



OAKFORD
ARCHAEOLOGY

**Archaeological assessment and evaluation
at Wessex Close, Topsham, Devon**



on behalf of
DAK properties

Report No. 14-10

Project No. 1173

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OAKFORD ARCHAEOLOGY

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Contents

Summary	
1 Introduction	1
1.1 Background	1
1.2 Current land use	1
2. Aims	1
3. Methodology	2
3.1 Desk-based assessment	2
3.2 Evaluation	2
4. Legislation and Guidance	3
4.1 Sites, monuments and buildings with statutory designation	3
5. Historical background (including cartographic evidence and aerial photographic evidence)	3
5.1 General background	3
5.2 The history of the site	5
5.3 Historic Landscape characterisation	5
6. Sites of archaeological and historical and interest	5
7. Results	10
7.1 The trenches	10
8. The Finds	13
8.1 Introduction	13
8.2 Lithics	13
8.3 Romano-British pottery	13
8.4 Roman coins	14
8.5 Roman tile	15
8.6 Post-medieval pottery	15
9. Discussion	15
9.1 Introduction	15
9.2 Roman activity	15
9.3 Post-medieval activity	16
10. Conclusions	17
11. Project Archive	17

Acknowledgements

Bibliography

Appendix 1: Method statement

Appendix 2: Context descriptions by trench

Appendix 3: Finds quantification

List of illustrations

- Fig. 1 Location of site.
- Fig. 2 Detailed location plan showing location and orientation of photos taken during site visit.
- Fig. 3 Sites of archaeological and historical interest (numbered).
- Fig. 4 Rev. John Swete's 1796 coloured sketch of The Retreat showing the parkland in the foreground.
- Fig. 5 Rev. John Swete's 1796 coloured sketch of The Retreat showing the rear elevation.
- Fig. 6 Detail from Benjamin Donn's 1765 map of Devon showing Retreat House.
- Fig. 7 Detail from the 1842 Topsham tithe map showing the location of the site.
- Fig. 8 Detail from the 1st edition 1890 Ordnance Survey map Devonshire sheets LXXX.15 and LXXXII.3.
- Fig. 9 Detail from the 2nd edition 1905 Ordnance Survey map Devonshire sheets LXXX.15. and

LXXXXII.3.

- Fig. 10 Detail from the 1957 Ordnance Survey map SX9588A.
Fig. 11 The Retreat Lodges c.1923 (Richardson and Gill 1924).
Fig. 12 General view of Retreat House taken during the site visit.
Fig. 13 Trench location plan and summary result of geophysics.
Fig. 14 Plan and sections Trench 1.
Fig. 15 Plan and section Trench 2.
Fig. 16 Plan and sections Trench 3.
Fig. 17 Plan and section Trench 4.
Fig. 18 Plan and sections Trench 5.
Fig. 19 Plans and sections trenches 6 and 7.
Fig. 20 Trench plan showing principal features identified.

List of plates

- Plate 1 The site looking east.
Plate 2 The site looking south from Topsham Road.
Plate 3 The site looking northwest.
Plate 4 The site looking southeast.
Plate 5 General view of site with Trench 1 in foreground. Looking southeast.
Plate 6 General view of site with Trench 2 in foreground.
Plate 7 Section through Ditches [104] and [106]. Looking southeast.
Plate 8 Section through Pit [110]. Looking south.
Plate 9 Section through Ditch [108]. Looking north.
Plate 10 General view of Trench 2. Looking northwest.
Plate 11 Section through 17th/18th century track and flanking ditches. Looking south .
Plate 12 General view of Trench 3. Looking northeast.
Plate 13 Section through Ditch [303] and [306]. Looking southeast.
Plate 14 Section through Ditch [308]. Looking southeast.
Plate 15 General view of Trench 4. Looking southeast.
Plate 16 Section through Pit [403]. Looking southwest.
Plate 17 Section through Pit [406]. Looking southwest.
Plate 18 General view of Pits [403] and [406]. Looking south.
Plate 19 Section through Ditch [504]. Looking northwest.
Plate 20 Section through Ditch [510]. Looking northwest.
Plate 21 Section through Posthole [604]. Looking southeast.
Plate 22 Section through Posthole [606]. Looking southwest.
Plate 23 Section through Ditch [608]. Looking southwest.
Plate 24 Section through Tree Throw [610]. Looking southwest.
Plate 25 General view of Trench 7. Looking southeast.
Plate 26 Section through Posthole [703]. Looking southeast.
Plate 27 General view of Trench 8. Looking northeast.

Summary

An archaeological evaluation was carried out by Oakford Archaeology on land adjacent to Wessex Close, Topsham, Devon (SX 9581 8890), between April and May 2014. The work comprised the excavation of 8 trenches totalling 175m in length, with each trench 1.6m wide. These targeted a series of anomalies identified during an earlier geophysical survey and provided a spatial sample of those areas that were not available for geophysical survey.

Excavation revealed three ditches of Romano-British date, as well as the remains of two large pits. Only the two NW-SE aligned ditches had been identified by the geophysical survey. The fills contained quantities of mid-to-late Romano-British tile and pottery, indicating the nearby presence of buildings and occupation of the site perhaps into the 4th century AD.

The trenches identified a further two ditches and three discrete features of probable Romano-British date and a trackway with flanking ditches of post-medieval date. None of these had been identified by the geophysical survey.

1. INTRODUCTION

This report has been prepared for DAK Properties and sets out the results of an archaeological desk-based assessment and trench evaluation undertaken by Oakford Archaeology (OA) between April and May 2014 on land adjacent to Wessex Close, Topsham, Devon (SX 9581 8890). The work was commissioned on the advice of the Exeter City Council Archaeology Officer (ECCAO) in line with the approach set out in para 128 of the government's national planning policy framework (NPPF), to provide information in support of a forthcoming planning application for housing development.

A geophysical survey (gradiometer) has been undertaken as part of the desk-based assessment (Substrata 2014). A series of anomalies were identified including possible linear boundaries and roundhouses. The interpretation of the survey is shown on Fig. 13 and the full report has been submitted separately.

1.1 The site

The site (Fig. 1) lies on the north-west side of Topsham and covers an area of approximately 0.75 hectares. The site lies between c. 8m and 10m AOD on a former river terrace just above the flood plain of the River Exe immediately to the west, and the underlying geology belongs to the Dawlish Sandstone Group of Sands and Sandstone. The sedimentary bedrock formed approximately 300 to 250 million years ago in the Permian Period, and gives rise to river terrace deposits of sand and gravel (Geological Maps of England and Wales, 1980).

1.2 Current land use

At the time of visit the site consisted of former parkland, now a pasture field, bounded to the south by Wessex Close and to the west by Retreat Drive (see Plates 1-4).

2. AIMS

The aim of the assessment is to collate known historical and archaeological information (baseline information) and any newly identified material regarding the history of the site and immediate surroundings. The resulting information will be used to make an assessment of impact on the archaeological resource and the wider impact on the historic environment.

The principal aim of the evaluation was to establish the presence or absence, character, extent, depth, date and condition/state of survival of any archaeological features and deposits within the footprint of the proposed development. The results of the evaluation, in conjunction with the desk-based assessment, will inform the planning process - particularly whether there are any remains present of sufficient significance and state of preservation to affect the principle or layout of the proposed development, and may also be used to formulate a programme of further archaeological work either prior to and/or during groundworks to mitigate the impact of the development on any remains present..

3. METHODOLOGY

3.1 Desk-based assessment

This desk-based assessment has been carried out in accordance with advice provided by the Exeter City Council Archaeology Officer (Pye *pers. comm.*) and has included examination of cartographic, printed and documentary sources held at or by:

- The Devon Heritage Centre;
- Exeter City Council;
- The Devon County Historic Environment Record (DCHER);
- The National Heritage List for England;
- The Heritage Gateway online website.

The tithe map of Topsham of 1842 was studied and copies of the Ordnance Survey plans of the 1st and 2nd editions of 1890 and 1905 were studied at the Devon Heritage Centre. A modern (1992) OS 1:50000, was obtained for reference purposes.

A site visit was undertaken on 10/03/2014. See above 1.2 for details of current land use.

3.2 Evaluation

The evaluation was undertaken in accordance with a project design prepared by Oakford Archaeology (2014), submitted to and approved by the ECCAO prior to commencement on site. This document is included as Appendix 1.

The work comprised the excavation of 8 trenches totalling 175m in length, with each trench 1.6m wide. They were positioned to target anomalies identified during the geophysical survey and to provide a spatial sample of those areas of the site where no anomalies were identified. Trench positions were agreed with the ECCAO prior to commencement on site. The positions of trenches as excavated are shown on Fig.13.

Machine excavation was undertaken under archaeological control using a 360° mechanical excavator fitted with a 1.6m wide toothless grading bucket. Topsoil and underlying deposits were removed to the level of either natural subsoil, or the top of archaeological deposits (whichever was higher). Areas of archaeological survival were then cleaned by hand, investigated and recorded.

The standard OA recording system was employed. Stratigraphic information was recorded on *pro-forma* context record sheets and individual trench recording forms, plans and sections for each trench were drawn at a scale of 1:10, 1:20 or 1:50 as appropriate and a detailed digital photographic record was made. Registers were maintained for photographs, drawings and context sheets on *pro forma* sheets.

4. LEGISLATION AND GUIDANCE

This desk-based assessment (DBA) has been carried out in accordance with The Institute for Archaeologists (IfA) guidelines. The IfA defines archaeological desk-based assessment within its standards and guidance document (revised Nov. 2012) as:

....a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.

It has also been carried out in line with guidance provided by the ECCAO, in accordance with the policy in the Government's published National Planning Policy Framework (NPPF: 2012) and in particular paragraph 128 of Chapter 12:

In determining proposals, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

4.1 Sites, monuments and buildings with statutory designation

There are a number of listed buildings in the vicinity of the application site which are cited in Section 6 below. The most significant of these is the Grade II listed Retreat House which lies to the south of the application site (see 6.1 below).

5. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 General background

The site lies in an area where extensive evidence for prehistoric activity has been previously identified, in particular along the ridgeline located to the north-west of the site. Investigations in the Digby, Pynes Hill and Sowton areas have identified features, deposits and finds relating to prehistoric settlement, agricultural and funerary activity. Features recorded include ring ditches, post-rings, enclosures, trackways and linear ditches associated with early field systems in the area. Surface artefact collection in the fields either side of the M5 has recorded a high concentration of prehistoric worked flint, which date from the Mesolithic through to the late Bronze Age period. In particular work in 1974 identified the remains of a late Neolithic settlement to the northwest ¹.

¹ Jarvis & Maxfield 1975.

The development is located behind Exeter Road, which probably lies on the approximate course of the earlier Roman road linking Exeter with the port at Topsham. In 2000 a small defended Roman base was investigated on the east bank of the Exe at Topsham School², suggesting that Topsham had developed as a port serving Exeter in the 1st century AD. To the northwest excavation in advance of the construction of the M5 in 1974 revealed the nucleus of a Romano-British farmstead, dating from the 1st century AD. A probable 2nd-century boundary and a late 3rd/4th-century cremation also indicated use of the site later in the Roman period³.

The main focus of settlement in the Roman civil period appears to have been the area between Exeter Road and the fort, to the southeast of the site. A variety of Roman finds were retrieved in the 1930s during the construction of a sewer trench⁴. Trial excavations revealed the presence of pottery dating to the Roman military period, while a large group of pottery of similar date was found in a pit during the construction of a pipe-trench in Riverside Road in 1973/4. In addition footings of a building located near the junction with Hamilton Road were also uncovered. Other Roman pottery and building materials were found during a trial excavation in 1949, and there have been further sporadic finds in this general area. A small excavation in 1938, on the opposite side of the road, revealed a Romano-British building interpreted as a combined hand-operated corn mill and bakehouse⁵.

Work by Exeter Archaeology in 1999 on the northern side of Exeter Road identified an enclosure dating to the 1st-mid-3rd century AD⁶, while more recently observations in the area to the south identified remains of postholes within Retreat Drive, a possible oven at Belvedere Close⁷, while work by Exeter Archaeology on the site of garages at The Retreat, immediately to the south-west of the site, recovered large quantities of Roman tile.

Recent archaeological investigations immediately to the north of the site comprised geophysical survey followed by trench evaluation. This work identified a number of stone buildings, along with pits, post holes, linear ditches and the possible remains of a Roman road or trackway⁸. It is very likely that these link with some of the features found on the present site, and continue into the latter.

Little is known of the development of Topsham in the immediate post-Roman and early Saxon period. The manor of *Toppesham* was granted to the church of St Mary's by King Athelstan in 937 and the gift was later confirmed by Bishop Leofric⁹. Confiscated by Earl Harold and taken back during the Norman reorganisation of the land holdings following the Conquest the village of *Toppysham* and its land were held by King William¹⁰. Granted to the de Redvers during the reign of Henry III (1207-1272), and subsequently passed to the Courtenays, the construction of a weir in 1284 prevented ships from reaching Exeter. This ensured that Topsham became a flourishing port for Exeter's expanding cloth trade throughout the 16th-18th centuries¹¹, and to a lesser extent the sugar trade.

² Sage and Allen 2004.

³ Jarvis & Maxfield 1975.

⁴ Montagu 1937.

⁵ Sage 1999.

⁶ Sage 1999.

⁷ Pye 2011.

⁸ Wessex Archaeology *forthcoming*.

⁹ Hoskins 1954.

¹⁰ Thorn and Thorn 1985, 1.44.

¹¹ Hoskins 1954.

The site of The Retreat is first mentioned in 1684 when the land is sold to Samuel Buttall of Plymouth, a sugar baker¹². Samuel, and subsequently his son Humphrey, already held the Sugar House at Sutton Harbour in Plymouth, which had been specifically built for the storage and refining of sugar supplied from their slave plantations in Barbados and South Carolina¹³. In 1725, following Samuel's death, his son-in-law Sir Nathaniel Hodges, took a half share in the business, and his widow Mary subsequently sold the buildings in 1744. The site was bought in 1769 by Captain Robert Orme, ADC to Major-General Braddock during his ill-fated campaign against the French in North America, and the house was probably completed sometime before 1773¹⁴. The property and grounds were bought in 1781 by Sir Alexander Hamilton and extensively altered¹⁵. It remained in the family until 1931 when it was bought by Messrs Heyward, Howell and Reader. The parkland was sub-divided and sold off in lots, while the walled gardens and coach house became a boatyard. By 1938 the Retreat house had been converted into flats¹⁶ and in 1974 the lodges, although listed, were demolished in advance of construction of the M5.

5.2 The history of the site

The site is likely to have been in agricultural use until at least the 18th century when it became parkland. The field pattern to the north and northeast of the site is very regular, with a number of long narrow plots aligned at right-angles to Exeter Road. These are likely to be the remains of strip fields of medieval origin. These were gradually amalgamated and enclosed with hedges to produce the landscape mapped in the mid 19th century¹⁷.

The Topsham tithe map of 1842 indicates that the site area formerly consisted of a single field (No. 766), described in the apportionment as part of the lawn. No alterations are shown on the 1890 1st edition and 1905 2nd edition Ordnance survey maps and the site remained unchanged until the 1930's when the field was sub-divided into two. By the 1950's housing estates were encroaching to the southeast and a new road, originally called Nippon Road although this was later changed to Wessex Close, was built.

