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ARCHAEOLOGY

**Historic building recording, archaeological desk-based assessment and evaluation on land at Vintage Courtyard, Seaton, Devon**



*on behalf of*  
**Mr Garry Mettam**

**Report No. 19-01**

**Project No. 1539**

**February 2019**



# OAKFORD ARCHAEOLOGY

Archaeological Groundworks and Historic Buildings

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Report No 19-01

Revision: 01  
Date: February 2019

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## 1. INTRODUCTION

This report has been prepared for NDM Architects on behalf of Mr Garry Mettam and sets out the results of a programme of archaeological work consisting of historic building recording, archaeological desk-based assessment and evaluation, undertaken by Oakford Archaeology in order to assess the archaeological potential of land at Vintage Courtyard, Seaton (SY 2451 8997). This is being undertaken as part of supporting documentation prepared for a planning application to be submitted to East Devon District Council (EDDC). The work was commissioned on the advice of the Devon Historic Environment Team (DCHET) in line with the approach set out in para 128 of the government's national planning policy framework (NPPF).

### 1.1 The site

The site (Fig. 1) within the historic core of the town of Seaton at a height of between c.5m and 10m AOD, on the western side of the Axe estuary. The underlying solid geology belongs to the Branscombe Mudstone Formation of mudstone. The sedimentary bedrock formed approximately 201.3 to 228.4 million years ago in the Triassic Period and gives rise to silty clay loamy soils (Geological Maps of England and Wales 1980). The superficial deposits to the immediate east of the site are classified as Saltmarsh deposits of clay and silt, sedimentary superficial deposits formed over the last 12,000 years.

### 1.2 Current land use

At the time of visit in December 2018 the site (Fig. 2, Pls. 1-4) was fronted by No. 11 Marine Place and No. 1 Vintage Court, two 19<sup>th</sup> century properties. Access to Vintage courtyard was through a narrow drive between the two properties giving onto a large yard surrounded by two-storey late 19<sup>th</sup> century outbuildings to the north and east, and a single storey post-war block extension to the south. Access to the rear of the two properties is currently either through a side door at the rear of No. 11 or a narrow drive extending northwards from Harbour Road. The rear of No. 1 Vintage Court is largely occupied by a single storey post-war building while the rear of No. 11 serves as a small private car park.

## 2. AIMS

The aim of the desk-based assessment and historic building recording are to collate known historical, archaeological information (baseline information) and any newly identified building fabric and material regarding the history and development 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 and to disseminate the results of the investigation by appropriate reporting.

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 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 Devon County Historic Environment Team (Reed *pers. comm.*) and has included examination of cartographic, printed and documentary sources held at or by:

- The Devon Heritage Centre;
- Westcountry Studies Library, Exeter;
- The Devon Historic Environment Record (DHER);
- The National Heritage List for England online website;
- The Heritage Gateway online website.

#### 3.2 Study of cartographic and pictorial evidence

Benjamin Donn's 1765 map of Devon, the Seaton and Beer tithe map of 1841, copies of the 1806 Ordnance Survey Surveyor's Draft and the 1<sup>st</sup> and 2<sup>nd</sup> editions Ordnance Survey plans of 1887 and 1904 were studied at the Devon Heritage Centre. Modern (1938, 1958 and 1972) OS maps were also obtained.

#### 3.3 Building survey

Recording of the buildings was undertaken by a historic building specialist in accordance with specifications applicable to Level 1-2 in the English Heritage 2006 document *Understanding Historic Buildings: a guide to good recording practices*. The building recording consisted of:

- A detailed written description of the buildings and more general record of the main building.
- A detailed photographic record of the buildings in colour (digital) format, and a basic record of the main building.
- A limited drawn record of the buildings, consisting of annotation of, and additions to, the architect's 'as existing' plans and elevations, to show the locations of any fixtures and fittings, building breaks, blocked openings or architectural detail.

