
6-7 TOWER STREET & 1 PECKITT STREET,
YORK.

REPORT ON AN ARCHAEOLOGICAL WATCHING BRIEF
AND HISTORIC BUILDING RECORDING

OSA Report No: OSA20WB22

June 2021

OSA

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Report Summary.

REPORT NO: OSA20WB22

SITE NAME: 6-7 Tower Street & 1 Peckitt Street,

COUNTY: York

NATIONAL GRID REFERENCE: SE 6039 5148

PLANNING REF NO: 17/02156/FUL

Appeal Reference APP/C2741/W/18/3197795

COMMISSIONED BY: York Builder
The Old Station Yard
Naburn
YO19 4RW

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TIMING: Fieldwork
September 2020 and June 2021
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June 2021

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1.0 Abstract.

An archaeological watching brief was undertaken by On-Site Archaeology Ltd at 6 & 7 Tower Street and 1 Peckitt Street, York in June 2021, during the construction of an extension, which formed part of a development predominantly comprising the conversion of former office buildings to residential use.

The watching brief was commissioned to satisfy a condition attached to the planning permission for the development (Planning Reference No. 17/02156/FUL, Appeal Reference APP/C2741/W/18/3197795). The investigation comprised the archaeological monitoring of the excavation for a raft foundation for an extension to the rear of the existing buildings. In addition a programme of historic building recording was undertaken of the interiors of the three listed buildings that make up the development site.

Only relatively recent deposits were identified during the course of the watching brief. These comprised modern make-up associated with a recent yard surface and services trench backfill, and a layer of garden soil that is likely to represent post-medieval to early modern gardens that occupied the site into the first half of the 19th century. A number of fragments of potentially medieval masonry were present within the garden soil. These may have been derived from the medieval Franciscan Friary that occupied this area of York between the 13th and 16th centuries. It is possible that these pieces of stonework were originally disturbed during the construction of the extant houses on the site, which include cellars, and were retained within the property as garden features. These are to be retained within the garden of the property.

The building recording exercise identified a number of features relating to the original layout of the buildings that had been obscured by 20th century conversion to offices. These included several of the original fireplaces and evidence for blocking of former doorways.

2.0 Site Location, Geology, Topography and Land Use.

The site lies within the historic core of the City of York at the junction of Tower Street and Peckitt Street. It comprises three conjoined mid 19th century buildings, 6 & 7 Tower Street and 1 Peckitt Street, which are Grade II listed buildings (List Entry Numbers 12563 and 1256894). The site is centred at National Grid Reference SE 6039 5148 (Figure 1).



Figure 1. Site Location

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Figure 2. Detailed site location.

3.0 Archaeological Background

The site lies within the boundaries of the York medieval Franciscan Friary (Grey Friars). The order was first established in York around 1230 and in 1235-7 Henry III gave oak timbers for building works. The initial site became too small so in about 1243 they acquired another larger site between the Ouse and the northwestern moat of the Castle. Little is known of the internal layout of the friary although it was a significant institution benefitting from royal patronage and visits during the 13th and 14th centuries. The friary church appears to have been rebuilt in the early 14th century as it was rededicated and a cemetery was referred to in 1303. The house was surrendered in November 1538. Cartographic sources indicate that throughout the 17th to mid 19th century the site was located within extensive gardens covering the former friary. A stretch of the former friary wall survived along the west side of Tower Street into the mid 19th century (Derived from: 'Friaries: Friaries in York', in *A History of the County of York: Volume 3*, ed. William Page (London, 1974), pp. 283-296. *British History Online* <http://www.british-history.ac.uk/vch/yorks/vol3/pp283-296> [accessed 11 September 2020].).

Nos 6 and 7 Tower Street form a pair of mid 19th century houses, which have, until recently been converted into offices and are listed together (List Entry Number 1256379). No 1 Peckitt Street is one of a terrace of 7 houses, again of mid 19th century date, and also recently in use as offices (List Entry Number 1256894). A detailed Heritage Assessment has previously been prepared which summarises the development of the three buildings (Humble Heritage, September 2017. 1 Peckitt Street and 7 Tower Street, York. Heritage Statement).

Useful information regarding the archaeological potential of the site is provided by two nearby investigations. In 2016 a programme of archaeological evaluation was undertaken at the former Fire Station site, Clifford Street. This comprised archaeological boreholes and trial trenches. The boreholes demonstrated that natural deposits lay at a depth of c. 7.50m below ground level close to the Clifford Street frontage, becoming steadily deeper further to the southwest and closer to the River Ouse. The natural was overlain by several metres thickness of alluvial deposits containing archaeological inclusions. The alluvial deposits were covered with reclamation dumps, into which mortared limestone walls were cut. The top of these structures were recorded at depths of 3m to 4m below modern ground level. The mortared structures are believed to represent the medieval friary buildings. They were sealed by thick deposits of apparent horticultural soils, probably representing the post-medieval gardens. The uppermost 2m of deposits were consistently dated to the 19th the 20th centuries. The trial trenches were only a maximum of 1.25m deep and were excavated exclusively within these latest deposits (YAT, 2016. *Archaeological Investigations at the Former Fire Station, Clifford Street, York*. Report Number 2016/19). The second investigation took place at 23 Clifford Street between 2007 and 2008, following an evaluation which had taken place in 1990. The investigations were undertaken beneath an existing basement, so did not encounter the thick 19th and 20 century deposits recorded at the fire station. The 2007-8 investigation recorded a sequence of deposits from the Anglo-Scandinavian to post-medieval period. Features relating to the friary included a large robbed out stone wall, a drain and well, together with rubbish pits. The post-Dissolution horticultural soils were again present. This entire sequence was recorded beneath the basement of the building constructed in 1883 (the highest surviving

archaeology was at 8.85m AOD, in excess of 2m below the modern street level). As with the fire station site it can therefore be assumed that the uppermost 2m of deposits were of relatively recent date. (FAS, 2011. 23 Clifford Street, York. Archaeological Excavation. Report Code FAS2011 434 YCF334). .

4.0 Methodology

The archaeological watching brief and programme of historic building recording was undertaken to fulfil the following condition attached to the planning consent:

4. No development shall take place until a programme of archaeological work (to include a watching brief on all ground works by an approved archaeological unit, photographic recording to Historic England Level 2 Recording and timescales for the submission of the findings) has been submitted to and approved in writing by the local planning authority and implemented in accordance with the approved programme and timescales.

A detailed Written Scheme of Investigation (WSI), describing the proposed methodologies to be used for both the watching brief and building recording, was submitted to and approved by the City Of York Council (Planning Reference AOD/20/00353). The WSI was prepared in consultation with York City Council Archaeologist Claire MacRae, who made a site visit along with On-Site Archaeology, prior to its preparation.

