit 100mm



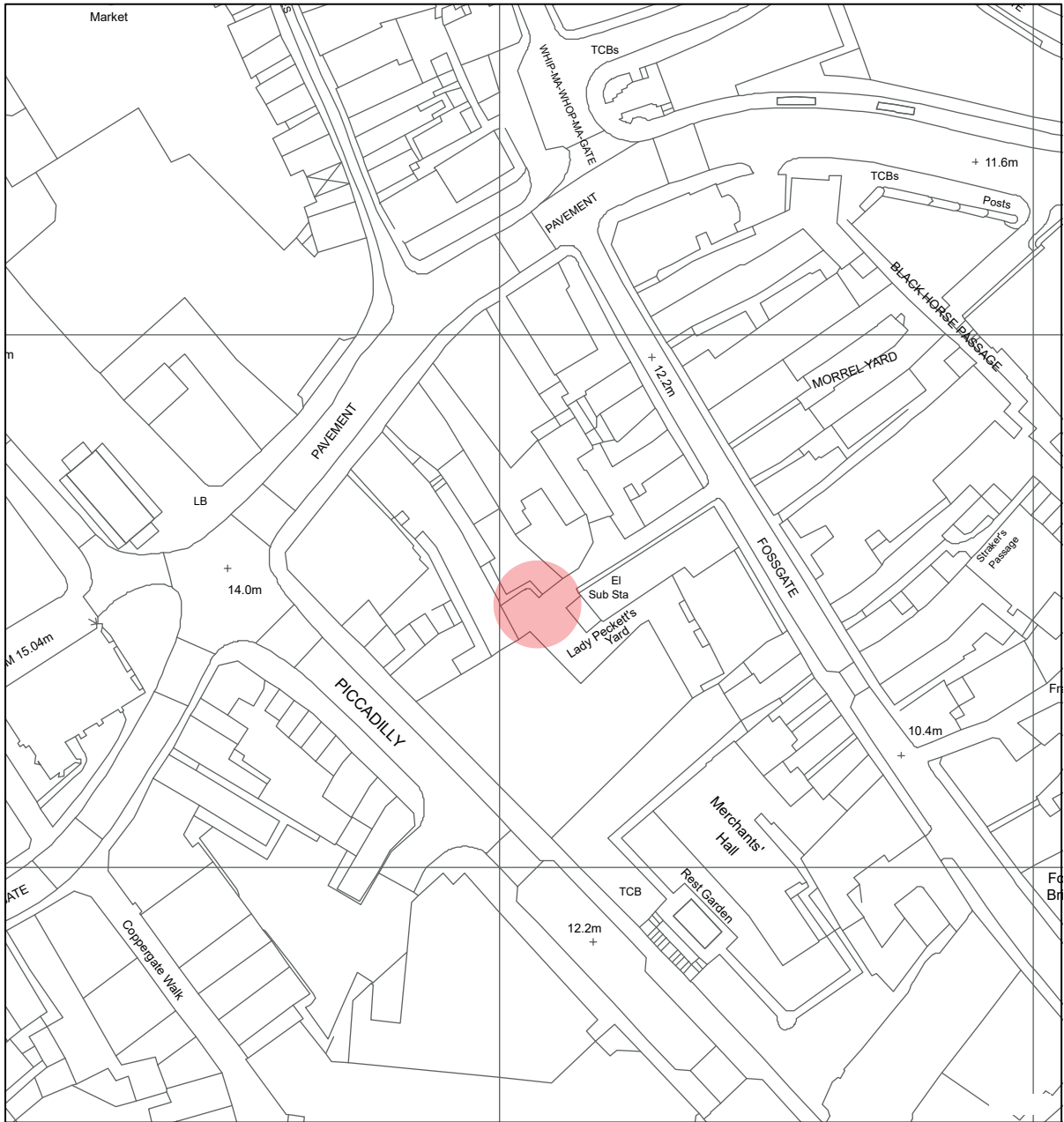
Plate 5 Looking into cellar with unusual wall return at right, facing east-south-east, scale unit 100mm