#### 3.4 Evaluation

The evaluation was undertaken in accordance with a project design prepared by Oakford Archaeology (2019), submitted to and approved by DCHET prior to commencement on site. This document is included as Appendix 1.

The work comprised the excavation of 3 trenches totalling 16.7m 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 DCHET prior to commencement on site. The positions of trenches as excavated are shown on Fig.16.

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.

### 3.5 Site visit

A site visit was undertaken on 21-12-2018. See above 1.2 for details of current land use.

## 4. LEGISLATION AND GUIDANCE

This desk-based assessment (DBA) has been carried out in accordance with The Chartered Institute for Archaeologists (CIfA) guidelines. The CIfA 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 AOSC, 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 Designated sites

The application site lies inside the designated Seaton conservation area, designated in 1991. It contains 11 Listed and 65 locally listed buildings. No Listed Buildings lie within the site area itself, although a number are located in the vicinity. These are Listed Grade II unless otherwise stated and are cited in Section 6 below.

## 4.2 Sites, monuments and buildings with statutory designation

There are no statutorily protected Scheduled Monuments (protected sites of national importance) within the proposal area. However, there are four Scheduled Ancient Monuments (SAM) within 10km of the site; Hawkesdown Camp (29640), a large prehistoric univallate hillfort, some 2.29km to the northeast, the promontory fort on Seaton Down (29641) c.2.16km to the northwest, and Musbury Castle (29659), a prehistoric univallate hillfort some 5.55km to the northeast of the proposal area. In addition, the Roman and earlier settlement at Honeyditches (29642) 1.17km northwest of the proposed site is also a SAM.

## 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, both within the valley bottom and along the higher ground to the west and east. The presence of Hawkesdown Hill Camp, an Iron Age hillfort which dominates the Axe estuary, and Musbury Castle, also an Iron Age hillfort, attest to the importance of the Axe estuary since the prehistoric period. The presence of Seaton Down Camp, a complex of earthworks of probable prehistoric date, to the northwest further supports this.

In addition, extensive evidence for prehistoric activity within the modern town of Seaton and the wider floodplain has been uncovered. This consists of Mesolithic flint tools found within the floodplain of the Axe near Colyford, as well as several flint scatters, a neolithic greenstone axe and a chert 'hammer' of the same period within the town of Seaton itself. Finally, an almost complete bronze rapier was recovered from the bed of the River Axe during the construction of a new road bridge in 1989. <sup>1</sup>

Excavations by AC Archaeology in 2011 have recovered evidence for Bronze Age activity along the western edge of the town, <sup>2</sup> while excavations at Honeyditches have produced evidence of occupation from the mesolithic period onwards, and actual settlement from at least the late Iron Age onwards. Aerial photographs indicate a late Iron Age or Romano-British enclosure Bramble Hill, and there may have been a circular 'camp' of similar date at Little Coochill. <sup>3</sup>

Although a Roman presence has been identified at Honeyditches, the nature of the occupation within the area of the later town and the adjoining estuary has yet to be precisely defined. The site at Honeyditches has produced evidence of a small Roman settlement dating to the late 2<sup>nd</sup>/early 3<sup>rd</sup> century AD, including the presence of stone buildings and a bath-house. The site, which replaced an earlier 'native' domestic settlement, has been variously described as a villa or *mansio*. The buildings fell into disuse in the late 3<sup>rd</sup> century AD and the site reverted to a native-style enclosed settlement. It is not certain whether the site was of a military or official status, but it may well have had associations with a possible Roman site at nearby Couchill. Several Iron Age or Romano-British enclosures are also located nearby. <sup>4</sup>

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<sup>1</sup> Dixon & Turton 1995.

<sup>2</sup> Hughes 2011.

<sup>3</sup> Miles 1977.

<sup>4</sup> Dixon & Turton 1995.