The programme of archaeological work therefore comprised two elements: the watching brief and the building recording.

The watching brief was to comprise the monitoring of groundworks excavated for the development. This was in order to establish the presence/absence, nature, extent and preservation of any archaeological remains and to ensure that any archaeological deposits encountered could be recorded. The development will comprise the conversion of a series of former office buildings to residential use. Groundworks to achieve this were limited to the excavation for a raft foundation for a small extension to the rear of 7 Tower Street, the southernmost of the three buildings.

Standard On-Site Archaeology techniques were followed throughout the watching brief and a photographic record was also maintained. A full catalogue of context descriptions and photographs is provided in Appendix 1.

During a site visit made with City of York Council Archaeologist Claire MacRae it was noted that substantial portions of the three historic buildings included relatively modern (20th century) interiors relating to the use of the buildings as offices. It was therefore agreed that the building recording should be predominantly in the form of a photographic survey, concentrating upon those elements of historic structure or decoration that may be exposed and/or removed during the change of use development. The building recording was therefore undertaken in two stages. The first stage comprised an inspection and photographic record of all of the rooms within the three buildings in September 2020. This record concentrated upon any exposed, potentially historic features. The second stage of recording was carried out in

June 2021 following selective removal of recent wall plaster, where this was required by the development, which had exposed additional historic details and features. This report draws upon the two stages to provide a narrative of the development of the buildings. The report also draws upon information included in the Heritage Statement, prepared by Humble Heritage, 2017.

The photographic record comprised colour digital photography of the following: overall setting of the buildings; significant structural features, representative views of rooms containing only modern decor, details of any historic fabric and/or decoration exposed during renovation works, any other elements that may help understand the chronological development and use of the building or of specific rooms. The locations of photographs were related to a site plan, indicating where the views or details were taken (see Figures 8-11). Photographs included a scale as appropriate. Images were captured at a minimum resolution of 10 megapixels with a digital SLR camera.

5.0 Watching Brief Results.

The watching brief comprised the monitoring of excavations to form the foundation for an extension located in the existing yard to the rear of 7 Tower Street. Excavation was entirely by hand and followed the removal of the former yard surface (of broken concrete, see Plate 1). The formation level for the raft foundation was to be 950mm below the existing floor level within the rear part of the standing building so required excavation in the yard area to a maximum depth of 550mm. The footprint of the monitored area is indicated on Figure 3.

The earliest recorded deposit, encountered at the base of the excavation and for a maximum thickness of 0.25m above this was a layer of friable mid brown clay sand silt (101). This layer butted against the face of the existing brick yard wall (102) and is almost certainly a garden soil deposited within the 19th century yard. It was sealed by a layer of loose, mid brown sandy silt, containing frequent fragments of brick, mortar, concrete and stone (100) approximately 0.30m thick, which formed the make-up layer for the concrete yard surface (Plate 2). Throughout the area modern services were observed, including a manhole, which extended to below the maximum level of excavation.

All of the recorded deposits therefore post-date the construction of the houses in the mid 19th century and 19th to 20th century inclusions were noted throughout the excavated deposits. However, several fragments of stone window mullion shaft (Plates 3, 4 and 5) were also encountered within the garden soil (101). These are likely to have been derived from earlier buildings and given the location of the site, possibly from the Franciscan Friary. The mid 19th century houses include cellars (see below) and it is possible that the masonry fragments were recovered during the construction of the houses and their deeper cellars and incorporated into the garden as a feature. The fragments of stone are to be kept on site as part of the development within the current garden.

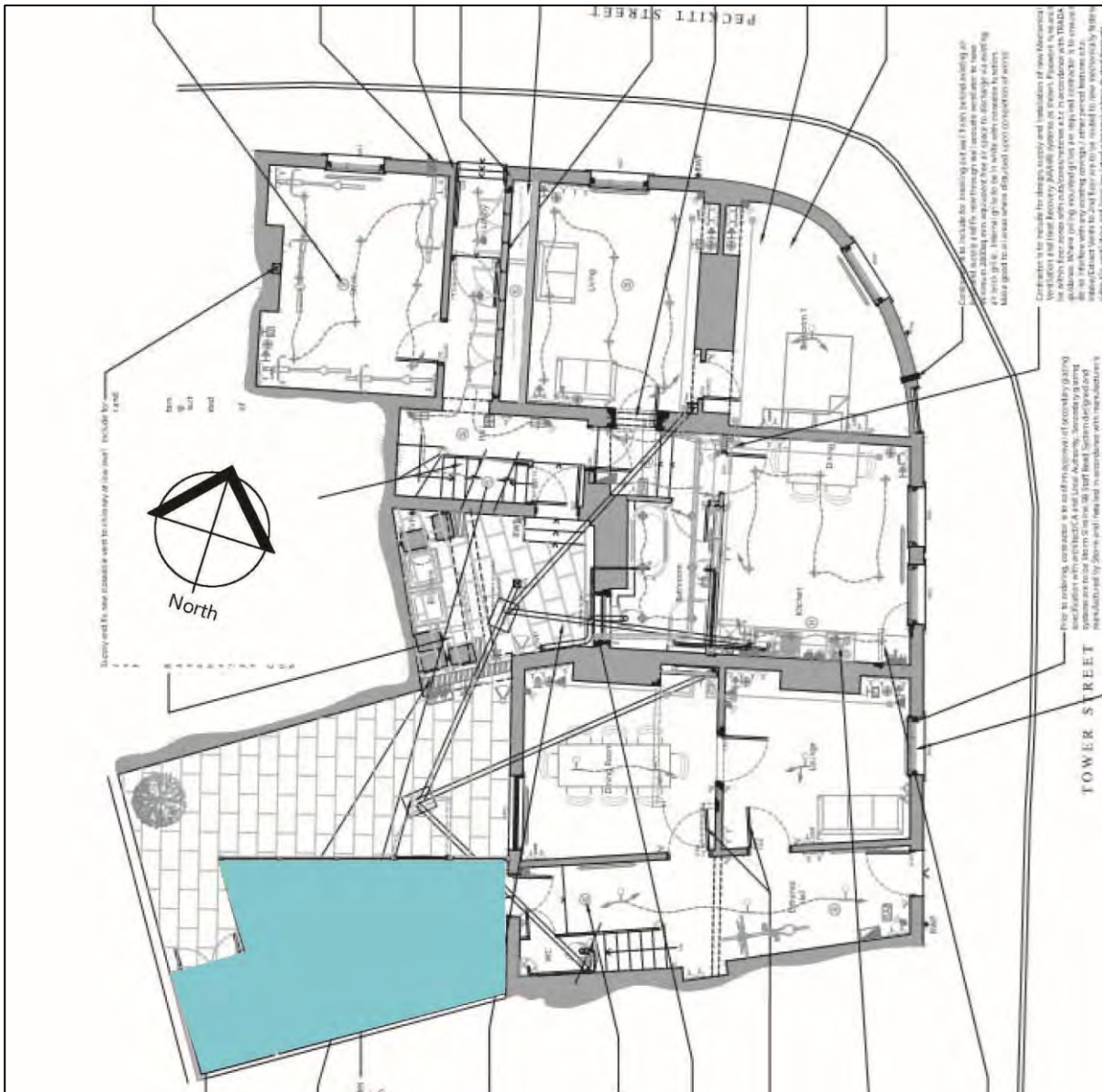


Figure 3. Location of monitored raft foundation (shaded blue).