5.3 Historic Landscape Characterisation

The Historic Landscape Characterisation programme provides a framework for broadening our understanding of the whole landscape and contributes to decisions affecting tomorrow's landscape. Relevant historic landscape characterisation information held by the Devon County Historic Environment Record was studied. The landscape at the application site at Topsham is characterised as being within modern enclosures which have replaced earlier areas of historic parkland, elements of which may be retained within them¹⁸.

6. SITES OF HISTORICAL AND ARCHAEOLOGICAL INTEREST

The sites listed below are located and numbered on Fig. 3. References given with MDV numbers are those of the Devon County Historic Environment Record.

NGR = National Grid Reference.

NHL = National Heritage Listing number

¹² Fox 1991.

¹³ Collings 2005.

¹⁴ Fox 1991.

¹⁵ Fox 1991.

¹⁶ Fox 1991.

¹⁷ Sage 1999.

¹⁸ <http://gis.devon.gov.uk/basedata/viewer.asp?DCCService=hlc>.

SAM = Scheduled Ancient Monument

*prefix indicates within or adjacent to the site

6.1. MDV 9936 NHL 1103993 NGR SX 9577 8878

Retreat House. Listed Building at Grade II.

Former sugar refinery of 17th century date, rebuilt as a private house in the 18th century and refurbished in the 19th century. Situated about 90m to the south of the site.

6.2. MDV 84793 NHL 1103994 NGR SX 9573 8882

Stable Block, Retreat House. Listed Building at Grade II

Late 18th century stable block Situated about 110m to the south of the site.

6.3. MDV 55543 NHL 1306236 NGR SX 9570 8870

Retreat House lodges, Listed Buildings at Grade II

Flanking the former entrance gate from Exeter road, demolished in 1975. Situated about 135m to the northwest of the site.

6.4. MDV 9937 NGR SX 9546 8924

Newport Lodge. Listed Building at Grade II.

Former 18th century toll-house. Situated about 400m to the northwest of the site.

6.5. MDV 78499 NGR SX 9540 8910

Searchlight Battery, 539 Battery, 88th Searchlight Regiment.

Former Searchlight emplacement, Newport House, 1941. Situated about 450m to the northwest of the site.

6.6. MDV 83973 NHL 1103908 NGR SX 9633 8858

No 2 High Street. Listed Building at Grade II

Late 18th century townhouse with late medieval barn at rear. Situated in the village 600m to the southeast of the site.

6.7. MDV 9933 NGR SX 9595 8866

Nineteen sherds of first century wheel-thrown grey wares found at 'Spindlebury', Retreat Drive in 1953. Situated about 270m to the southeast of the site.

6.8. MDV 9945 SX 9611 8855

A Roman roofing slate, fragments of roofing tile and a decorated wall tile found during building works in between 1934-5 in the grounds of The Retreat. A socketed iron spear head was found nearby and also quantities of samian ware and other decorated pottery. Located about 480m southeast from the site.

6.9. MDV 9946 NGR SX 9623 8875

The remains of a Roman bakehouse with two ovens found in Yarde's Field, Topsham. Finds included building materials, pottery and several querns. Located within the rugby club ground about 400m east of the site.

6.10. MDV 9961 NGR SX 9607 8873

Trial excavations in Park Field, Topsham, in 1936, revealed two channels at right angles to each other. The channels contained a considerable quantity of pottery, including Samian, dated not later than AD60. Located about 240m to the southeast of the site.

6.11. MDV 14343 NGR SX 9570 8900

Excavations located a late third or fourth century cremation within a small square timber structure. Located about 80m to the north of the site.

6.12. MDV 14344 NGR SX 9567 8897

Late Neolithic/Beaker settlement indicated by a scatter of worked flint in the topsoil, and by 13 pits revealed in excavation. Finds included part of a greenstone axe, a broken pebble with an hourglass perforation and pottery sherds. Mesolithic occupation in the area indicated by a small number of microliths. Situated about 90m to the west of the site.

6.13. MDV 14347 NGR SX 9608 8860

Finds found during a small trial excavation in Retreat Field, Topsham in 1949 included flints, roof tiles, coarse ware and samian mostly dateable to the second century AD. Located about 240m to the southeast of the site.

6.14. MDV 14348 SX 9620 8850

Roman artefacts recovered from foundation trenches on both sides of Retreat Road. Located about 480m southeast from the site.

6.15. MDV 14349 NGR SX 9610 8870

Roman material found during the digging of a sewer trench included a mortarium rim stamped 'GRATVS', a fragment of a clay lamp, oyster shells, a bronze door key and fragments of a Claudian buff jug, as well as two fragments of inscribed glass beaker depicting a chariot race. Located about 270m east of the site.

6.16. MDV 14350 NGR SX 9618 8872

A possible Roman midden found during sewer pipe excavations in 1933 contained the neck and handles of a large amphora. Situated about 390m to the southeast of the site.

6.17. MDV 14394 NGR SX 9567 8897

Site of an early Roman farmstead on Exeter Road, excavated in 1974. Located about 90m to the northwest of the site.

6.18. MDV 14562 NGR SX 958 891

Prehistoric flints recovered from the northwest of Topsham prior to motorway construction. Situated about 110m to the northwest of the site.

6.19. MDV 42253 NGR SX 9610 8834

A sestertius of Hadrian (AD117-138) was found on the mudflats. Located about 480m to the southeast of the site.

6.20. MDV 47868 NGR SX 9570 8950

1499 worked flints from ploughed fields on Seabrook Farm. Situated about 450m to the northwest of the site.

6.21. MDV 60417

Five Roman provincial silver coins probably dating to Augustus (31BC-AD14). All were found in Retreat Field, Topsham (1960-1970) and possibly represent a rare and very unusual hoard.

6.22. MDV 60429 SX 9530 8930

Coin of Vespasian (AD69-79) found in the garden of 78 Newport Road, Countess Wear. Situated about 540m to the northwest of the site.

6.23. MDV 60745 NGR SX 9577 8910

Bronze sestertius found by metal detector in ploughsoil in 1999. Probably Marcus Aurelius or Lucius Severus of cAD160-180. Located about 80m to the northwest of the site.

***6.24. MDV 61785 NGR SX 9585 8895**

First century Roman coin.

6.25. MDV 63890 NGR SX 9618 8889

Site of a medieval field system, excavated by Exeter Archaeology in 1999 and shown on the c.1843 tithe map and the 1890 OS map. Located about 90m to the northwest of the site.

6.26. MDV 63891 NGR SX 9580 8903

Geophysical survey recorded a rectangular enclosure. Roman pottery found during the excavation of trenches by Exeter Archaeology in 1999 uncovered 23 sherds from a minimum of 13 vessels including amphora and four Roman tile fragments. The assemblage was dated from the 1st to the mid 3rd centuries. Located about 90m northwest of the site.

6.27. MDV 65498 NGR SX 9633 8844

Evidence of a Roman corn drier excavated by Exeter Archaeology at Orchard Way in 1998. Finds included a 2nd century disc brooch. Situated about 0.6km to the southeast of the site.

6.28. MDV 67998 NGR SX 9622 8839

Site of a 1st century Roman military base, partly excavated by Exeter Archaeology in 2000. The excavations also revealed graves from a later Roman inhumation cemetery. Located about 0.6km to the southeast of the site.

6.29. MDV 71120 NGR SX 9617 8860

Fragments of Roman pottery collected by A. Pye during construction work at 10 Hamilton Road, these included a sherd of samian ware, several sherds of black burnished ware, three fragments of crucible/refractory type material, a Roman roof tile fragment and a sherd of a 1st or 2nd century flagon. Situated about 420m to the southeast of the site.

6.30. MDV 71474 NGR SX 9627 8839

A scatter of lithics found during excavations on the site of the new Combined School in Topsham indicate Mesolithic, Neolithic and Early Bronze Age activity in the area. Located about 0.6km to the southeast of the site.

6.31. MDV 71518 NGR SX 9594 8916

Looped palstave found on the site of the University Playing Fields. Situated about 250m to the north of the site.

6.32. MDV 71562 NGR SX 9582 8878

Eight Roman roof tile fragments and scraps of South Devon ware were found during the re-building of garages at The Retreat. Situated about 110m to the south of the site.

6.33. MDV 60421

Garden of Tradewinds, Retreat Drive, 1985/6. Samian, Dr. 18, found by Mrs P. Pearce whilst gardening. EXEMS111/1986. Situated about 540m to the northwest of the site.

***6.34. MDV 71560**

Coins found in Retreat Filed, 1995-8: coins of Faustina, Marcus Aurelius, Antoninus Pius found by D. Oseland. 1 *as* found by B. Welch. Located 30m to the north of the site.

6.35. MDV 71563 NGR SX 9595 8864

Fragments of late first, early second century wheel-thrown grey wares, fourth century mortarium and a fourth century South Devon ware rim found at 'Spindleberry', Retreat Drive. Situated about 150m to the southeast of the site.

6.36. MDV 9933 NGR SX 9595 8864

Garden of Spindleberry, Retreat Drive, 2001. Wheel-thrown grey wares, late 1st/early 2nd century; 4th century mortarium; 4th century South Devon ware rim; all found during gardening. Located about 150m to the northwest of the site.

6.37. MDV 14353

Sewer along Riverside Road and Retreat Drive 1974. Some structural evidence and a few pits, probably Roman but no finds recovered. One large pit with pottery group of c. 55-75 including Dr 20 amphorae, *terra nigra*, flagons, wheel-thrown grey wares, BB1; also a horse skull. Griffiths 1974; EXEMS 271/1990. Situated between 210m and 480m to the southeast of the site.

6.38.

Retreat Estate 1949. 2nd century samian bowl, coarseware and tiles found by Shorter in spoil of modern pit (EXEMS 105/1949). Subsequent small excavation found no structural evidence (Shorter 1948). Located about 420m to the southeast of the site.

6.39.

Close to River, 1934-6. A few Roman finds including box tile. Situated about 400m to the southeast of the site.

6.40.

Close to River, under tree stump, 1934-6. Roof-slates from a late Roman building. Socketed spearhead nearby (Montagu 1937). Situated about 500m to the southeast of the site.

6.41.

Service trench through path, 1934-6. Two large Roman pits and 2nd century samian ware (Montagu 1937). Situated about 540m to the northwest of the site.

5.42.

Service trench for Retreat Road, 1934. Large quantity of Roman finds, including spear-head. Located 0.58km to the north of the site.

6.43. NGR SX 9603 8865

Remains of a Roman oven/kiln along with fragments of Roman military and civil pottery collected by A. Pye during construction work at 5 Belvedere Close. Situated about 240m to the southeast of the site.

6.44. NGR SX 9593 8867

Work at Windwhistle Cottage, Retreat Drive, exposed a posthole and some 1st and early 2nd century Roman pottery. Situated about 420m to the southeast of the site.

6.45. NGR SX 9626 8846

Remains of a probable Roman ditch were exposed during works at 23 Ashford Road. Located 0.5km to the north of the site.

6.46. NGR SX 9614 8873

Work at 37 Exeter Road, exposed a feature containing some 2nd and early 3rd century Roman pottery. Situated about 210m to the east of the site.

6.47. NGR SX 9622 8846

Work 48 Ashford Road exposed the remains of a probable Roman posthole. No finds. Situated about 0.5km to the southeast of the site.

6.48. NGR SX 9590 8870

Work at Copperstones, Retreat Drive, exposed the remains of a probable Roman posthole. No finds. Located 100m to the south of the site.

7. RESULTS

Relevant detailed plans and sections are included as Figs 14-19 and context descriptions for the trenches are set out in Appendix 2. A generally uniform overlying layer sequence of ploughsoil and subsoil onto natural subsoil was encountered in all areas. The depth of the overlying deposits ranged from 0.6-0.8m.

7.1 The trenches**Trench 1** (Detailed plan and section Fig. 14. Plates 7-9)

This trench measured 35m x 1.6m, was orientated approximately NW-SE/NE-SW and was excavated to a maximum depth of 0.7m. The work exposed seven archaeological features; including two approximately N-S aligned linears flanking a trackway located towards the centre of the trench, two further ditches and a single pit. The recorded layer sequence is set out in Table 1, Appendix 2. The anomalies recorded during the geophysical survey at the northeastern end of the trench were not present.

Feature 104 was a linear feature aligned approximately N-S. This probable ditch was 2.50m wide and 0.52m deep, with gently breaking sides and a concave base. 31 sherds of 18th century red ware were recovered from its single fill (105). This consisted of a uniform mid reddish brown sandy clay deposit. Same as Ditch 116.

Feature 106 was a linear feature aligned approximately NE-SW. This probable ditch was at least 1.10m wide and 0.81m deep, with gradually breaking sides and a concave base. 9 fragments of Roman tile and a single Mortaria base were recovered from its fill (107). This consisted of a uniform mid reddish brown sandy clay deposit.

Feature 108 was a linear feature aligned approximately N-S. This probable ditch was 1.20m wide and 0.32m deep, with gently breaking sides and a concave base. No finds were recovered from its single fill (109). This consisted of a uniform mid reddish brown sandy clay deposit. This feature probably continues into Trench 2.

Feature 110 was a possible pit, with sharply breaking sides and a flat base. It was approximately 1.40m wide and 0.60m deep. No finds were recovered from its fills (111) and (112). These consisted of a mid greyish brown sandy clay and mid reddish brown sandy clay respectively.

Feature 113 was the remains of an approximately N-S aligned trackway. This measured 5m wide and was a post-medieval feature. This feature probably continues into Trench 2.

Feature 114 was a linear feature aligned approximately NW-SE. This probable ditch was at least 2.10m wide. This feature probably continues into Trench 3.

Feature 116 was a linear feature aligned approximately N-S. This probable ditch was at least 2.50m wide. This feature probably continues into Trench 2.

Trench 2 (Detailed plan and section Fig. 15. Plates 10-11)

The trench measured 20m x 1.6m, was orientated approximately NW-SE, and was excavated to a maximum depth of 0.7m. The only archaeological features present were two parallel running N-S aligned linear features (206, 208) flanking a trackway, and located towards the south-eastern end of the trench. The remains of an approximately NW-SE aligned linear run through the entire length of the trench. These cut through natural subsoil at a depth of 0.7m (8.05mAOD) below current ground level. Context descriptions for this trench are set out in Table 2, Appendix 2. The anomalies were not recorded by the geophysical survey.

Feature 205 was the remains of an approximately N-S aligned trackway. This measured 5m wide and was a post-medieval feature. This feature probably continues into Trench 1.

Feature 206 was a linear feature aligned approximately N-S. This probable ditch was 2.30m wide and 0.54m deep, with gradually breaking sides and a concave base. No finds were recovered from its single fill (207). This consisted of a uniform mid brown silty clay deposit similar to the overlying topsoil. This feature probably continues into Trench 1.

Feature 208 was a linear feature aligned approximately N-S. This probable ditch was 3.40m wide and 0.78m deep, with gently breaking sides and a concave base. No finds were recovered from its fills (209-11). Two consisted of a mid brown silty clay deposit (210 and 211) similar to the overlying subsoil, while fill 209 consisted of light brownish yellow silty clay. This feature probably continues into Trench 1.

Feature 212 was a linear feature aligned approximately NW-SE. This probable ditch was at least 1.50m wide. This feature probably continues into Trench 3.