A recent borehole survey <sup>5</sup> indicates that rising sea levels led to the formation of a marine embayment at a period corresponding to the Iron Age/Roman periods. This suggests that during the Roman period the river probably flowed several hundred metres closer to the site at Honeyditches than it does at present and Seaton Marshes, situated conveniently between the River Exe and Lyme Bay, may have been the site of a sheltered harbour. In 1724 Stukeley wrote '*they say there were formerly many great foundations of houses visible nearer the sea than the present town, but now swallowed up; and in all likelihood there stood the Roman city*'. Although there is at present no known surviving archaeological evidence for a Roman 'town' or even a harbour, it is very likely that the shores of the Axe were used at least for anchorage during the Roman period, and there may well have been a harbour associated with the Honeyditches or Couchill sites. It is likely that the Axe was navigable well beyond Axe Bridge, and it may be that trade, e.g. in Cornish tin, used in the manufacture of pewter, was being conducted by this route, perhaps via the Roman site at Woodbury, to the Fosse Way. <sup>6</sup> Excavations at Woodbury Great Close, Axminster, in 1990 identified the site of a Roman town situated alongside the Exeter-Dorchester road at its junction with the Fosse Way. This settlement that grew up in the 2<sup>nd</sup> and 3<sup>rd</sup> centuries AD around a first-century Roman military fort. Part of another Roman road, a southern extension of the Fosse Way, was also excavated at Woodbury, but its presumed destination to a port on the Axe has yet to be archaeologically demonstrated. <sup>7 8</sup>

Little more is known of the development of Seaton in the immediate post-Roman and early Saxon period. The parish of Seaton, together with at least part of Beer, was included in 1005 within the royal Saxon estate *aet Fleote*. <sup>9 10</sup> Across the river, Axmouth was also in royal ownership, suggesting that the estuary, and presumably its 'haven', were of some importance. The wealth of the estate was presumably also supported by Saltworking which was likely already taking place in the Marshes at this period. <sup>11</sup>

The estates of *Flueta* (Seaton) and *Bera* (Beer) were granted to Horton Abbey in Dorset by King Edward in 1066 and the gift was later confirmed in 1086. The population of the whole estate of Seaton was roughly equivalent to that of Beer, perhaps 120 people, although with slightly less assessable land. <sup>12 13</sup> Similarly, the sites of the 11 *salinae* (salthouses) mentioned in the Domesday entry for Seaton are not known. <sup>14 15</sup>

By 1122 both Seaton and Beer had passed to Sherborne Abbey under whose control they remained until the Dissolution, while a Papal Bull of 1146 mentions 'the towns of *Fleote*, Bere and Seton, with the salt-pits and other appurtenances'. <sup>16</sup> Although the location of Seaton's medieval settlement is unclear it is possible that it developed around the Parish church of St Gregory. In 1276 the abbot and 'convent' of Sherborne were granted a weekly Wednesday market and three-day annual fair at the feast of St Gregory '*at their manor of*

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<sup>5</sup> ARCA, 2008.

<sup>6</sup> Dixon & Turton 1995.

<sup>7</sup> Weddell *et al* 1993.

<sup>8</sup> Dixon & Turton 1995.

<sup>9</sup> Thorn & Thorn 1985.

<sup>10</sup> Dixon & Turton 1995.

<sup>11</sup> Risdon 1811.

<sup>12</sup> Dixon & Turton 1995.

<sup>13</sup> Turton & Weddell 1994.

<sup>14</sup> Thorn & Thorn 1985, 7.3-4.

<sup>15</sup> Dixon & Turton 1995.

<sup>16</sup> Davidson 1885.