6.0 Historic Building Record.

As described above the historic building recording comprised a photographic record of each of the rooms within the three properties, taken during visits approximately nine months apart (September 2020 to June 2021). Prior to carrying out the recording each room was allocated a number, preceded by a letter code (B, G, F or S) for the Basement, Ground floor, First floor and Second floor. This report will follow this convention. Figures 4 to 7 indicate the location of the rooms. Plates 6 and 7 show the exterior views of the buildings from the north and east. The locations of photographs are shown on Figures 8 to 11.

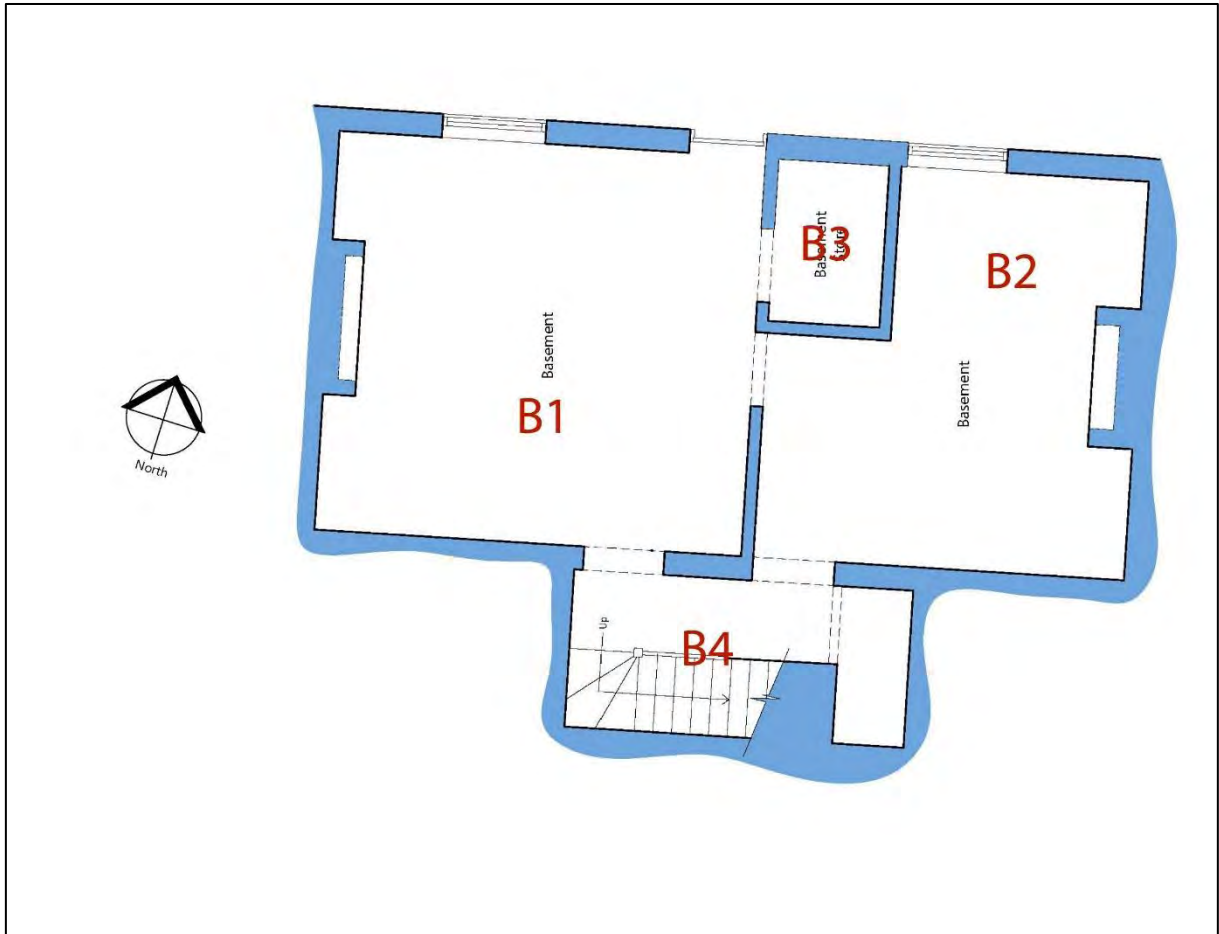


Figure 4. Plan of Basement with rooms numbered.

Basement.

The only accessible area of basement within the development area was located beneath 1 Peckitt Street. It comprised four rooms, and a lightwell, located beneath the pavement. The proposed development does not incorporate any proposed changes to the basement.

Room B1.

Room B1 was the largest, westernmost room within the basement (Plate 8). The walls were brick, covered in white paint/limewash and the floor brick setts. The western wall included a large iron cooking grange, set into a brick fireplace. The room was lit by a single sash window in the north (external) wall.

Room B2.

Room B2 was located to the east of B1 but was slightly smaller. It also included an iron grange, set in a brick fireplace on the eastern wall (Plate 9). The room was again lit by a single window in the north wall. Beneath the window was a raised, shallow fluted salt glazed sink, set on brick supports (Plate 10).

Room B3.

Room B3 was accessed from the northeast corner of Room B1 but had been formed by constructing a brick wall within the northwest part of Room B2. Room B3 comprised a small pantry or store and included several hooks in the ceiling, presumably for hanging meat. The single window at the top of the north wall had been bricked across externally and several panes had been broken (Plate 11).

Room B4.

Room B4 comprised the stair access into the basement (into Room B1) from the ground floor. The stairs comprise stone slab steps, with the banister being of timber, with cast iron spindles (Plate 12).

Basement Lightwell.

A narrow corridor style lightwell ran along the north side of the basement underneath the pavement on Peckitt Street. Natural light reaches the lightwell, and therefore the basement windows via glass blocks set in the pavement above the corridor. External views of the windows for Room B1 (Plate 13) and Room B2 (Plate 14) were obtained from the lightwell corridor.