Trench 3 (Detailed plan and section Fig. 16. Plates 12-14)

This trench measured 25m x 1.6m, was orientated approximately NE-SW and was excavated to a maximum depth of 0.5m. The only archaeological features present were three parallel running NW-SE aligned linear features (303, 306 and 308) located towards the centre and southern end of the trench. These cut through natural subsoil at a depth of 0.60m (9.05mAOD) and 0.58m (8.69mAOD) below current ground level respectively. The recorded layer sequence is set out in Table 3, Appendix 2.

Feature 303 was a linear feature aligned approximately NW-SE. This probable ditch was 1.70m wide and 1.10m deep, with gradually sides and a concave base. No finds were recovered from its basal fill (304), which consisted of light reddish brown silty clay. 5 sherds of late 2nd/early 3rd century Roman pottery and 6 Roman tiles, including a possible box tile, were recovered from its upper fill (305). This consisted of a dark brownish grey silty clay deposit. This feature probably continues into Trench 2.

Feature 306 was a linear feature aligned approximately NW-SE. This probable ditch was 1.25m wide and 0.16m deep, with gently breaking sides and a flat base. No finds were recovered from its single fill (307). This consisted of a uniform dark brownish grey silty clay deposit.

Feature 308 was a linear feature aligned approximately NW-SE. This probable ditch was 2.10m wide and 1.10m deep, with gently gradually sides and a concave base. A single late 1st/early 2nd century sherd of Roman pottery and three fragments of Roman roofing tile were recovered from the basal fill (309). This consisted of a light to mid reddish brown silty clay deposit. Four sherds of late 2nd/4th century Roman pottery and 40 fragments of Roman tile were recovered from the upper fill (310). This consisted of mid to dark brownish grey silty clay. This feature probably continues into Trench 1 and 5.

Trench 4 (Detailed plan and section Fig. 17. Plates 15-18)

This trench measured 15m x 1.6m, was orientated approximately NW-SE and was excavated to a maximum depth of 0.6m. Two pits (403 and 406) were located at the north-west end of the trench. These cut through natural subsoil at a depth of 0.6m below current ground level (9.58mAOD). The recorded layer sequence is set out in Table 4, Appendix 2.

Feature 403 was a possible pit, with gradually breaking sides and a flat base. It was approximately 2.80m wide and 0.38m deep. 16 sherds of 2nd century Roman pottery were recovered from its basal fill (404). This consisted of a light yellowish brown silty clay deposit. No finds were recovered from its upper fill (405). This consisted of a mid yellowish brown silty clay deposit.

Feature 406 was a possible pit, with sharply breaking sides and a flat base. It was approximately 2.20m wide and 1.10m deep. No finds were recovered from its lower fills (407-9). Two consisted of a light grey silty clay deposit (407 and 409), while (408) consisted of light to mid yellowish brown silty clay. 4 sherds of late 1st/early 2nd century Roman pottery were recovered from fill (410), consisting of light to mid yellowish brown silty clay. No finds were recovered from fill (409), consisting of a mid red silty clay deposit. 3 sherds of late 1st/early 2nd century Roman pottery were recovered from fill (412), consisting of mid yellowish brown silty clay. No finds were recovered from its upper fills (413-4). These consisted of mid yellowish brown silty clay and mid greyish brown silty clay respectively.

Trench 5 (Detailed plan and section Fig. 18. Plates 19-20)

This trench measured 35m x 1.6m, was orientated approximately NE-SW/NW-SE and was excavated to a maximum depth of 0.65m. The only archaeological features present were two parallel running NW-SE aligned linear features (504 and 510) located towards the centre and southern end of the trench. These cut through natural subsoil at a depth of 0.65m (9.50mAOD) and 0.65m (9.31mAOD) below current ground level respectively. The recorded layer sequence is set out in Table 5, Appendix 2. The anomalies recorded during the geophysical survey were identified.

Feature 504 was a linear feature aligned approximately NW-SE. This probable ditch was 1.90m wide and 0.66m deep, with gradually breaking sides and a flat base. A single sherd of black-burnish ware and two fragments of Roman tile were recovered from its single fill (505). This consisted of a mid reddish brown silty clay deposit.

Feature 510 was a linear feature aligned approximately NW-SE. This probable ditch was 1.65m wide and 0.54m deep, with gradually breaking sides and a concave base. A single sherd of late 2nd/early 3rd century Roman pottery and 3 fragments of Roman tile, including a possible *pilae* tile, were recovered from its single fill (511). This consisted of a uniform mid to dark reddish brown silty clay deposit. This feature probably continues into Trench 1 and 3.

Trench 6 (Detailed plan and section Fig. 19. Plates 21-24)

This trench measured 25m x 1.6m, was orientated approximately NE-SW/NW-SE and was excavated to a maximum depth of 0.75m. The only archaeological features present were a single NE-SW aligned linear feature (608) located towards the centre of the trench, and three discrete features located at the north-west (610) and south-east (604/606) ends of the trench. These cut through natural subsoil at a depth of 0.65m (9.61mAOD), and the last three at 0.65m (9.82mAOD) below current ground level respectively. The recorded layer sequence is set out in Table 6, Appendix 2. The anomalies recorded during the geophysical survey were not present.

Feature 604 was a possible tree throw, with gently breaking sides and a flat base. It was approximately 0.80m wide and 0.22m deep. No finds were recovered from its single fill (605). This consisted of a light reddish brown silty clay deposit.

Feature 606 was a possible posthole, with gradually breaking sides and a concave base. It was approximately 0.80m wide and 0.24m deep. No finds were recovered from its single fill (607). This consisted of a mid reddish brown silty clay deposit.

Feature 608 was a linear feature aligned approximately NE-SW. This probable ditch was 0.65m wide and 0.18m deep, with gradually breaking sides and a concave base. No finds were recovered from its single fill (609). This consisted of a mid to dark reddish brown silty clay deposit.

Feature 610 was a possible tree throw, with sharply breaking sides and a flat base. It was approximately 0.80m wide and 0.30m deep. No finds were recovered from its fills (611-2). These consisted of a light reddish brown silty clay and a light reddish brown sandy clay deposit respectively.

Trench 7 (Detailed plan and section Fig. 19. Plates 25-26)

This trench measured 10m x 1.6m, was orientated approximately NW-SE and was excavated to a maximum depth of 0.6m. A single discrete feature (703) was located towards the centre of the trench. This cut through natural subsoil at a depth of 0.6m below current ground level (9.20mAOD). The recorded layer sequence is set out in Table 7, Appendix 2.

Feature 703 was a possible posthole, with gently breaking sides and a concave base. It was approximately 0.38m wide and 0.12m deep. No finds were recovered from its single fill (704). This consisted of a mid reddish brown silty clay deposit.

Trench 8 (Plate 27)

This trench measured 10m x 1.6m, was orientated approximately NE-SW and was excavated to a maximum depth of 0.6m. No archaeological deposits or features were recorded and natural subsoil was exposed at a depth of 0.6m below current ground level (8.78mAOD). The recorded layer sequence is set out in Table 8, Appendix 2.

8. THE FINDS

by John Allan

8.1 Introduction

This is a small finds assemblage composed largely of Roman, medieval post-medieval and modern materials. These are itemised in Appendix 3 and briefly described below.

8.2 Lithics

The lithic assemblage comprises two struck flints from contexts 101 and a single flint from context 201. All are flakes and date from the late Neolithic to early Bronze Age periods and were residual in the topsoil.

8.3 Romano-British pottery

The Romano-British pottery assemblage comprises 50 sherds and ranges in date from early to late Romano-British. The condition of the assemblage is variable with sherd sizes ranging from large with reasonably fresh breaks (confined to the robust types such as amphorae) to small and somewhat abraded (other coarse wares and the Samian). A number of diagnostic vessel forms are recognisable. Where applicable, fabrics are given their unique code as designated by Bidwell and Holbrook (1991).

Samian

Two partial Samian bases were recovered from contexts 101 and 410. They are in poor condition with little of the surface surviving. They are Drag. 18 (Webster 1996, pp. 32-5), with one exhibiting traces of rouletting on the inside of the base, while the fabric is typical of the Southern Gaulish production centres. They are late 1st – 2nd century in date.

Amphora

A total of 6 body sherds are classified as amphora. The globular form represented, Dressel 20, dating to the 1st-3rd century AD, is certain. The sherds are all typical, robust body sherds from the globular main body of the vessel. A single sherd of amphora was recovered from ditch 308, while the remainder were recovered from the topsoil in Trench 4.

Coarsewares

The coarseware sherds are mostly small body sherds and display few diagnostic features. Recognisable local fabrics include South Devon ware sherds, including a flanged bowl, from 305 and 310; Black Burnished ware BBI (or derivatives of) from 305, 310 and 505; Exeter Sandy grey ware, including a jar type 9.1.b (Holbrook 1991) from 305, 404, 410 and 412; white ware Flagons from 404, 410 and 412; and a single red ware flagon sherd from context 305. These span the period late 1st– 4th century AD.

Mortaria

Ditch 308 produced two Mortaria rims from the Continent. The upper body and rim from context 309 is a type TC56 (Holbrook 1991, pp. 205-7) from the Rhineland and dating to the 2nd century AD, while the flange and rim from 310 is a type TC27 (Holbrook 1991, pp. 198-200) from Gallia Belgica and dates to the late 1st-2nd century AD. A third mortaria sherd, forming the upper body and rim of a mortarium with trituration grits present, was from context 410. This was a type TC18 (Holbrook 1991, pp. 195-9) from central France and dates to the 2nd century AD.

Comment

Although this is a small assemblage, the Romano-British pottery spans the late-first to fourth century AD, and indicates continued Romano-British activity throughout this period. Although it should be said that the character of this activity cannot be expanded on from such a small sample.

8.4 Roman coins

by Norman Shiel

SF 1 (305) **Hadrian** (117-138) *Sestertius*

Illegible and worn with loss to edge. Reverse female deity seated left with cornucopiae. Likely to have been in circulation for some time after issue.

SF2 (300) **Victorinus** (268-270) *Antoninianus*

Reverse Pretus Aug? Deity standing left with altar. Very little worn at all, lost shortly after issue.

SF3 (300) **James I** (1603-1625) *Regal farthing*

Mostly illegible. 1613-25.

SF4 (300) **Charles I** (1625-1649) *Regal farthing*
Rose farthing type. Mostly illegible. 1640's.

8.5 Roman tile

94 fragments of Roman tile were recovered. The assemblage includes 19 fragments of *tegula* (roof tile), 14 fragments of *imbrex* (roof tile), and 3 fragments of flat tile (possible box and *pilae* tile fragments); the remainder of the assemblage is in too poor a state to identify. Typically, the tegula and flat tiles suggest the presence of a building on the site. The flat tiles could have been used as stacks for a hypocaust system, or as a bonding layer or floor surface.

At least five different fabrics are represented in the assemblage, with the majority of the tiles from fabrics previously recorded in Exeter (Holbrook 1991) and more recently Exminster Church (Allan 2008) and St Loyes (Salvatore *forthcoming*). Recognised local fabrics include tiles tempered with Dawlish Sandstone, with sources including outcrops forming the river cliffs around Topsham, and clean silty clay (estuarine?). A third fabric is derived from alluvium of the Ludwell Valley. Seven fragments are in Exeter fabric 4. This was imported from the Winchester/Southampton area (Betts and Foot 1994) and is only present in Exeter from the late third-early fourth centuries.

A fifth fabric, containing a micaceous granite derived fabric has not previously been recorded in Exeter.

8.6 Post-medieval and modern finds

The finds from this period include a single fragment of clay pipe stem, dating from the 18th-19th centuries, a single fragment of 19th-century bottle glass and 5 fragments of post medieval brick. The pottery, totalling 49 sherds includes a single sherd from a 17th-18th century sugar refining vessel and a typical range of later pottery including coarsewares and Creamware.

In addition, the metal detecting uncovered three 17th-18th century shoe buckles, a single pewter spoon handle, one lead pistol shot, one ½ Crown, a spur fragment and a Jew's harp.

9. DISCUSSION

9.1 Introduction

Although the extent of the evaluation has been restricted by the presence of tree canopies, it has still been possible to establish the character of the archaeology on the site, as well as being able to identify where intact activity is present and where there is the potential for survival of archaeological deposits. The distribution of archaeological features identified during the evaluation is shown on Fig. 20.

9.2 Romano-British activity

Trenches revealed three substantial boundary ditches of Roman civil date bisecting the site on a broad NW-SE alignment. Evidence for these was exposed in trenches 1, 2, 3 and 5. A single small black-burnish ware body sherd was recovered from the northern ditch (504), while finds recovered from the lower levels of the central ditch (114, 308) included imported mortaria, as well as a small quantity of tile. These are likely to be late 1st – early 2nd century in date, while the upper levels contained late 3rd-4th century pottery and large quantities of Roman tile. The upper fill of the southern ditch (212, 303) contained local coarsewares dating to the late 2nd-3rd century, as well as a small quantity of tile. They are therefore not all contemporary and may represent more than one phase of enclosure. In addition the two

ditches in trench 5 (504, 510) are very similar – suggesting they may relate to a possible trackway.

A further Romano-British agricultural ditch was identified to the north-west – ditch 106. This was similar in character and profile and lay broadly perpendicular to the Romano-British field system. A single imported mortaria base, of probable late 1st-2nd century date, and some late Roman tile was recovered from the fill.

Large quantities of later Roman tile and pottery, indicating occupation of the site perhaps into the 4th century AD, including a large unabraded South Devon flanged bowl sherd of this date, were found in the subsoil. In addition, the presence of five distinct tile fabrics, including imported Exeter fabric 4 from the Solent and dating to the late 3rd-early 4th century, further suggests extended use of the site.

To the north, two large pits (403/406) were located in trench 4. Finds recovered from the lower levels of pit (403) included imported amphora, as well as a large quantity of Exeter Sandy grey ware. These are likely to be 2nd century in date, while pit (406) contained an identical assemblage, including imported mortaria, South Devon ware, Exeter Sandy grey ware and red ware flagon, dating to the late 2nd-early 3rd century. In addition, several fragments of volcanic trap and local sandstone were recovered from the topsoil (400). These are represent building materials and may suggest the presence of buildings nearby, either to the north or at least partly on the site.

Further discrete features were present in trench 6, consisting of a single posthole (606) and a single gully (608). Although no finds were recovered from their fills, their presence beneath a deep sequence of soils indicates an earlier, probable Romano-British, date. Two additional features (604/610) are likely to be tree throws.

No direct structural evidence for stone buildings was identified within the evaluation sample trenches, but the presence of relatively large amounts of building material such as tile and local sandstone blocks suggests that stone buildings and/or timber buildings with stone footings and tile roofs were present nearby. Evidence for stone buildings has recently been found within the site to the north (*WA pers comm*), and it is probable that these extend into at least the northern part of the present site.

9.3 Post-medieval activity

The principal post-medieval feature identified comprises an extensive trackway up to 5m wide that bisects the site on a broad N-S alignment. Segments of the track were exposed within trenches 1 and 2 (contexts 113 and 205 respectively). The track would have provided an early access to The Retreat House from Exeter Road, and the lack of 19th century pottery in its fill, and its differing alignment, suggests that it pre-dates the driveway shown on the Swete illustration of 1796 (Fig. 4) and the tithe map of 1842 (Fig. 7). The small amount of pottery recovered from overlying deposits suggests an 18th century date for its disuse. Associated with the track are the two parallel flanking ditches exposed within trench 1 (104, 108) and trench 2 (206, 208).

A single pit (110) was identified in trench 1. Although no finds were recovered from its fills it was truncating, and therefore was later than, the driveway ditch (108).