*Seton*'. The Church of St Gregory has surviving fabric dating to the late 13<sup>th</sup> century and both must have served a settlement of reasonable size, although they were no doubt also for the benefit of the population of the wider parish. <sup>17</sup>

References to a 'notable haven' at Seaton during this period are largely based on the much-quoted reports of Pole, Risdon, Leland and Stukeley writing in the early-mid 16<sup>th</sup> and 18<sup>th</sup> centuries respectively, and on what Pulman called 'the voice of tradition'. <sup>18</sup> Actual contemporary documentary evidence, and indeed archaeological evidence, is sparse. The Calais Roll of 1346 records that Seaton and Axmouth furnished two ships and 25 men towards the expedition against Calais during the Hundred Years' War, although it is unclear if this indicates the presence of port 'facilities' or whether boats were merely hauled up onto the beach. <sup>19</sup>

What is clear is that the 'harbour' facilities of both Seaton and Axmouth, and their ability to deal with trade vessels, diminished as a result of the silting up of the estuary. The major factor in this was the formation of a shingle bar across the mouth of the estuary as a result of a great storm in 1377 which collapsed part of Haven Cliff. <sup>20</sup> By 1450 the deterioration was such that Bishop Lacy granted 40 days' indulgence to those who would contribute to the work 'on the new harbour on the sea shore at Seaton'. <sup>21</sup>

After the Dissolution, the manor of Seaton was granted to John Fry in 1546. In 1557 the manor was bought by John Willoughby, whose family set about the reclamation and drainage of Seaton Marshes in the second half of the 17<sup>th</sup> century. This comprised two main programmes of bank-building in 1660-1 and 1669-72. However the decline of the haven continued and writing in the mid-16<sup>th</sup> century Leland described the deterioration of the harbour '*ther hath beene a very notable Haven at Seton, but now ... the Ryver of Axe is dryven to the very Est Point of the Haven, caullid Whit Clif, and there at a very smaul Gut goith into the Se; and her cum in small fisher Boates for socour*'. <sup>22</sup>

In the late 16<sup>th</sup> century there were nationwide appeals, initiated by the merchants of Colyton and backed by royal proclamation, to restore 'Colyton Haven'. <sup>23</sup> This attempt at restoration and a later one by the Erle family of Axmouth, both of which were eventually abandoned, were mentioned by Risdon in the early 17<sup>th</sup> century when he described Seaton as 'a poor fishing village'. A maritime survey of 1619 for Seaton and Beer stated that 12 of the 17 registered vessels were fishing boats of between five and ten tons. This survey also maintained there were 32 fishermen, 32 sailors and 16 masters and mariners. It is also interesting to note that no ships were registered at Axmouth at this time, and only nine sailors. <sup>24</sup> All efforts to restore the haven were eventually abandoned after the arrival of the railway in 1868 and the destruction of Axmouth pier in 1869. <sup>25</sup>

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<sup>17</sup> Dixon & Turton 1995.

<sup>18</sup> Pole 1791; Risdon 1811; Pearse Chope 1967; Stukeley 1726; Pulman 1854.

<sup>19</sup> Dixon & Turton 1995.

<sup>20</sup> Dixon & Turton 1995.

<sup>21</sup> Dixon & Turton 1995.

<sup>22</sup> Dixon & Turton 1995.

<sup>23</sup> Risdon 1811.

<sup>24</sup> Dixon & Turton 1995.

<sup>25</sup> Hoskins 1972.

In 1682 the manor passed to the Trevelyan family as part of a marriage settlement, and it was they who re-introduced salt making onto the Marshes in the 18<sup>th</sup> century.<sup>26</sup> The first Salterns at Seaton were built in 1704, possibly as a result of the 1702-12 war with France, which caused a shortage in supply, linked perhaps with Devon's involvement with the Newfoundland cod fisheries. Rectangular salt pans were dug down 2 to 4 feet to the estuarine clay and the walls lined with clay, the spoil forming a bank around the sides. Some were 30 yards by 40 yards, others longer. They were filled with salt water via manipulation of sluices. A petition of 1706 refers to salthouses also. In 1723 Stukeley refers to the Seaton Marshes as being 'full of saltpans'. A lease of 1727 refers to 2 saltworks, and a 1733 auction broadsheet records '2 salthouses with four pans thereto belonging in Seaton Marsh now in perfect good order'. Details of the auction in the Trevelyan records refer to saltpans sisterns, boyling pans and the 'lower work' or 'little saltwork' and the 'upper work' or the 'whitecross work'. They seem to have fallen out of use after the auction and were for lease again in 1741, when 3 saltworks are referred to, and again in 1742 when 'Severall salthouses, pans and other works' are referred to. Peace with France led to cheaper imports and the leases were not renewed. A church survey of 1756 refers to fishing as the only local trade.<sup>27 28</sup>