Ground Floor.

A total of nine rooms were recorded on the ground floor across the three historic properties. Rooms G1 to G3 and G5 were located in 1 Peckitt Street, Rooms G4 and G6 in 6 Tower Street and Rooms G7 to G9 in 7 Tower Street. Within many of the rooms the only visible details related to the conversion of the buildings to form offices in the 20th century and these remained unchanged during the duration of the recording.

Room G1.

Room G1 comprised the westernmost room within 1 Peckitt Street. It had been decorated in the 20th century to form an office. The brick chimney breast was located in the west wall, but no historic elements of the fireplace were exposed (Plate 15).

Room G2.

Room G2 was a narrow hallway entered via the main front door off Peckitt Street. It had been created in the 20th century by the insertion of a stud wall to divide it from Room G3. At the time of recording the stud wall had been removed thereby re-joining Room G2 to G3 (Plate 16).

Room G3.

Room G3 comprised the central room within 1 Peckitt Street. It had been decorated in the 20th century to form an office. The main chimney breast was just evident between to modern alcoves in the east wall but no elements of the historic fireplace were exposed (Plate 17).

Room G4.

Room G4 comprised the northernmost room within 6 Tower Street, although it is accessed from Room G3, historically it formed part of the adjacent property. It had been decorated in the 20th century to form an office. No historic features were visible (Plate 18). A slight crack in the modern plasterboard on the eastern wall approximately coincides with the original but now blocked doorway into 6 Tower Street, that is visible on the external face (see Plate 7).

Room G5.

Room G5 comprises the rear stair hall for 1 Peckitt Street, although it is also linked to the rear of 6 Tower Street and provides access to the first and second floors of both properties. The original stairs are still present (Plate 19).

Room G6.

Room G6 comprises the southernmost room in 6 Tower Street and is accessed from the rear stair hall (G5). It had been decorated in the 20th century to form an office / meeting room. Part of the modern plasterboard ceiling had been removed revealing timber lathe structure (Plates 20 & 21).

Room G7.

Room G7 was located towards the east of 7 Tower Street and had been decorated in the 20th century to form an office. The chimney breast was located on the north wall (Plate 22). During the course of the development selected areas of modern plaster were stripped from the lower parts of the walls. This revealed the original brick fireplace (Plate 23). Removal of the plaster also revealed the remains of a series of timber joists set into the brickwork along both the east and west walls, approximately 300mm above the level of the modern concrete floor (Plate 24). These suggest that the concrete floor is lower than the original timber suspended floor.

Room G8.

Room G8 comprised the entrance hall and stairs servicing 7 Tower Street and was the most southerly room within the site. The original timber stairs are present in the western (rear) part of the hall (Plate 25). The removal of modern plaster revealed a blocked doorway in the south wall, at the bottom of the stairs (Plate 26). It is uncertain if this door was originally an external door providing a side access to the building, or if it was inserted to link the property with the adjacent building.

Room G9.

Room G9 was the westernmost, rear, room within 7 Tower Street. It had been recently utilised as a file store (Plate 27). Removal of modern fittings and plaster revealed a number of historic features including the original brick fireplace in the north wall (Plate 28). An area of modern breeze block infill in the western (rear) wall of the property appears to indicate the presence of a previously unrecorded door (Plate 29). Examination of the external face of this wall shows that the brickwork had been subject to rebuilding or repointing (Plate 30), and although the doorway is not obviously clear from the outside this is presumably related to the blocking shown on the internal face. As with Room G7 plaster removal had also revealed the presence of a series of sawn off floor joists (Plate 31) set in the brick walls, again at a height of c. 300mm above the modern concrete floor. Removal of plaster around the doorway into Room G9 (Plate 32) showed that the door had originally been positioned approximately 0.50m further to the west of the current door position in the corner of the room. The lowest identifiable part of the earlier, blocked doorway is also located approximately 300mm above the modern concrete floor level.



Figure 5. Plan of Ground Floor with rooms numbered.

First Floor.

Access to the First Floor was via the stair hall (G5), for both 1 Peckitt Street and 6 Tower Street, and via the stairs from G8 for 7 Tower Street.

Room F1.

Room F1 comprised the westernmost room within 1 Peckitt Street. It had been decorated in the 20th century to form an office. The brick chimney breast was located in the west wall, but no historic elements of the fireplace were exposed (Plate 33).

Room F2.

Room F2 comprised the easternmost room within 1 Peckitt Street. It had been decorated in the 20th century to form an office. The brick chimney breast was located in the east wall, but no historic elements of the fireplace were exposed (Plate 34).

Room F3.

Room F3 comprised the northernmost room within 6 Tower Street. It had been decorated to form an office. The Victorian window surround is still present around the main east facing window (Plate 35).

Room F4.

This room comprised a single toilet located within the rear stair tower.

Room F5.

Room F5 comprised the stairs and small landing area providing access to rooms F1, F2, F4 and F6. The original wooden staircase has been retained (Plate 36) and the stairs are lit by an imposing arched window in the rear elevation (Plate 37). The scale of this window is best appreciated from an external perspective (Plate 38).

Rooms F6 and F7.

These two rooms are described together as they originally formed a single space and the division between them comprises a 20th century stud wall (Plate 39). The original chimney breast is visible in the west wall of F6 (Plate 40). The north wall of F6 includes the remnants of a patterned cobalt blue wallpaper (Plate 41) that may be late Victorian decor. The north wall of Room F7 however, appears to be a modern stud wall separating this room from Room F3 to the north (see Plate 39). Patches of the blue wallpaper are also present on the east wall of Room F7 (Plate 42).

Room F8.

Room F8 comprised the eastern room within 7 Tower Street and had been decorated for office use in the 20th century (Plate 43). The chimney breast was visible on the north wall. Removal

of modern plaster revealed the original brick fireplace (Plate 44). The doorway in the northern half of the west wall has been blocked and a new doorway opened at the south end of this wall (Plate 45). Examination of the brickwork where plaster had been removed adjacent to the new doorway identified part of a possible brick lintel. If this is indeed a lintel then it would suggest that the original doorway into Room F8 was located immediately off the stairs and the new door has approximately recreated this entrance.

Room F9.

This comprised a hallway between Rooms F8 and F10 (Plate 46). Close to the ceiling, exposed by the removal of the earliest surviving wallpaper, was a small area of black painted decoration (Plate 47). This appears to be a geometric pattern, probably of early 20th century date, rather than relating to the original Victorian décor. Although this will no longer be visible it will be preserved within a service void.

F10.

Room F10 comprised the western room within 7 Tower Street and had been decorated for office use in the 20th century (Plate 48).

F11.