10. CONCLUSIONS

The trench evaluation constitutes a thorough examination of the site, with trenches positioned to target geophysical anomalies and sample those areas that were not subject to geophysical survey. Intact post-medieval soil sequences (up to 0.7m deep) have been confirmed, and the total removal of this material within each trench has revealed evidence for buried archaeological features and deposits.

The evaluation has established evidence for Romano-British activity from the late 1st century and continuing perhaps into the 4th century AD. The presence of pits and postholes along the northeastern edge of the site, and the general presence of Roman building material such as tile and stone, indicates that the main focus of occupation is likely to extend beyond the site to the north, along the Roman Road frontage.

In addition elements of a metalled post-medieval track or driveway with flanking ditches were exposed, possibly contemporary with the development of sugar refining activity and perhaps of the Retreat House itself in the late 17th century, prior to the re-alignment of the driveway by 1796.

Archaeological remains are present immediately below the level of subsoil and this, together with the lack of stratified remains such as floors and surfaces, suggests that the archaeological remains have been subject to past truncation by ploughing. It is reasonable to suggest, however, that there is potential for the preservation of further cut features, deposits and artefacts of the Roman and post-medieval periods. The diffuse spread of Roman features, and material throughout the site, however, and the unknown extent of Roman period features, means that no area of the site can be designated with confidence as archaeologically 'sterile'.

Should planning consent be granted, it is certain, given the presence of remains on the site, that further archaeological investigations within the site will be required and the nature and extent of such works will need to be agreed with the planning authority prior to work starting on site. Initial consultation with the ECC AO indicate that on this site such work is likely to comprise full prior archaeological excavation of those areas of the development site that will be the subject of development ground works, including new house and access road and parking court footprints, any attenuation tanks, and any major services and landscaping/topsoil stripping. Areas that are to retain their topsoil undisturbed, such as within retained tree canopies/protection areas or that comprise large areas of house gardens, would not need to be excavated. The aim would be to complete the excavation and recording of the majority of the remains affected before construction starts on site, and thereby minimise the need for any archaeological watching brief during construction, and minimise the extra costs and delays to construction that can arise through remains being found during it. The details of the archaeological work needed to satisfy the archaeological condition will need to be confirmed and agreed with the local planning authority prior to development ground works commencing on site.

11. PROJECT ARCHIVE

The site records have been compiled into a fully integrated site archive which is currently held at Oakford Archaeology's offices under project number 1173, pending deposition with the ADS and the Royal Albert Memorial Museum (RAMM 14/24). Details of the assessment

and evaluation, including a pdf copy of the final report will be submitted to the on-line archaeological database OASIS (oakforda1-180669).

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APPENDIX 1: METHOD STATEMENT

1. INTRODUCTION

- 1.1 This document has been prepared by Oakford Archaeology (OA) for DAKK Properties and sets out the methodology to be employed during an archaeological evaluation on land adjacent to Wessex Close, Topsham, Devon (SX 9581 8890). This document represents the 'Written Scheme of Investigation' for archaeological work in support of a pending planning application for the development of the site. The work is required by the local planning authority Exeter City Council (ECC), as advised by the Exeter City Council Archaeology Officer (ECCAO), in order to identify any significant remains on the site and thus whether or not they are likely to form a planning consideration, in line with national planning policy (NPPF para 128).

- 1.2 The proposed development lies in an area which has previously produced prehistoric and Roman material. The Topsham Road is known to follow the line of the route between the Roman fortress and later town at Exeter and the Roman military port at Topsham so sites and activity of this period may be anticipated along its length.

Archaeological work in 1974 during the construction of the bridge carrying the M5 across the Exe, to the north-west of the application area revealed the remains of a Romano-British farmstead, dating from the first century AD and likely contemporary with the Roman military presence in Exeter. The presence of 3rd and 4th century material suggests the continuation of the site into the late Roman period. Prehistoric activity was indicated by the presence of Mesolithic and late Neolithic flint scatters, a number of pits and a quantity of pottery.

Located to the south-east of the proposed site a small defended Roman base dating to the mid-1st century AD was discovered in 1997 on the east bank of the Exe at Topsham School.

Recent archaeological investigations and observations in Exeter, Gordon, Hamilton, Retreat and Ashford Roads, and along Retreat Drive to the south and south-east have exposed further 1st and 2nd century activity, with some continuity into the 3rd and 4th centuries AD.

- 1.3 A geophysical survey of the site has been carried out in March 2014 (Substrata 2014). The geophysical survey identified a number of linear and sub-circular anomalies across the site which may have an archaeological origin or significance. These may represent prehistoric and/or Romano-British settlement evidence or other potentially significant historic features.

An equivalent geophysical survey and evaluation has also been recently completed in the field to the north by Wessex Archaeology. This has identified a trackway or road way and plots defined by ditches, and possible building foundations of Roman date (ECCAO, *pers comm*)

2. AIMS

- 2.1 The aim of the evaluation is to establish the presence or absence, extent, depth, character and date of any *in situ* archaeological deposits within the site. The trenches will be targeted on the anomalies identified during the geophysical survey and on where remains identified in the adjoining field may extend into the present site, although the layout is constrained by the need to retain protection areas around trees. The results of the evaluation will be used to inform the planning decision and also the extent and nature of any subsequent programme of archaeological mitigation required by the Local Planning Authority as a condition of a planning consent.

3. METHOD

Liaison will be established with the client prior to works commencing in order to advise on OA requirements.

- 3.1 The evaluation will comprise the excavation of 6 trenches totalling 155m in length, with each trench 1.8m (see attached plan). Trenches have been positioned to target the various anomalies identified during the geophysical survey. Localised site constraints (eg. buried services, tree canopies etc.) may result in minor modifications to the trench layout.
- 3.2 Trenches will be CAT scanned prior to excavation. Trenches will be opened using a tracked or wheeled machine fitted with a toothless grading bucket. Excavation will continue until either the top of significant archaeological levels or natural subsoil is reached (whichever is higher), at which point machining will cease and investigation will continue by hand. Where archaeological deposits are present the trench will be cleaned and deposits investigated, excavated and recorded.
- 3.3 All archaeological deposits will be stratigraphically excavated by hand down to natural subsoil in the following manner, unless agreed otherwise with the ECCAO:
- all significant deposits will be excavated and recorded by hand,
 - some less significant and more bulky deposits may be carefully removed by machine with a toothless grading bucket, under direct archaeological supervision and with prior agreement of the ECCAO,
 - fills of cut features will be excavated by hand as follows:-pits (50%), postholes (50 and then 100%), stakeholes (100%), wells (to be determined on site depending on depth and site conditions), linears (20%, targeted on interrelationships, terminals, etc). Variations to these may be required, for example to fully recover important finds and material, or to obtain firmer dating evidence, and these will be agreed with the ECCAO and then carried out.
- 3.4 Health and Safety requirements will be observed at all times by archaeological staff working on site, particularly when machinery is operating nearby. Personal protective equipment (safety boots, helmets and high visibility vests) will be worn by staff when plant is operating on site. A risk assessment will be prepared prior to excavation.
- 3.5 As appropriate, the environmental deposits will be assessed on site by a suitably qualified archaeologist, with advice as necessary from Allen Environmental

Archaeology and/or the English Heritage Regional Science Advisor, to determine the possible yield (if any) of environmental or microfaunal evidence, and its potential for radiocarbon dating. If deposits of potential survive, these will be processed by AC Archaeology using the EH Guidelines for Environmental Archaeology (EH CfA Guidelines 2002/1), and outside specialists (AEA) organised to undertake further assessment and analysis as appropriate.

- 3.6 Initial cleaning, conservation, packaging and any stabilisation or longer term conservation measures will be undertaken in accordance with relevant professional guidance (including *Conservation guidelines No 1* (UKIC, 2001); *First Aid for Finds* (UKIC & RESCUE, 1997) and on advice provided by A Hopper-Bishop, Specialist Services Officer, RAM Museum, Exeter.
- 3.7 On completion of investigations, trenches will be backfilled with the excavated material and made safe.
- 3.8 Should any human remains be exposed, these will initially be left *in situ*. If removal at either this or a later stage in the archaeological works is deemed necessary, these will then be fully excavated and removed from the site in accordance with Ministry of Justice guidelines. If required, the necessary license will be obtained by OA on behalf of the client. Any remains will be excavated in accordance with Institute of Field Archaeologist Technical Paper No. 13 (McKinley and Roberts 1993). Where appropriate bulk samples will be collected.
- 3.9 Should items be exposed that fall within the scope of the Treasure Act 1996, then these will be removed to a safe place and reported to the local coroner. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 3.10 The ECCAO will be informed of the start of the project, and will monitor progress throughout on behalf of the planning authority and will wish to inspect the works in progress. Any amendments to the trenching plan will be agreed with the ECCAO prior to implementation and completion. A date of completion of all archaeological site work will be confirmed with the ECCAO and the timescale of the completion of items under section 5 will run from that date.

4 ARCHAEOLOGICAL RECORDING

- 4.1 Standard OA recording and sampling procedures will be employed, consisting of:
 - (i) standardised single context record sheets; survey drawings, plans and sections at scales 1:10, 1:20, 1:50 as appropriate;
 - (ii) colour digital photography;
 - (iii) survey and location of finds, deposits or archaeological features, using EDM surveying equipment and software where appropriate;
 - (iv) labelling and bagging of finds on site from all excavated levels. The retention and discard strategy will be agreed with the RAMM once all the finds have been cleaned.

Post-1800 unstratified pottery may be discarded on site with a small sample retained for dating evidence as required.

5. REPORTING AND ARCHIVING

5.1 The reporting requirements will be agreed with the ECCAO on completion of fieldwork. If little or no significant archaeology is exposed within the trial trenches, then reporting will just consist of a completed county HER entry, including a plan showing location of trenches and of any significant features found, including in relation to the geophysical survey. The text entry and plan will be produced in an appropriate electronic format suitable for easy incorporation into the county HER, and digital and hard copies sent to the DCC HER and the ECCAO within 3 months of the date of completion of archaeological site work.

5.2 A summary report will be produced and will contain the following elements as appropriate:

- location plan and overall site plans showing the positions of the trenches and the distribution of archaeological features within them, as well as copies of any relevant historic maps;
- a written description of the exposed features and deposits and a discussion and interpretation of their character and significance in the context of the known history of the site;
- plans and sections at appropriate scales showing the exact location and character of significant archaeological deposits and features, including in relation to the plot of the geophysical survey, and of the layout (if available) of the remains found in the adjoining field to the north;
- a selection of photographs illustrating the principal features and deposits found;
- specialist assessments and reports as appropriate.

5.3 One bound and illustrated hard colour copy and a .pdf version of the summary report will be produced and distributed to the Client, the ECCAO and DCC on completion of sitework within the timescale above. A copy of the report and .pdf version will also be deposited with the site archive.

5.4 An ordered and integrated site archive will be prepared with reference to *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the project.

The archive will consist of two elements, the artefactual and digital - the latter comprising all born-digital (data images, survey data, digital correspondence, site data collected digitally etc.) and digital copies of the primary site records and images.

The digital archive will be deposited with the Archaeology Data Service (ADS) within 6 months of the completion of site work, while the artefactual element will be deposited with the Royal Albert Memorial Museum (deposition currently suspended – ref. number 14/24). The hardcopy of the archive will be offered to the RAMM and if not required will be disposed of by OA.

OA will notify the ECCAO upon the deposition of the digital archive with the ADS, and the deposition of the material (finds) archive with the RAMM.

- 5.5 A .pdf copy of the updated summary report will be submitted, together with the site details, to the national OASIS (Online AccesS to the Index of Archaeological investigationS) database within six months of the completion of site work.
- 5.6 A short report summarising the results of the project will be prepared for inclusion within the “round up” section of an appropriate national journal, if merited, within 12 months of the completion of site work.
- 5.7 Should particularly significant remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the ECCAO, in consultation with the Client. OA, on behalf of the Client, will then implement publication in accordance with a timescale agreed with the Client, and the ECCAO. In this case the results will likely be combined with the results of further excavation work, should the proposed development gain planning consent. This will be within 12 months of the completion of all phases of archaeological site work unless otherwise agreed in writing.
- 5.8 Any amendments to the method or timescale set out above will be agreed in writing with the ECCAO before implementation.
6. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES
- 6.1 If topsoil stripping or groundworks are being undertaken under the direct control and supervision of the archaeological contractor then it is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Tree Protection Areas, Ramsar sites, County Wildlife Sites etc.
7. COPYRIGHT
- 7.1 OA shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in this document.
8. PROJECT ORGANISATION
- 8.1 The project will be undertaken by suitably qualified and experienced archaeologists, in accordance with the Code of Conduct and relevant standards and guidance of the Institute for Archaeologists (*Standards and Guidance for Archaeological Evaluation*, 1994, revised 2008, and *Standards and Guidance for an Archaeological Watching*

Brief, 1994, revised 2008), plus *Standards and Guidance for Archaeological Excavation* 1994, revised 2008). The project will be managed by Marc Steinmetzer. Oakford Archaeology is managed by a Member of the Institute for Archaeologists.

- 8.2 Any variations to this document shall be agreed with the ECCAO before they are carried out.

Health & Safety

- 8.3 All monitoring works within this scheme will be carried out in accordance with current *Safe Working Practices (The Health and Safety at Work Act 1974)*.