Plate 6 Typical yard section, facing north-west, scale unit 100mm



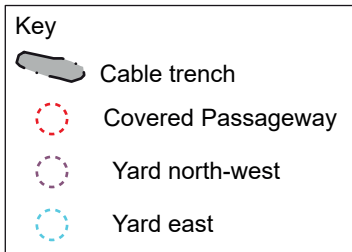
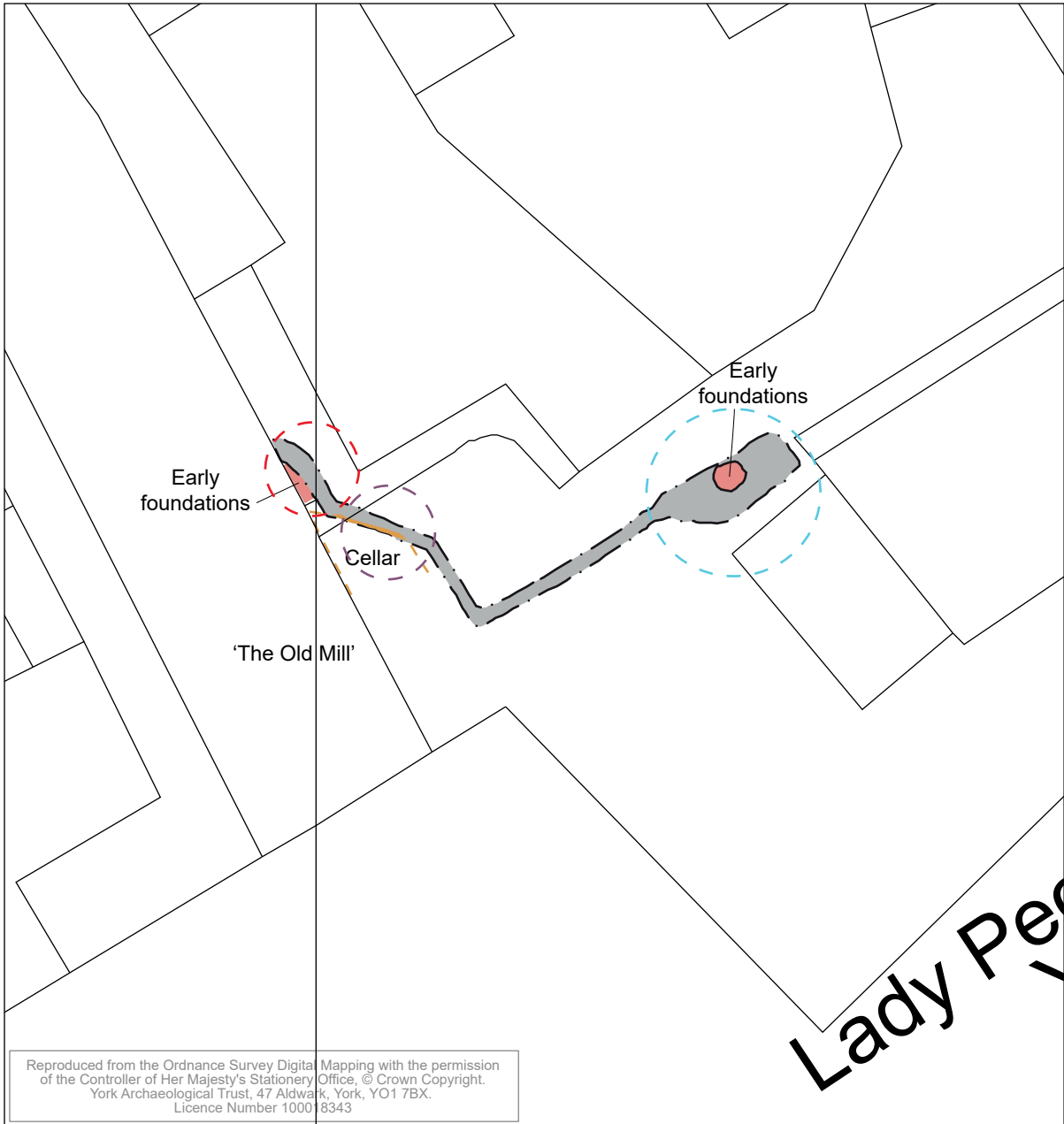
Plate 1 Footing and surrounding disturbance, facing north-north-east, scale unit 100mm



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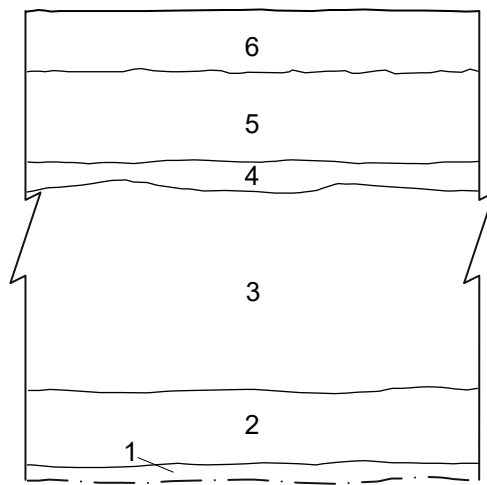
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Figure 1 Site Location

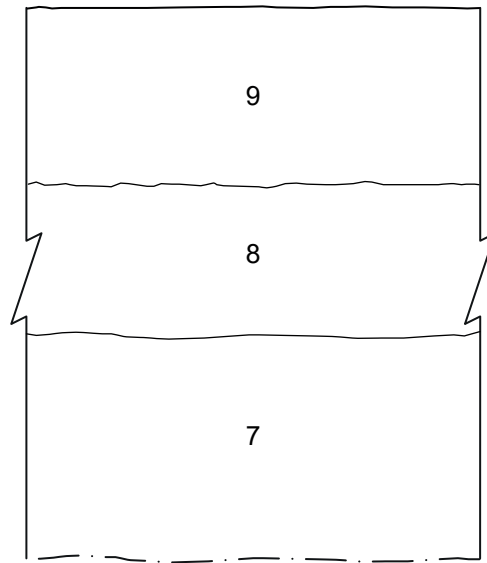


1:200

Figure 2 Works location with location of structures uncovered



Closed Passageway Section
South west facing
1:10



Yard Section
South east facing
1:10

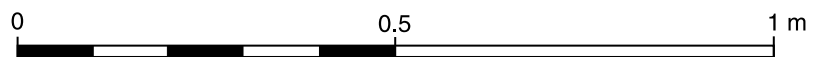


Figure 3 Sections



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