Room F11 comprises the stairs and small landing and includes the original wooden stairs (Plate 49).

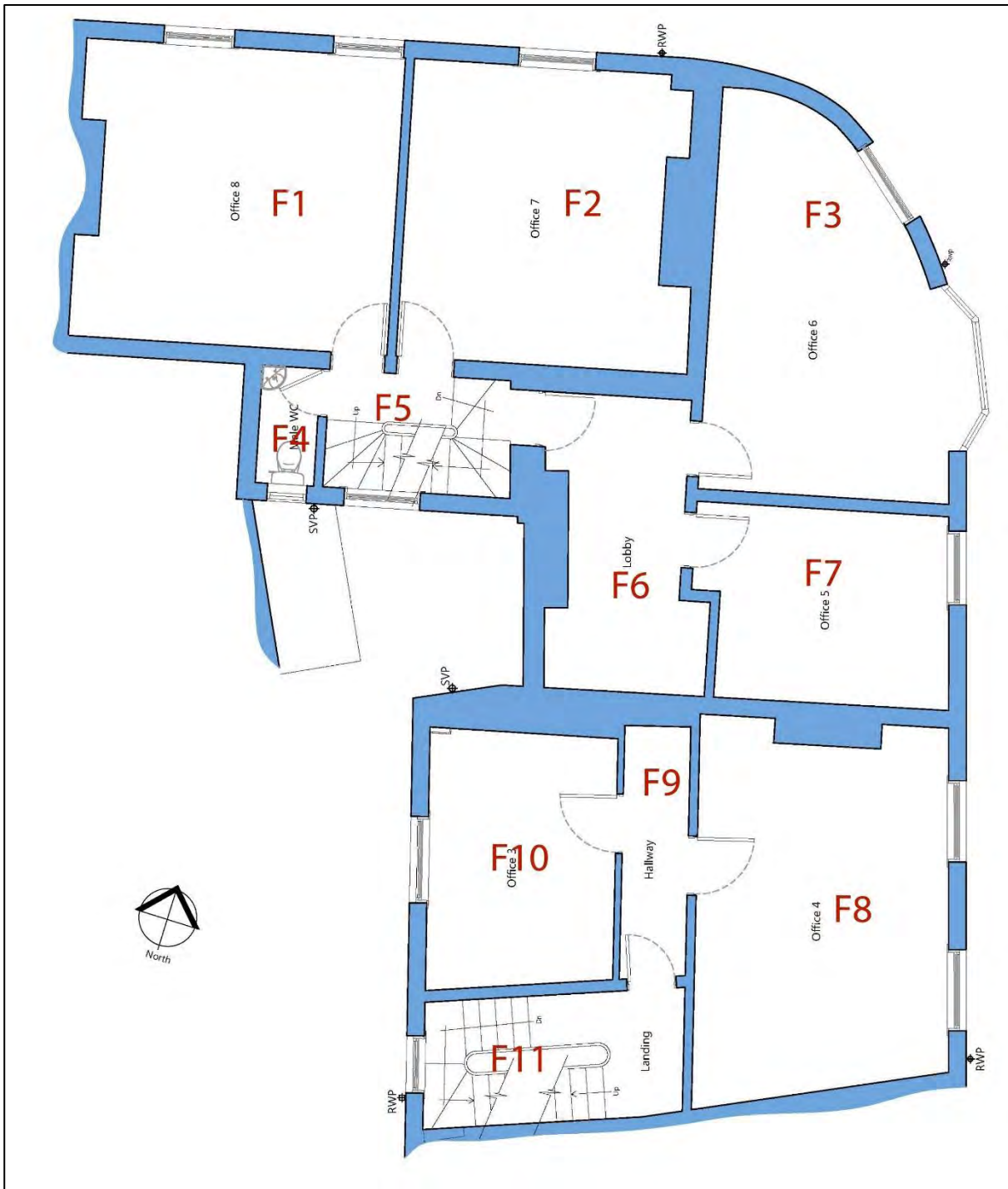


Figure 6. Plan of First Floor with rooms numbered.

Second Floor.

Rooms S1, S2, S3 and S4

These four rooms were located in the northern part of site (in 1 Peckitt Street and 6 Tower Street) and had been converted to office use in the 20th century. No historic features were evident (Plate 50).

Room S5.

This room comprised a single toilet located within the rear stair tower.

Room S6.

Room S6 comprised the upper landing and stairs to the rear of 1 Peckitt Street. The original wooden staircase is still present and the upper part of the large window described in F5 lights this landing (Plate 51).

Rooms S7 and S8.

These two rooms were originally a single room within 6 Tower Street but had been divided by a modern stud wall to form an office and separate lobby. Removal of the stud wall had revealed a narrow strip of potentially historic wallpaper on the north wall (Plate 52). No other historic features were observed in these two rooms.

Room S9.

Room S9 was located in the western, rear part of 7 Tower Street and had been converted in the 20th century to a toilet, serving the offices. At the time of recording the room had been cleared. The location of the chimney breast could be determined on the north wall although no original fireplace brickwork was visible (Plate 53).

Room S10.

Room S10 comprises a hallway / corridor immediately adjacent to Room S9, from which it was separated by a modern stud wall. It provided the second floor link between the offices in Nos 6 and 7 Tower Street (Plate 54) but has now been blocked re-establishing the separation between the historic properties.

Room S11.

Room S11 comprised the eastern room in 7 Tower Street. It had been converted to office use in the 20th century. The chimney breast was visible on the north wall but no original fireplace brickwork was visible (Plate 55).

Room S12.

This comprised the upper part of the rear stairs for 7 Tower Street, which included the original wooden staircase (Plate 56).



Figure 7. Plan of Second Floor with rooms numbered.

7.0 Conclusion

The archaeological watching brief during excavations for the raft foundation of the new extension only revealed deposits of 19th and 20th century date. The earliest deposit was a garden soil, that butted against the extant yard wall which dates to the second half of the 19th century. The fragments of masonry window mullion were found within the garden soil and are likely to have formed part of a 19th century garden feature. It is possible that the fragments of masonry were originally recovered when the cellars for the Victorian houses were built, and were therefore potentially derived from the Franciscan Friary. However, they may have been brought onto the site from elsewhere. It is intended that the fragments of masonry will be retained within the garden as a feature.

A watching brief was also carried out on the interiors of the houses, with the aim of providing further evidence of the 19th century buildings if this became visible. A number of the original brick fireplaces were exposed and a photographic record of these was made. The fireplaces will be retained as features within the new properties. Within the two main ground floor rooms in No. 7 Tower Street there was evidence that the most recent concrete floor had replaced a timber floor, which had sat at a higher level. The timber floor may have been constructed above a cellar, as was the case with No. 1 Peckitt Street, but presumably this has been backfilled when the concrete floor was installed.