ADDITIONAL INFORMATION

Specialists contributors and advisors

The expertise of the following specialists can be called upon if required:

Historic and archaeological research: Lucy Browne;

Bone artefact analysis: Ian Riddler;

Dating techniques: University of Waikato Radiocarbon Laboratory, NZ;

Building specialist: Richard Parker;

Illustrator: Sarnia Blackmore;

Charcoal identification: Dana Challinor;

Diatom analysis: Nigel Cameron (UCL);

Environmental data: AEA;

Faunal remains: Lorraine Higbee (Wessex);

Finds conservation: Alison Hopper-Bishop (Exeter Museums);

Human remains: Louise Loe (Oxford Archaeology), Charlotte Coles;

Lithic analysis: Dr. Linda Hurcombe (Exeter University);

Medieval and post-medieval finds: John Allan;

Metallurgy: Gill Juleff (Exeter University);

Numismatics: Norman Shiel (Exeter);

Petrology/geology: Roger Taylor (RAM Museum);

Plant remains: Julie Jones (Bristol);

Prehistoric pottery: Henrietta Quinnell (Exeter);

Roman finds: Paul Bidwell;

Others: Wessex Archaeology Specialist Services Team

MFR Steinmetzer

22 April 2014

WSI/OA1173/01

APPENDIX 2: CONTEXT DESCRIPTIONS BY TRENCH

Table 1: Trench 1

Context No.	Depth (b.g.s.)	Description	Interpretation
101	0-0.3m	Mid to dark brown silty loam	Topsoil
102	0.3-0.5m	Mid brown silty loam	Subsoil
103	0.5m+	Red clayey sand	Natural subsoil
104	0.34-0.78m	Cut of N-S aligned linear	Cut of ditch
105	0.34-0.78m	Mid reddish brown silty clay	Fill of ditch [104]
106	0.34-1.06m	Cut of NE-SW aligned linear	Cut of ditch
107	0.34-1.06m	Mid reddish brown silty clay	Fill of ditch [106]
108	0.45-0.77m	Cut of N-S aligned linear	Cut of ditch
109	0.45-0.77m	Mid reddish brown silty clay	Fill of ditch [108]
110	0.45-1.05m	Cut of discrete feature	Cut of pit
111	0.45-0.73m	Dark greyish brown silty clay	Fill of pit [110]
112	0.73-1.05m	Mid reddish brown silty clay	Fill of pit [110]
113	0.3m+	Yellow silts and gravels	Track surface
114	0.5m+	Cut of NW-SE aligned linear	Cut of ditch
115	0.5m+	Mid reddish brown silty clay	Fill of ditch [114]
116	0.5m+	Cut of N-S aligned linear	Cut of ditch
117	0.5m+	Mid reddish brown silty clay	Fill of ditch [116]

Table 2: Trench 2

Context No.	Depth (b.g.s.)	Description	Interpretation
200	0-0.3m	Mid to dark brown silty loam	Topsoil
201	0.3-0.6m	Mid brown silty loam	Subsoil
202	0.6m+	Yellow silty clay	Natural subsoil
203	0.4-0.54m	Mid brown silty clay	Buried soil
204	0.4-0.46m	Yellow silts and gravels	Track surface
205	0.3-0.4m	Pinkish red silts and gravels	Track surface
206	0.3-0.85m	Cut of N-S aligned linear	Cut of ditch
207	0.3-0.85m	Mid brown silty clay	Fill of ditch [206]
208	0.3-1.1m	Cut of N-S aligned linear	Cut of ditch
209	0.76-1.1m	Light brownish yellow silty clay	Fill of ditch [208]
210	0.3-0.9m	Mid brown silty clay	Fill of ditch [208]
211	0.3-0.8m	Mid brown silty clay	Fill of ditch [208]
212	0.45m+	Cut of NW-SE aligned linear	Cut of ditch
213	0.45m+	Mid greyish brown silty clay	Fill of ditch [212]

Table 3: Trench 3

Context No.	Depth (b.g.s.)	Description	Interpretation
300	0-0.28m	Mid to dark brown silty loam	Topsoil
301	0.28-0.58m	Mid brown silty loam	Subsoil
302	0.58m+	Yellow silty clay	Natural subsoil
303	0.6-1.7m	Cut of NW-SE aligned linear	Cut of ditch
304	1.35-1.7m	Light reddish brown silty clay	Fill of ditch [303]
305	0.6-1.35m	Dark brownish grey silty clay	Fill of ditch [303]
306	0.6-0.8m	Cut of NW-SE aligned linear	Cut of ditch
307	0.6-0.8m	Dark brownish grey silty clay	Fill of ditch [306]
308	0.52-1.6m	Cut of NW-SE aligned linear	Cut of ditch
309	0.96-1.6m	Light to mid reddish brown silty clay	Fill of ditch [308]
310	0.52-0.96m	Mid to dark brownish grey silty clay	Fill of ditch [308]
311	0.28-0.55m	Mid brown silty clay	Ploughed upcast

Table 4: Trench 4

Context No.	Depth (b.g.s.)	Description	Interpretation
400	0-0.3m	Mid to dark brown silty loam	Topsoil
401	0.3-0.65m	Mid brown silty loam	Subsoil
402	0.65m+	Yellow silty clay	Natural subsoil
403	0.65-1.05m	Cut of semi-circular feature	Cut of pit
404	0.65-1.05m	Light yellowish brown silty clay	Fill of pit [403]
405	0.65-0.95m	Mid yellowish brown silty clay	Fill of pit [403]
406	0.65-1.76m	Cut of semi-circular feature	Cut of pit
407	1.62-1.76m	Light grey silty clay	Fill of pit [406]
408	0.75-1.72m	Light to mid yellowish brown silty clay	Fill of pit [406]
409	1.12-1.46m	Light grey silty clay	Fill of pit [406]
410	0.74-1.4m	Light to mid yellowish brown silty clay	Fill of pit [406]
411	0.85-1.32m	Mid red silts and gravels	Fill of pit [406]
412	0.65-1.15m	Mid yellowish brown silty clay	Fill of pit [406]
413	0.65-1.15m	Mid yellowish brown silty clay	Fill of pit [406]
414	0.65-0.95m	Mid greyish brown silty clay	Fill of pit [406]

Table 5: Trench 5

Context No.	Depth (b.g.s.)	Description	Interpretation
501	0-0.3m	Mid to dark brown silty loam	Topsoil
502	0.3-0.5m	Mid brown silty loam	Subsoil
503	0.5m+	Yellow silty clay	Natural subsoil
504	0.3-0.96m	Cut of NW-SE aligned linear	Cut of ditch
505	0.3-0.96m	Mid reddish brown silty clay	Fill of ditch [504]
506	-	Void	Void
507	-	Void	Void
508	-	Void	Void
509	-	Void	Void
510	0.46-1m	Cut of NW-SE aligned linear	Cut of ditch
511	0.46-1m	Mid reddish brown silty clay	Fill of ditch [510]
512	-	Void	Void

Table 6: Trench 6

Context No.	Depth (b.g.s.)	Description	Interpretation
601	0-0.3m	Mid to dark brown silty loam	Topsoil
602	0.3-0.55m	Mid brown silty loam	Subsoil
603	0.55m+	Silts and gravels	Natural subsoil
604	0.55-0.77m	Cut of circular feature	Cut of tree throw
605	0.55-0.77m	Light reddish brown silty clay	Fill of tree throw [604]
606	0.6-0.84m	Cut of circular feature	Cut of posthole
607	0.6-0.84m	Mid to dark reddish brown silty clay	Fill of posthole [606]
608	0.58-0.74m	Cut of NE-SW aligned linear	Cut of gully
609	0.58-0.74m	Dark reddish brown silty clay	Fill of gully [608]
610	0.54-0.84m	Cut of circular feature	Cut of tree throw
611	0.54-0.74m	Light reddish brown silty clay	Fill of tree throw [610]
612	0.54-0.84m	Light reddish brown silty clay	Fill of tree throw [610]

Table 7: Trench 7

Context No.	Depth (b.g.s.)	Description	Interpretation
700	0-0.3m	Mid to dark brown silty loam	Topsoil
701	0.3-0.6m	Mid brown silty loam	Subsoil
702	0.6m+	Mid yellow silts and gravels	Natural subsoil
703	0.6-0.72m	Circular feature	Cut of posthole
704	0.6-0.72m	Mid reddish brown silty clay	Fill of posthole [703]

Table 8: Trench 8

Context No.	Depth (b.g.s.)	Description	Interpretation
800	0-0.3m	Mid to dark brown silty loam	Topsoil
801	0.3-0.6m	Mid brown silty loam	Subsoil
802	0.6m+	Yellow clay and mid reddish brown silt	Natural subsoil

Appendix 3:
Finds quantification

Trench	Context	Context date	Roman pottery	Post-medieval pottery	CBM (Roman)	CBM (post-med)	Clay pipe	Glass	Coin (Roman)	Lithics
1	101	19 th century	-	4		1		-	-	2
	102	19 th century	1	4	4	1	1	-	-	-
	105	18 th century	-	31	3	-	-	-	-	-
	107	Roman	1	-	9	-	-	-	-	-
2	201	19 th century	2	4	12	2	-	-	-	1
3	300	19 th century	-	-	-	-	-	-	2	-
	305	Roman	5	-	6	-	-	-	-	-
	309	Roman	1	-	3	-	-	-	-	-
	310	Roman	4	-	40	-	-	-	-	-
	311	Roman	1	-	-	-	-	-	-	-
4	401	19 th century	10	3	1	1	-	1	-	-
	404	Roman	16	-	-	-	-	-	-	-
	410	Roman	4	-	-	-	-	-	-	-
	412	Roman	3	-	-	-	-	-	-	-
5	501	19 th century	1	3	8	-	-	-	-	-
	505	Roman	1	-	2	-	-	-	-	-
	511	Roman	-	-	6	-	-	-	-	-

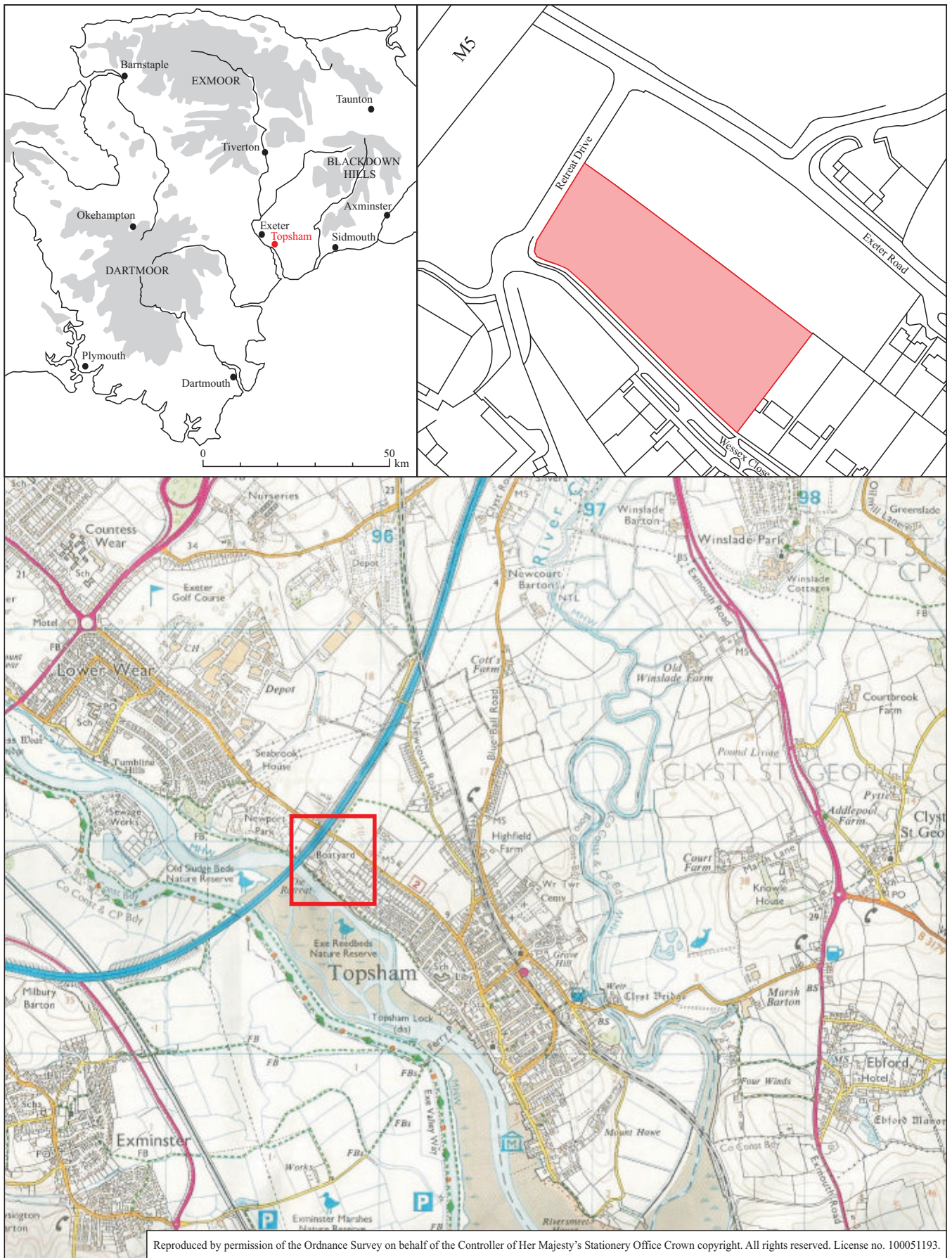


Fig. 1 Location of site.

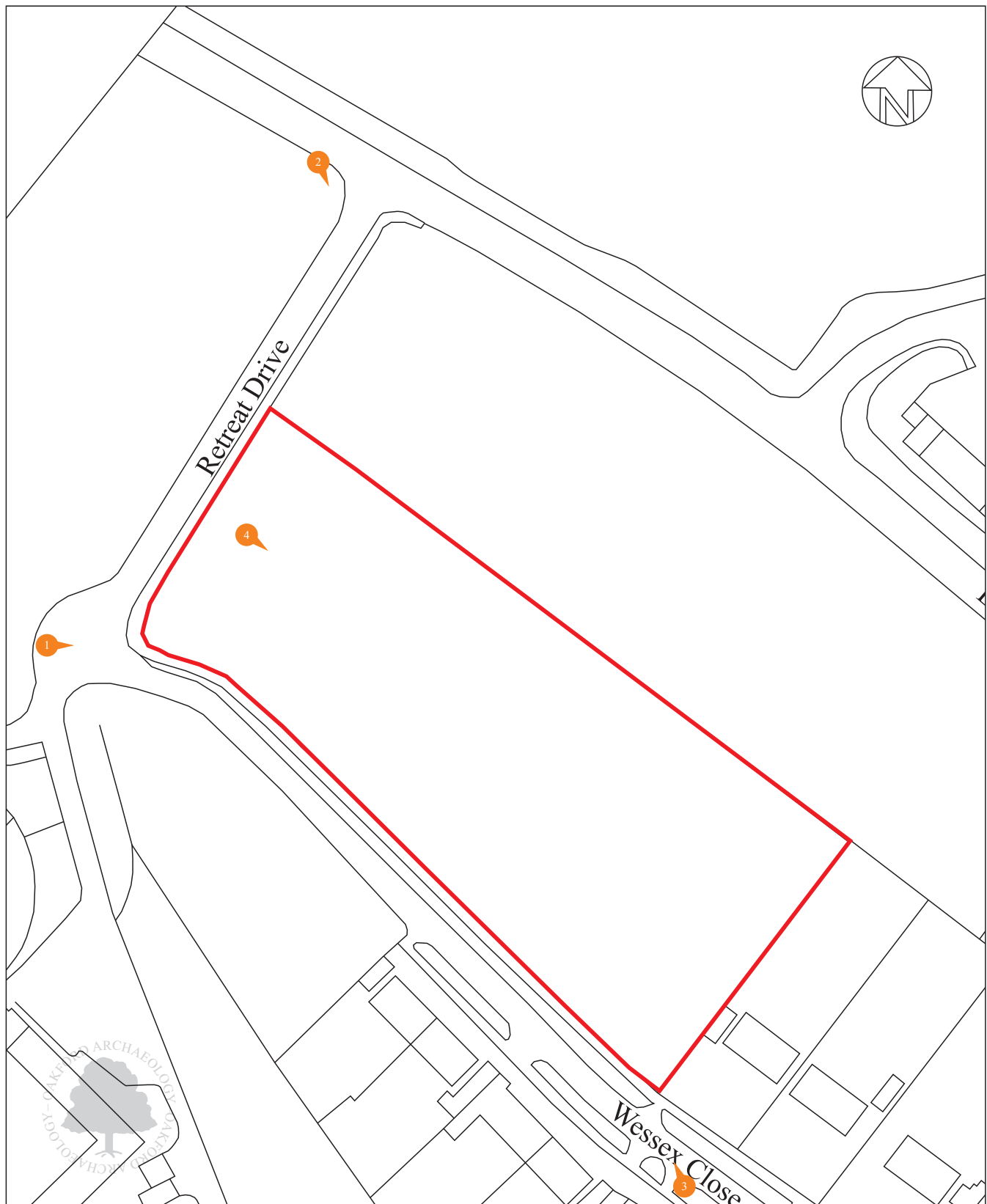


Fig. 2 Detailed location plan showing location and orientation of photos taken during site visit.