Benjamin Donn's 1765 map of Devon (Fig. 3) portrays Seaton as a ribbon development extending southwards from St Gregory's along Fore Street and Cross Street, formerly Tretcher Street, to the south. In 1794 Sweete described Seaton as: *a small village consisting chiefly of one little street which open'd on the beach ... composed of pebles. Seaton ... was now beginning to have its share of company, chosen at first for cheapness and retirement ... it has little extent of beach, and that bad, yet between high mountainous hills it has sheltered situation.* Salt-water treatment was one early attraction as a visitor in 1791 observed 'many decent looking men going down the beach three or four times in as many hours and drinking a pint of water each time',<sup>29</sup> while J. Skinner referred to both Seaton and Beer in 1797 as 'both fishing places, and both inhabited by fishermen; but occasionally resorted to as retired places for bathing, for those who think Lyme and Sidmouth too public'.<sup>30</sup>

The 1804 surveyors' map (Fig. 4) shows an expansion of the town to the south, depicting buildings between Fore Street and Queen Street, and some shown bordering Marine Place to the south, including two that are likely to have been within the site area. The Trevelyan's encouraged the development of Seaton from a fishing village to a modest seaside resort in the mid-19<sup>th</sup> century, and by 1838 the expansion of the town was described by Stirling 'the town, extending in a north-west direction from the beach along a gentle acclivity, consists principally of three clean and airy streets, forming nearly a right-angled triangle'.<sup>31</sup> There were also three Inns at this period, including the Pole Arms Hotel, the King's Head and the Golden Lion, while the 1839 tithe apportionment lists the Poles Inn, the Royal Hotel in Cross Street and the Lion Inn in Fore Street.<sup>32</sup>

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<sup>26</sup> Dixon & Turton 1995.

<sup>27</sup> Pole 1791; Risdon 1811; Pearse Chope 1967; Stukeley 1726; Pulman 1854.

<sup>28</sup> Dixon & Turton 1995.

<sup>29</sup> 564M Swete Diaries.

<sup>30</sup> Dixon & Turton 1995.

<sup>31</sup> Parkinson 1985.

<sup>32</sup> Parkinson 1985.

The town grew at a moderate rate from barely 800 people in the 1850s, to 1300 people by end of century.<sup>33</sup> The introduction of the railway in 1868 stimulated further growth and is largely responsible for the overall late-19<sup>th</sup> century appearance of the town.

## 5.2 The history of the site

The Head family<sup>34</sup> was a branch of the Kentish and Berkshire families of Head and had been settled at Seaton and held land in the parishes of Seaton and Beer and Colyton from the 16<sup>th</sup> century. There were several John Heads of Seaton in the 18<sup>th</sup> and 19<sup>th</sup> centuries; one dying in 1767, described by Ted Gosling in *The Book of Seaton*<sup>35</sup> as a blacksmith who “*commenced building the family wealth by leasing various lands and by being appointed reeve and tithingman for the manor of Seaton.*” This John, who married Love Baker in Ansford, Somerset in 1733, left at least three legitimate sons: Robert, baptised in Sparkford, Somerset in 1734, John (the younger), baptised in Seaton in 1743, and Philip. The Seaton baptism register also records an illegitimate son in 1739 – another John - by Elizabeth, the widow of his brother Philip.<sup>36</sup>