8.0 Appendix 1 ~ Archive Index.

8.1 List of contexts.

Context	Description	Thickness	Extent
100	loose, mid brown sandy silt, containing frequent fragments of brick, mortar, concrete and stone	0.30m+	tr
101	friable mid brown clay sand silt	0.25m+	tr
102	Brick garden wall	-	-

8.2 Photographic register.

Frame No.	Description	Date
Download 06-09-20		
1-6	External views	060920
7-11	B1	060920
12-16	B2	060920
17-20	B3	060920
21-23	B4	060920
24-26	G1	060920
27-29	G2	060920
30-32	G3	060920
33-35	G4	060920
36-38	G5	060920
39-41	G6	060920
42-44	G7	060920
45-50	G8	060920
51-53	G9	060920
54-59	F1	060920
60-62	F2	060920
63-68	F3	060920
69-71	F4	060920
72-78	F5	060920
79-92	F6	060920
93-99	F7	060920
100-103	F8	060920
104-113	F9	060920
114-117	F10	060920
118-126	F11	060920
127-129	S1	060920
130-132	S2	060920
133-135	S3	060920
136-138	S4	060920
139-141	S5	060920
142-144	S6	060920
145-153	S7/S8	060920
154-158	S8	060920
159-164	S9	060920
165-167	S10	060920
168-170	S11	060920
171-174	S12	060920
175-203	External views	060920
Download 14-06-21		
1-8	Extension raft excavation	140621

9-27	Masonry fragments	140621
28-37	Extension raft excavation	140621
38-46	Masonry fragments	140621
47-51	Extension raft excavation	140621
52-77	G9	140621
78-83	G8	140621
84-104	G7	140621
105-114	G6	140621
115-119	Masonry fragments	140621
120-132	Basement exterior	140621
133-135	S7	140621
136-153	F8	140621
154-158	F10	140621
159-164	F9	140621
165-167	S8	140621
168-171	S10	140621
172-178	Extension raft excavation	140621
179-202	Masonry fragments	140621
203-211	Extension raft excavation	140621

9.0 Appendix 2 ~ Plates.

Watching Brief Plates.



Plate 1. General view of excavation area following removal of yard surface concrete.



Plate 2. Typical section illustrating excavated deposits.



Plate 3. Assemblage of masonry window mullions.



Plate 4. Example of window mullion.



Plate 5. Example of window mullion profile.

Building Recording Plates.



Plate 6. External view 1 Peckitt Street, looking south.



Plate 7. External view 6 and 7 Tower Street, looking west.



Plate 8. Room B1, showing grange and window.



Plate 9. Room B2, grange.



Plate 10. Room B2, window and sink, looking north.



Plate 11. Room B3, looking east.



Plate 12. Room B4, detail of stairs.



Plate 13. External view Room B1 window.



Plate 14. External view Room B2 window.

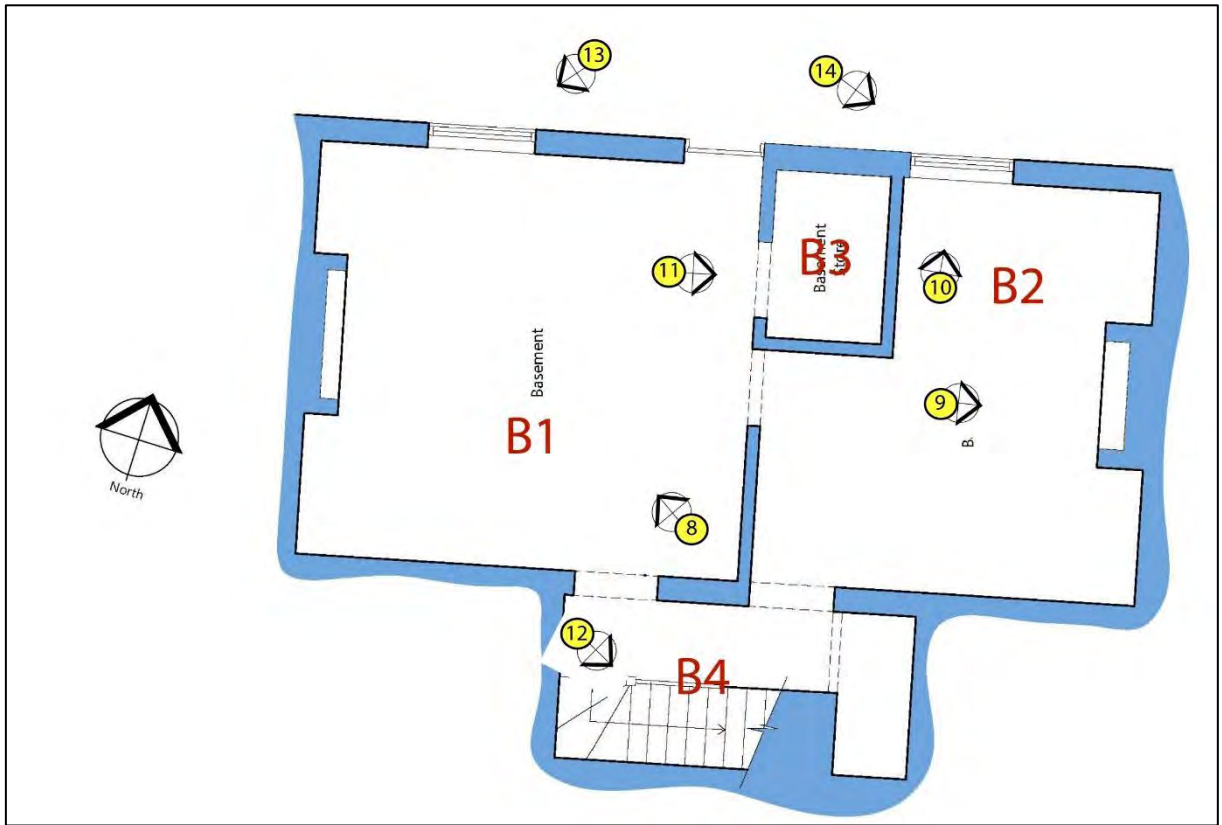


Figure 8. Location of Basement images, Plates 8-14.



Plate 15. Room G1, looking northwest.



Plate 16. Room G2, looking southwest.



Plate 17. Room G3, looking east.



Plate 18. Room G4, looking east.



Plate 19. Room G5, stairs.



Plate 20. Room G6, looking east.



Plate 21. Room G6 ceiling.



Plate 22. Room G7, looking northeast.



Plate 23. Room G7, fireplace.



Plate 24. Room G7, floor joists in west wall.