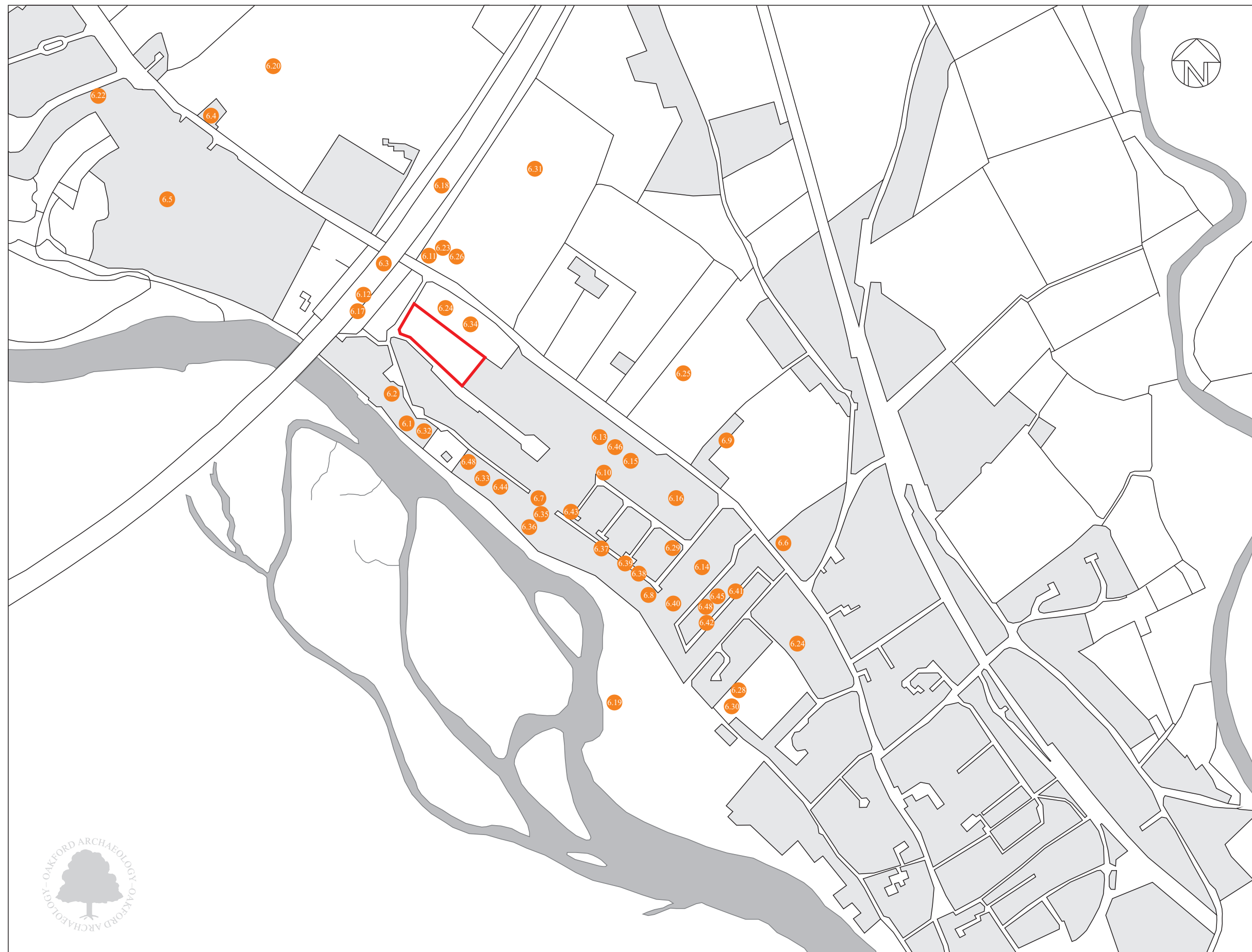


Fig. 3 Sites of archaeological interest (numbered).



Fig. 4 Rev. John Swete's 1796 coloured sketch of The Retreat showing the parkland in the foreground (courtesy of the Devon Heritage Centre).



Fig. 5 Rev. John Swete's 1796 coloured sketch of The Retreat showing the rear elevation (courtesy of the Devon Heritage Centre).



Fig. 6 Detail from Benjamin Donn's 1765 map of Devon showing Retreat House.



Fig. 7 Detail from the 1842 Topsham tithe map showing the location of the site.

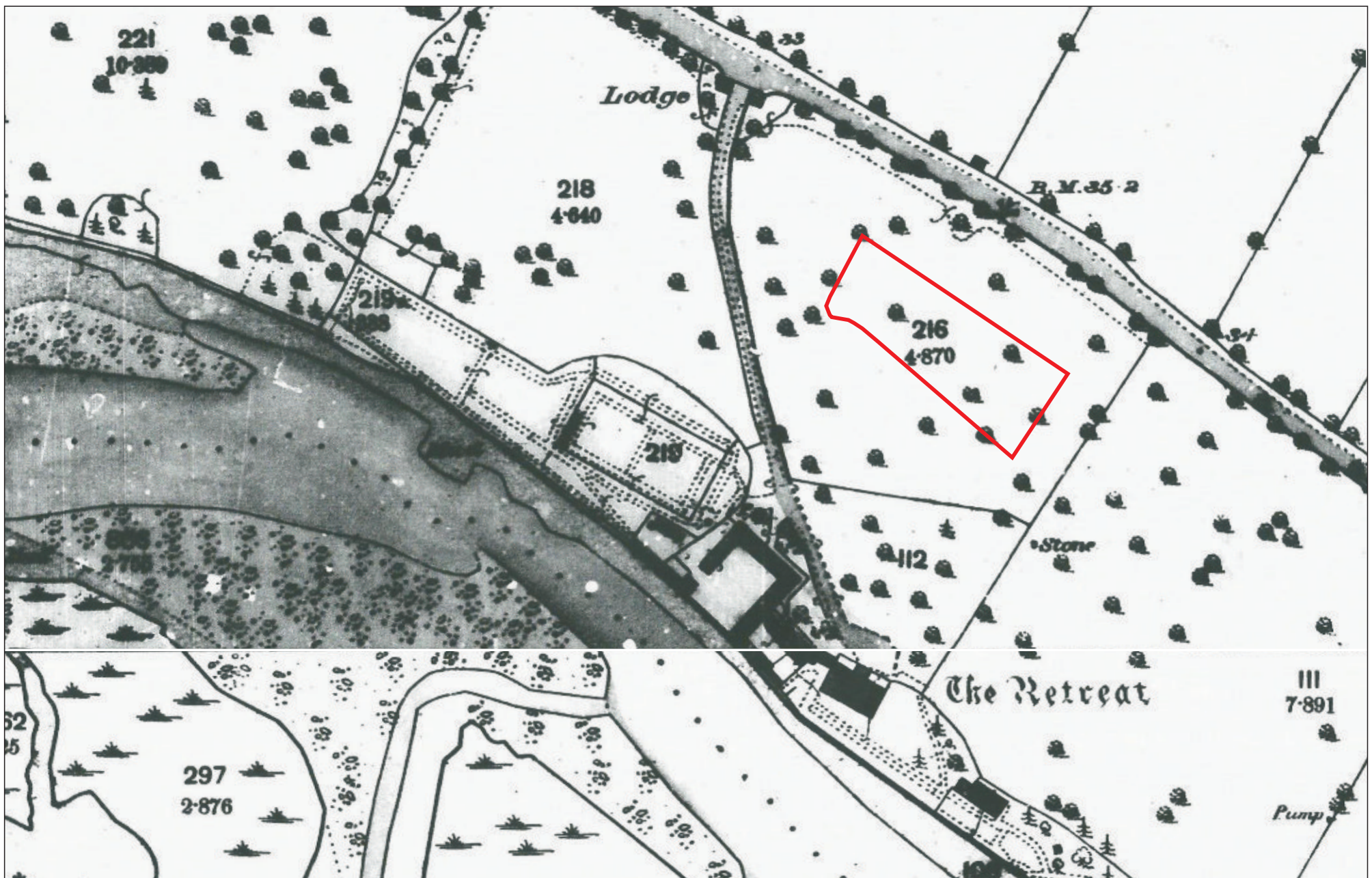


Fig. 8 Detail from the 1st edition 1890 Ordnance Survey map Devonshire sheets LXXX.15. and LXXXXII.3.

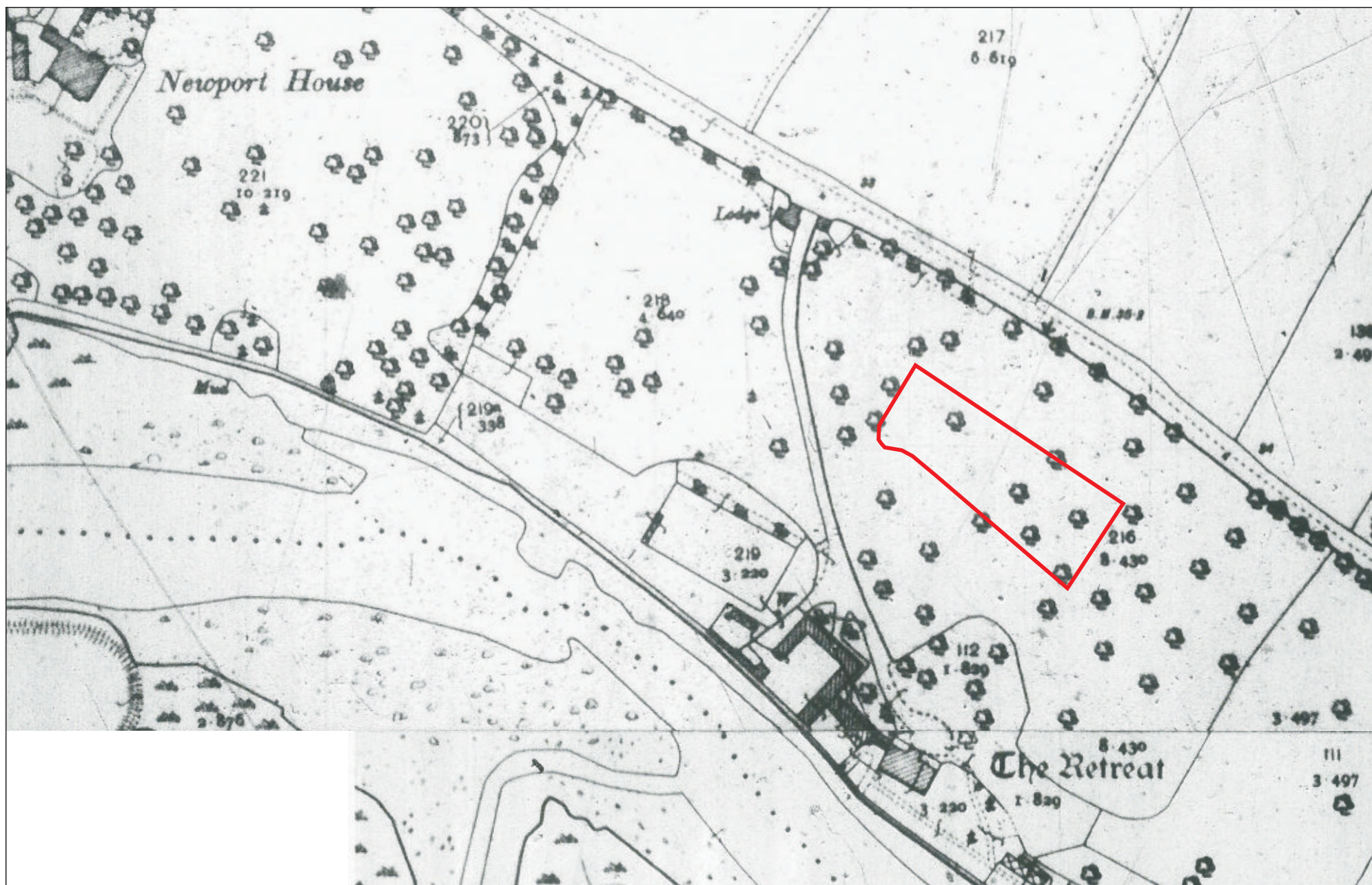


Fig. 9 Detail from the 2nd edition 1905 Ordnance Survey map Devonshire sheets LXXX.15. and LXXXX.3



Fig. 11 The Retreat Lodges *c.* 1923 (Richardson and Gill 1924).



Fig. 12 General view of Retreat House taken during the site visit.

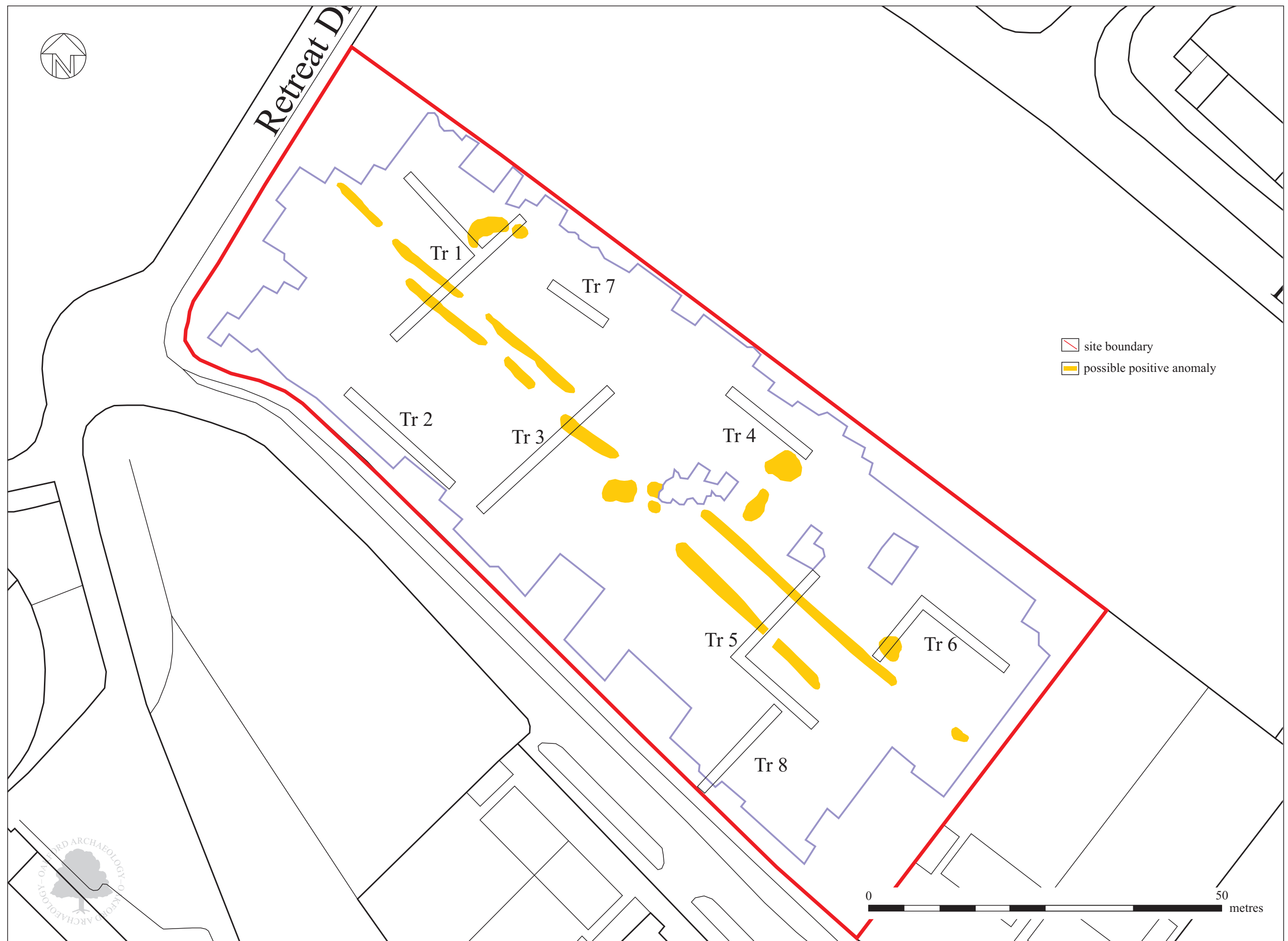


Fig. 13 Trench location plan and summary results of geophysics.