Plate 25. Room G8, stairs.



Plate 26. Room G8, blocked doorway.



Plate 27. Room G9, as file store.



Plate 28. Room G9, fireplace.



Plate 29. Room G9, blocked doorway in west wall.



Plate 30. External view of Room G9 rebuilt west wall.



Plate 31. Room G9, example of floor joist.



Plate 32. Repositioned doorway between Rooms G8 and G9.



Figure 9. Location of Ground Floor images, Plates 15-32.



Plate 33. Room F1, looking northwest.



Plate 34. Room F2, looking northeast.

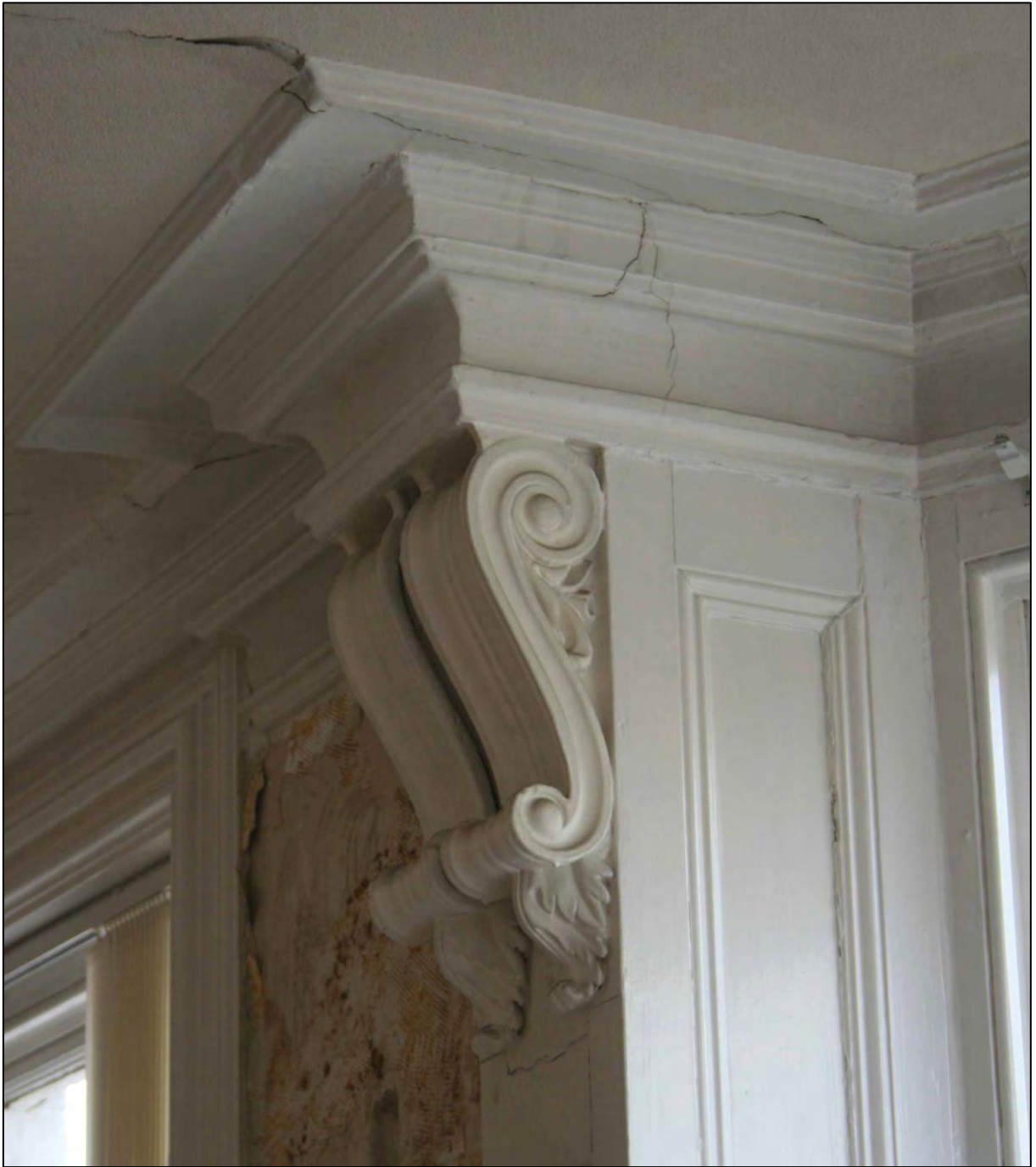


Plate 35. Room F3 detail of Victorian window surround.



Plate 36. Room F5, stairs.



Plate 37. Room F5, window.



Plate 38. External view of stair tower window.



Plate 39. Stud wall dividing Rooms F6 and F7, looking west.



Plate 40. Room F6, chimney breast looking southwest.



Plate 41. Room F6, wallpaper remnant.



Plate 42. Room F7, looking east.



Plate 43. Room F8, looking northeast.



Plate 44. Room F8, fireplace.



Plate 45. Room F8, blocked and new doorway.



Plate 46. Room F9, looking north.



Plate 47. Room F9, wall decoration.



Plate 48. Room F10, looking southwest.



Plate 49. Room F11, stairs, looking south.