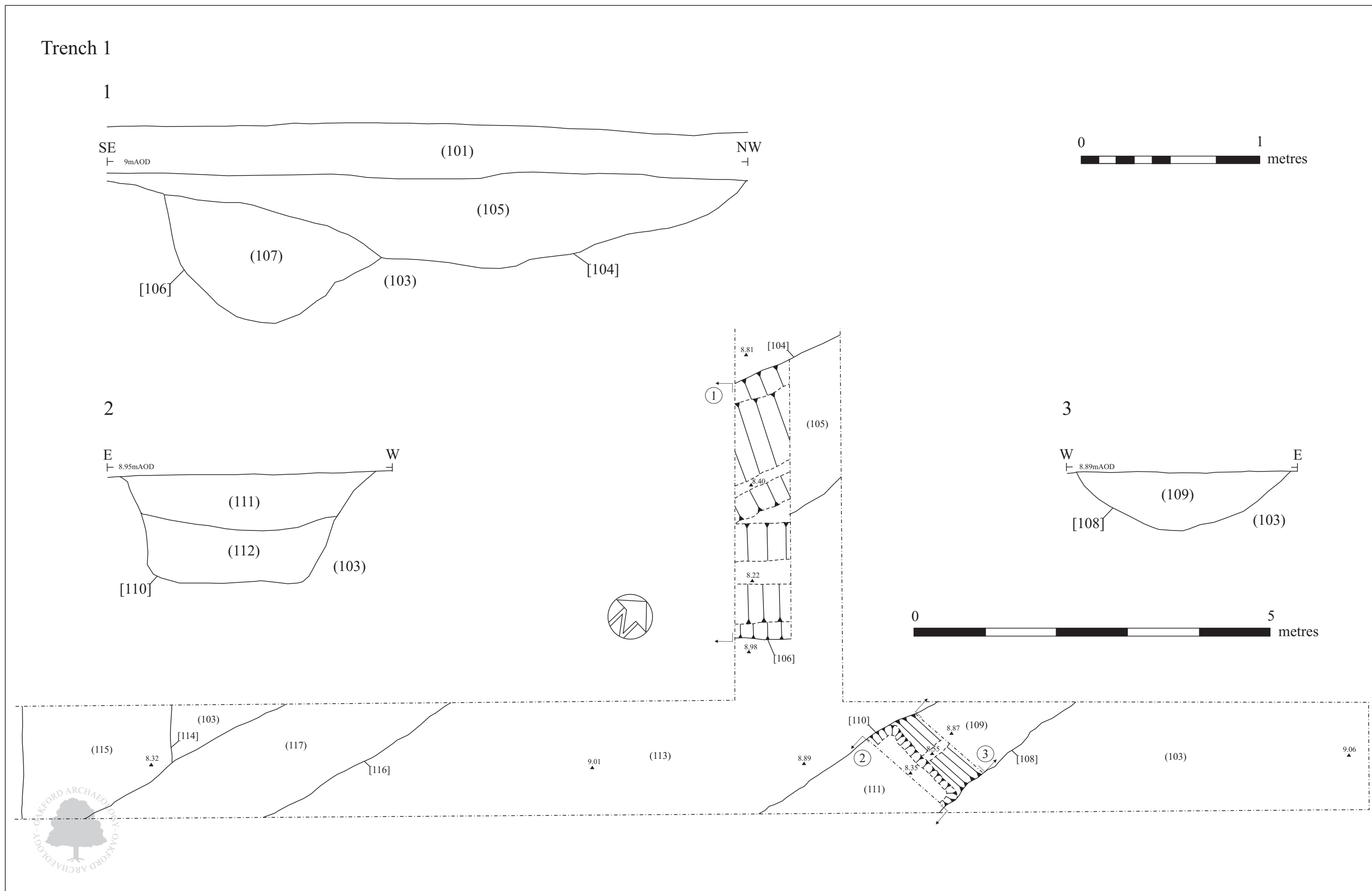
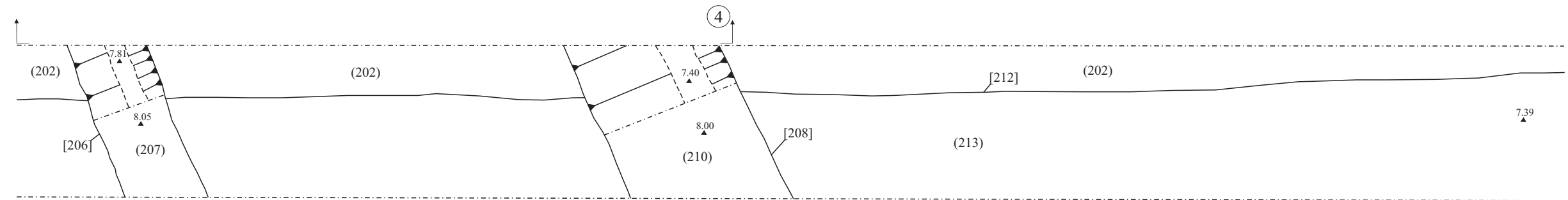


Fig. 14 Plan and sections Trench 1.

Trench 2



4

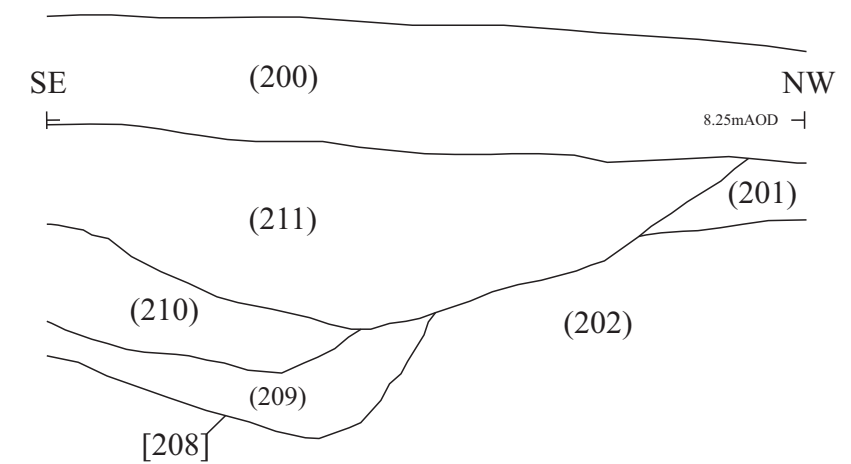
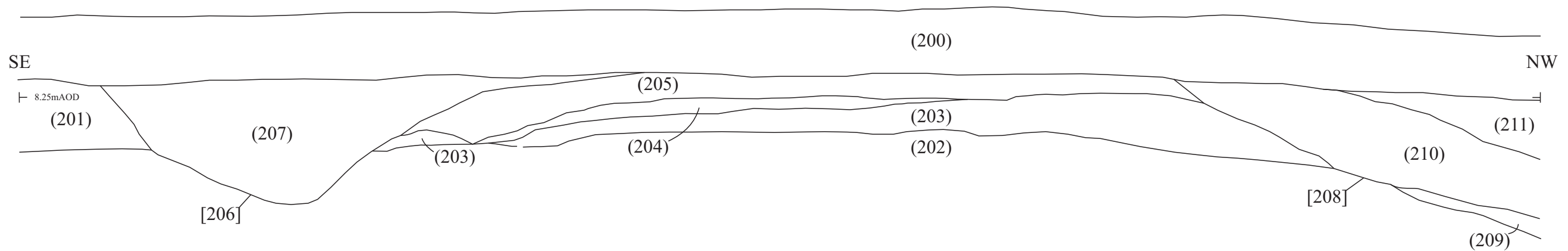


Fig. 15 Plan and sections Trench 2.

Trench 3

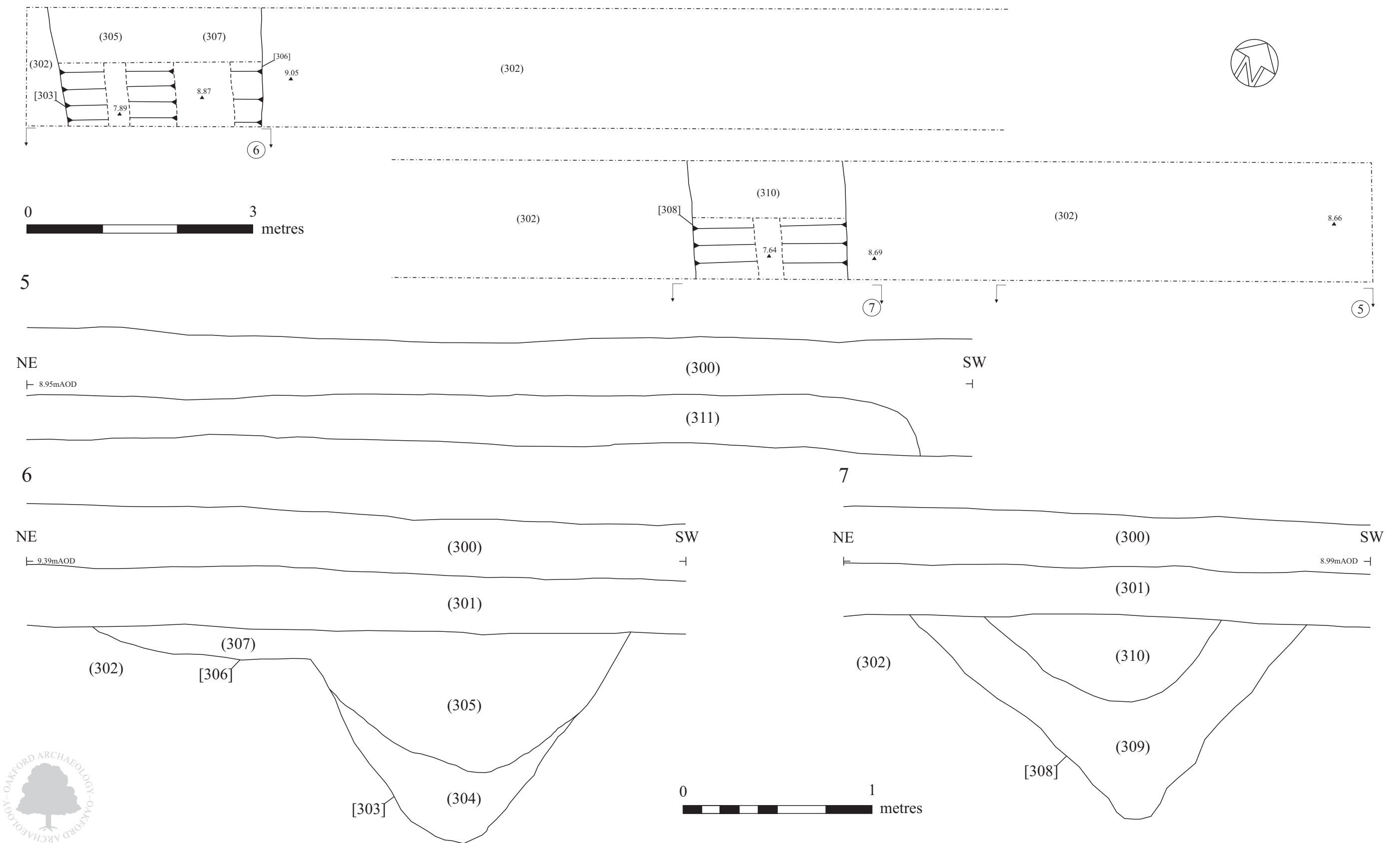


Fig. 16 Plan and sections Trench 3.

Trench 4

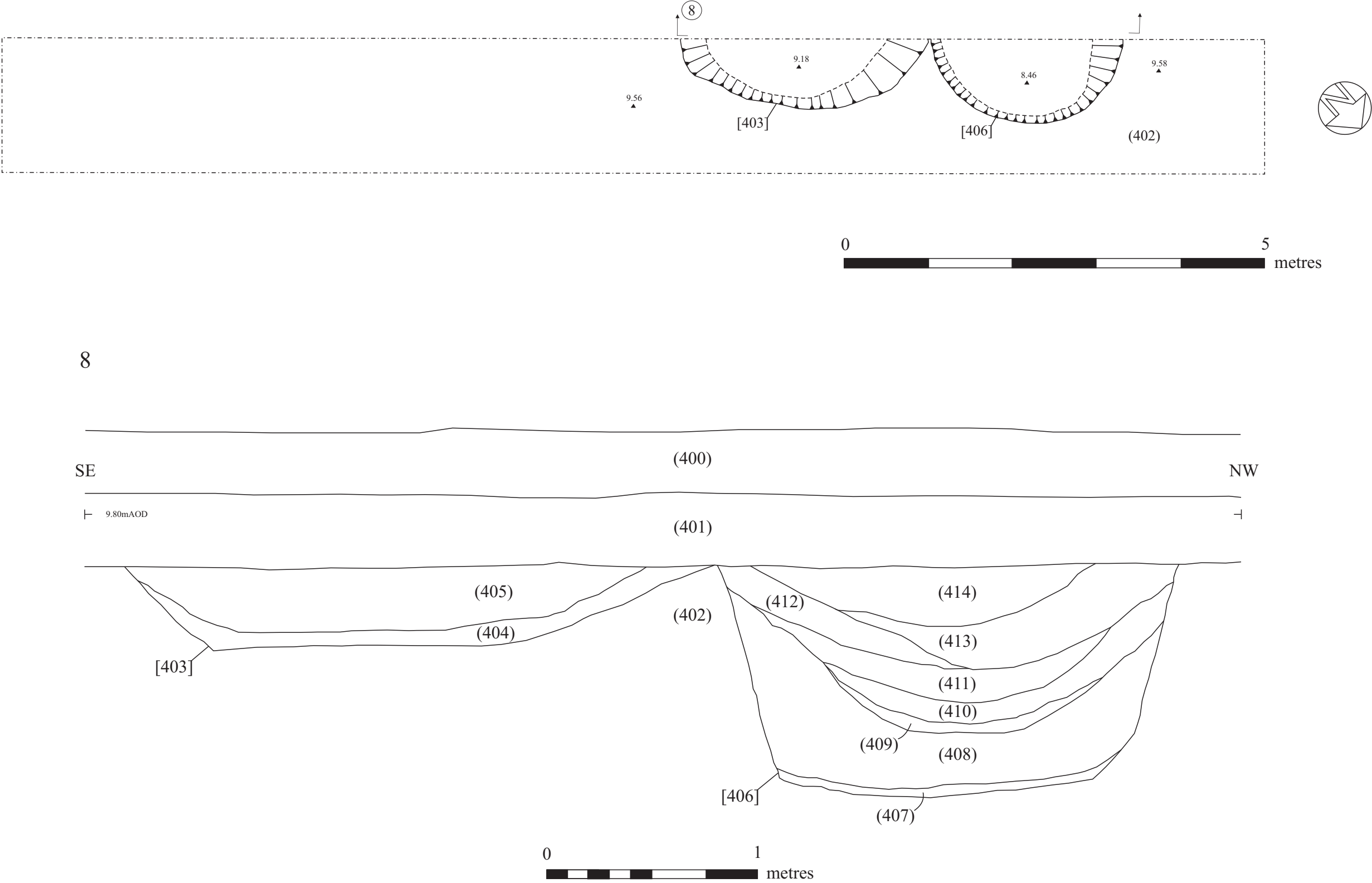


Fig. 17 Plan and sections Trench 4.