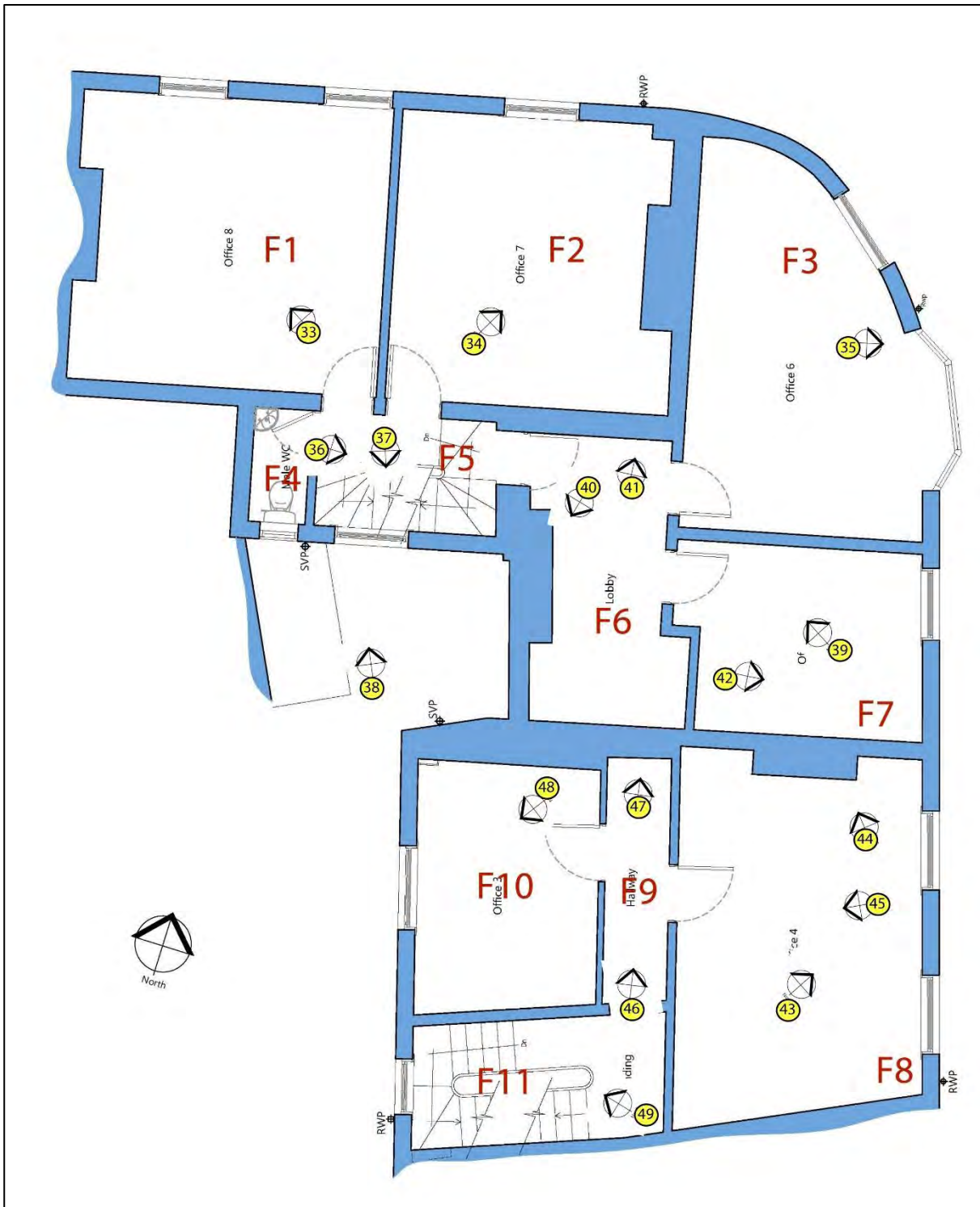


Figure 10. Location of First Floor images, Plates 33-49.



Plate 50. Room S3, example of 20th century office.



Plate 51. Room S6, banister and window.



Plate 52. Rooms S7 and S8, wallpaper revealed by removing stud wall.



Plate 53. Room S9, location of chimney breast.



Plate 54. Room S10, looking north prior to blocking.



Plate 55. Room S11, looking northeast.



Plate 56. Room S12, stairs.

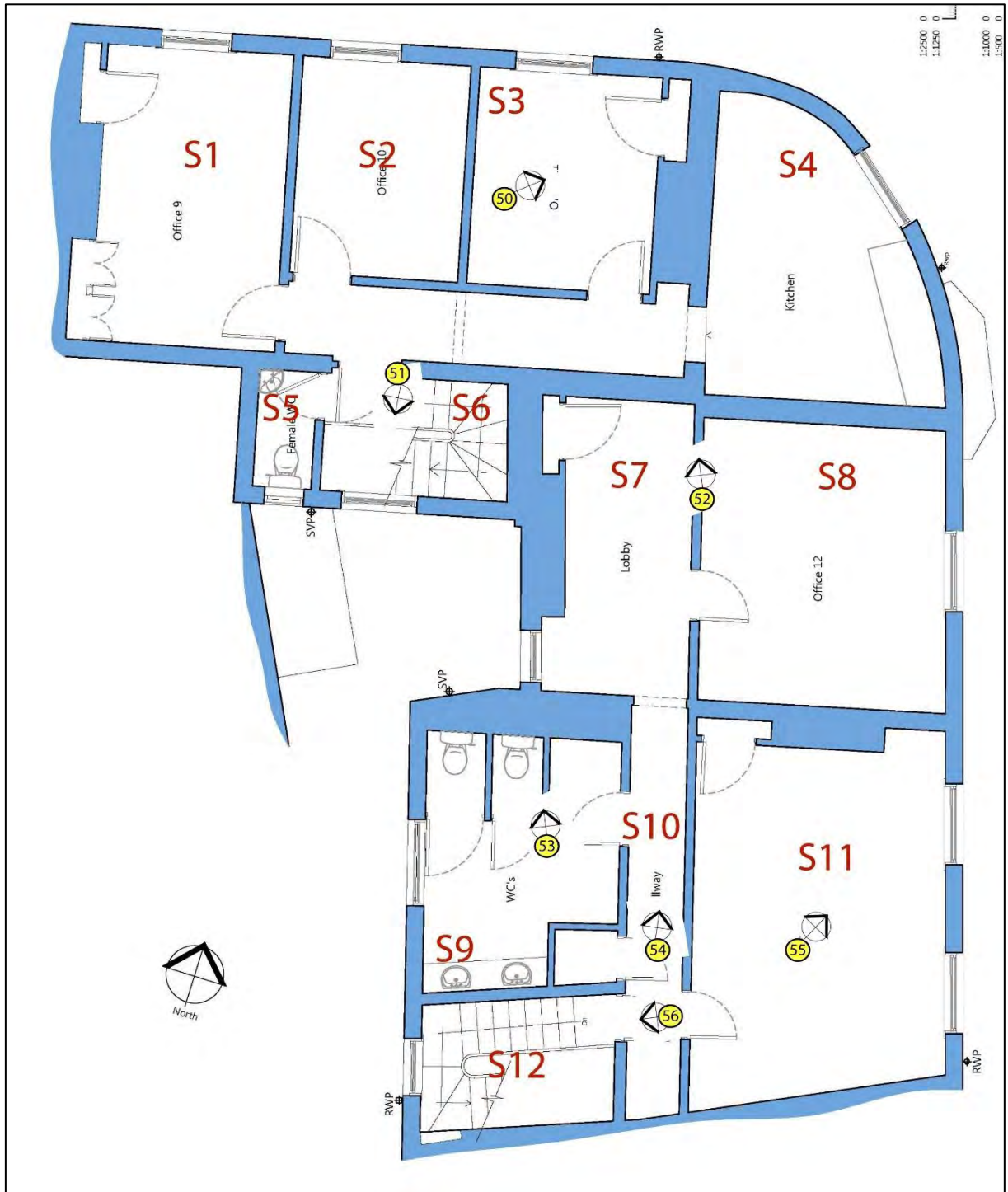


Figure 11. Location of Second Floor images, Plates 50-56.