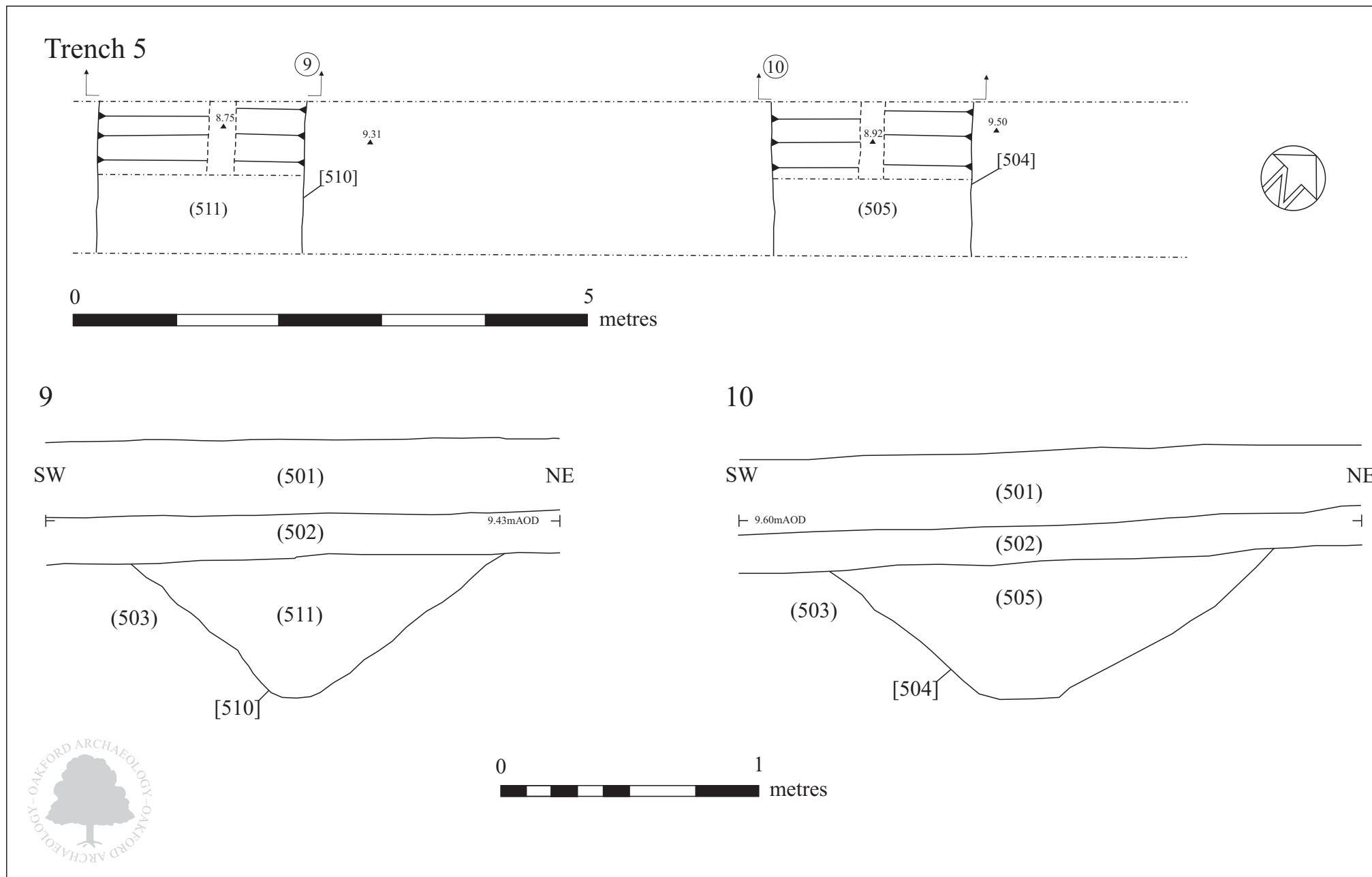
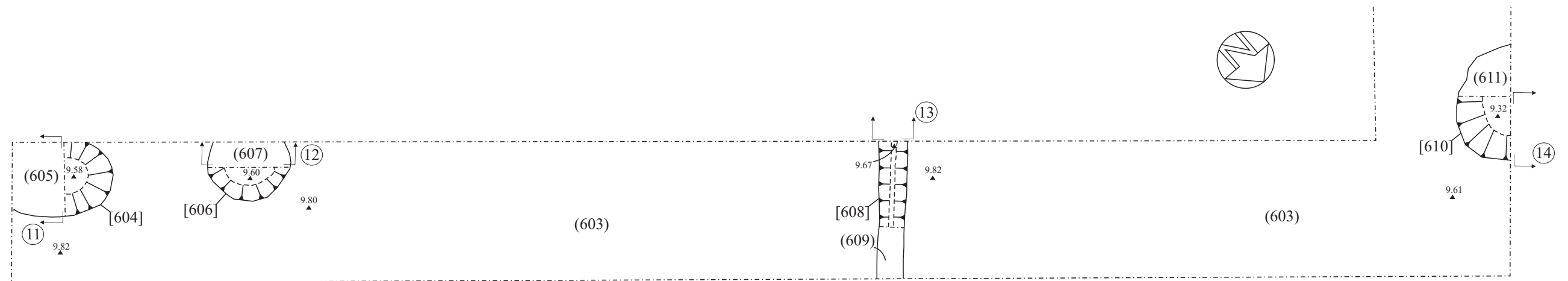
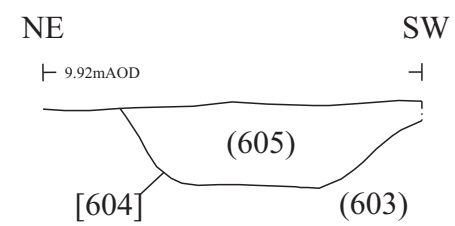


Fig. 18 Plan and sections Trench 5

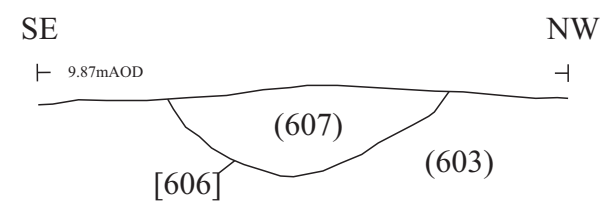
Trench 6



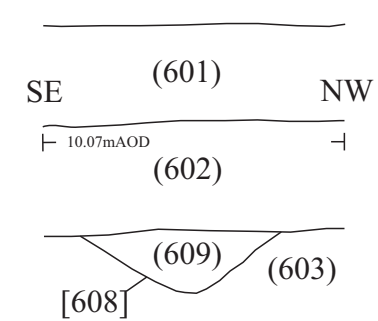
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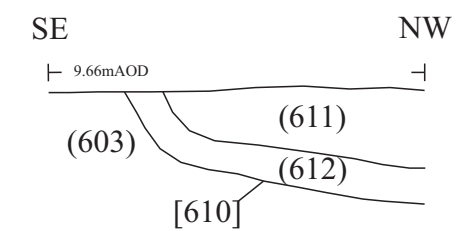
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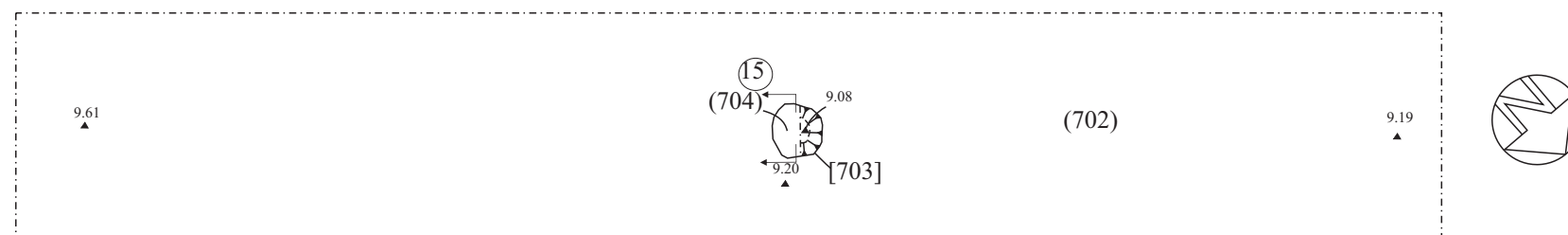
13



14



Trench 7



15

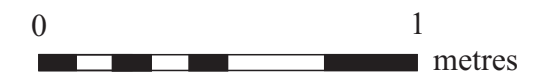
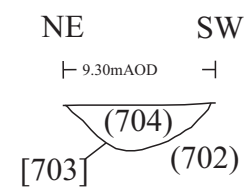


Fig. 17 Plans and sections trenches 6 and 7.

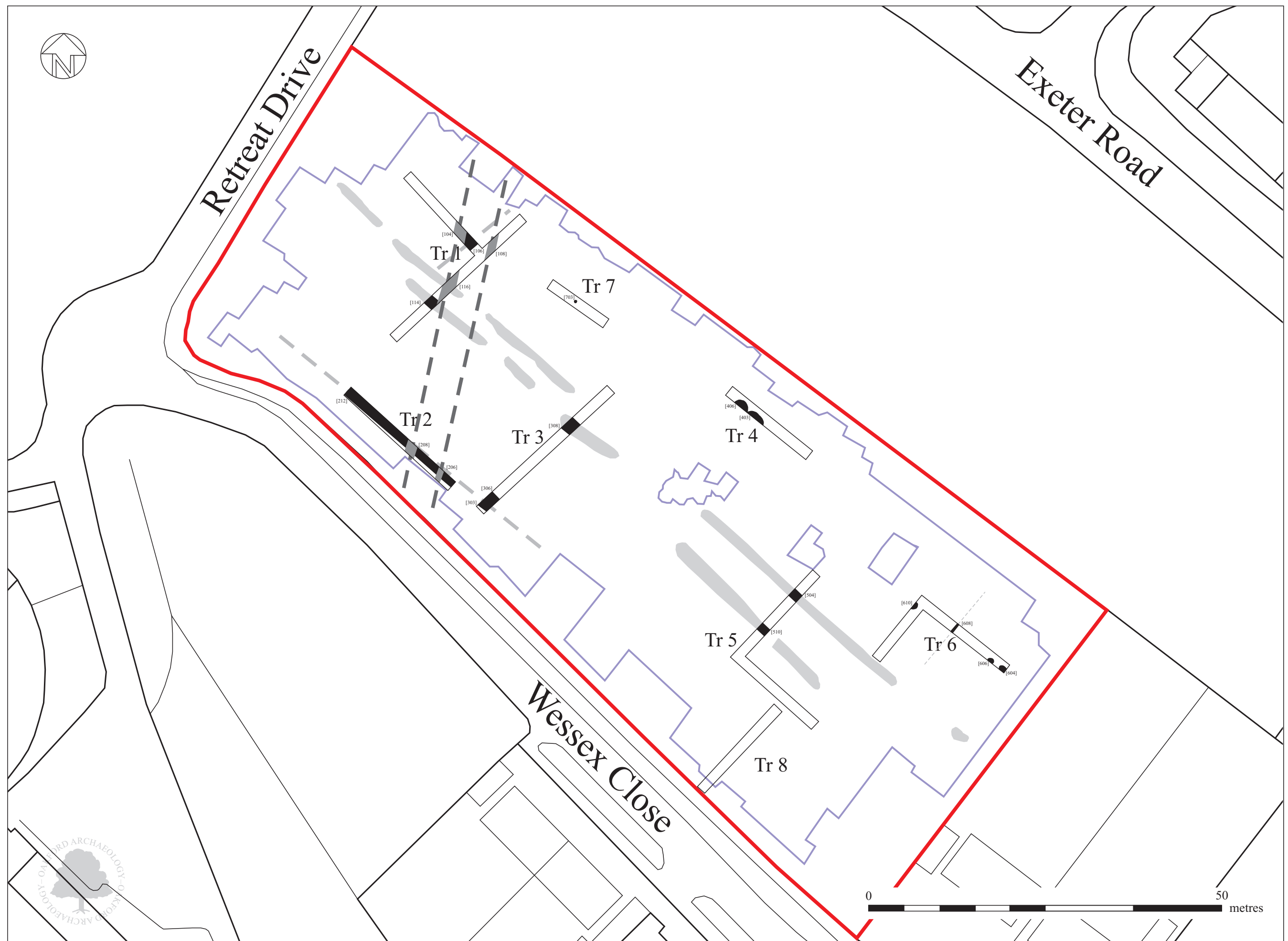


Fig. 20 Trench plan showing principal features identified.



Pl. 1 The site looking east.



Pl. 2 The site looking south from Topsham Road.



Pl. 3 The site looking northwest.



Pl. 4 The site looking southeast.



Pl. 5 General view of site with Trench 1 in foreground. Looking southeast.



Pl. 6 General view of site with Trench 2 in foreground. Looking east.



Pl. 7 Section through Ditches [104] and [106]. 1m scale. Looking southeast.



Pl. 8 Section through Pit [110]. 1m scale. Looking south.



Pl. 9 Section through Ditch [108]. 1m scale. Looking north.



Pl. 10 General view of Trench 2. 2m scale. Looking northwest.



Pl. 11 Section through 17th/18th century track and flanking ditches. 2m scale. Looking south.



Pl. 12 General view of Trench 3. 2m scale. Looking northeast.



Pl. 13 Section through Ditch [303] and [306]. 2m scale. Looking southeast.



Pl. 14 Section through Ditch [308]. 2m scale. Looking southeast.



Pl. 15 General view of Trench 4. 2m scale. Looking southeast.



Pl. 16 Section through Pit [403]. 2m scale. Looking southwest.



Pl. 17 Section through Pit [406]. 2m scale. Looking southwest.



Pl. 18 General view of Pits [403] and [406]. 2m scale. Looking south.



Pl. 19 Section through Ditch [504]. 1m scale. Looking northwest.



Pl. 20 Section through Ditch [510]. 1m scale. Looking northwest.



Pl. 21 Section through Posthole [604]. 0.5m scale. Looking southeast.



Pl. 22 Section through Posthole [606]. 0.5m scale. Looking southwest.



Pl. 23 Section through Ditch [608]. 0.5m scale. Looking southwest.



Pl. 24 Section through Tree Throw [610]. 0.5m scale.
Looking southwest.



Pl. 25 General view of Trench 7. 2m scale. Looking southeast.



Pl. 26 Section through Posthole [703]. 0.25m scale. Looking southeast.



Pl. 27 General view of Trench 8. 2m scale. Looking northeast.