Ted Gosling describes the history of the street, and the Head family’s involvement: “*Further down Fore Street before the Royal Clarence was built, there were old-fashioned thatched houses projecting over the road, running from The Square to Harbour Road. It was during redevelopment in the Square that John Head built two houses for his sons. This John Head became the owner of much property in Seaton, including the coal yard which was on the site of the present-day Hook and Parrot.*”<sup>37</sup>

No records of these earlier buildings have been identified and in unfortunately Land Tax Assessments for Seaton held in the Devon Heritage Centre have not provided the properties with enough detail for identification. However, it is evident that members of the Head family were owning and/or occupying property actively through the 18<sup>th</sup> and early 19<sup>th</sup> centuries. John (the younger) and his wife Mary had seven children including four sons: William born in 1767, John in 1773, Robert in 1775 and David in 1782<sup>38</sup>. John died in 1799, and David also died, aged about 3 months old. Thus, it is likely that John built the houses at Vintage Court for his two surviving sons William and Robert in the early 19<sup>th</sup> century, which corresponds with the architectural style that is still evident today.

William, born in 1767, married his uncle Philip’s daughter Henrietta Head, and together they had three sons: William (born 1798), John (1800) and Robert (1807).

The tithe survey of Seaton parish took place in 1841 (Fig. 5), revealing that the property was still in the ownership of the Head family. The map clearly shows the main semi-detached house fronting onto ‘The Green’, with a rectangular building at the rear extending eastwards into the garden (Fig. 6) and a strip arching down to the present Harbour Road. No. 1 Vintage Court along with the large garden to the east was occupied by William Head, aged 43,

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<sup>33</sup> Hoskins 1972.

<sup>34</sup> *A Genealogical and Heraldic History of the Landed Gentry of Great Britain* by Sir Bernard Burke (London, 1871)

<sup>35</sup> *The Book of Seaton* by Ted Gosling (Tiverton 2002) p. 30

<sup>36</sup> “John the bastard son of Elizabeth Head, widow was baptised the ninth day of December, the reputed father being John Head her brother-in-law”

<sup>37</sup> *The Book of Seaton*, page 27

<sup>38</sup> All parish register references were found in the Registers of Beer and Seaton 3292 A/PR in the Devon Heritage Centre



Merchant, his wife Sarah, mother Henrietta and father-in-law George Welsford,<sup>39</sup> while the adjoining property to the north, described as a house, stable and courtilage, was owned by John Tanner and occupied by “William Seaward and others”.<sup>40</sup> The name Vintage House is not included in Kelly’s Post Office Directories of 1856 and 1866, or the 1871 census, but the house was so named by 17<sup>th</sup> September 1873 when the Western Times reported the marriage of William B. Head of Vintage House, Seaton and Emma Foggin. It first appeared on the census in 1881.<sup>41</sup>

No 11, Marine Place to the south on the 1841 Tithe map is described as a “house and garden”, owned and occupied by James Mallet Major. The Majors were a family of builders, carpenters and joiners, as recorded in the 1841 census. This lists several Major households, including two Jameses next door to each other, father aged 50, a builder, and son aged 20, a carpenter. It is likely that the elder James was the 1841 owner and occupier of what would become No 11 Marine Place, although this property wasn’t recorded in the censuses as “11 Marine Place” until 1911.

The land at the rear of No. 11 Marine Place was owned by John Akerman and occupied by Joseph Clarke, a boat builder. The 1841 census lists John Akerman as a grocer. According to Ted Gosling “*the first Post Office in Seaton was in Fore Street and in 1840, the Postmaster was John Ackerman. His father, who originally came from Burton Bradstock, combined postal duties with boat building. His boat-yard was on the site of the present Royal Clarence Hotel.*”<sup>42</sup> Akerman junior is also listed as Post Master and General Dealer in Fore Street in the 1851 census. Joseph Clarke appears on the 1841 and 1851<sup>43</sup> censuses for Seaton as a boatbuilder with a large family, his sons Joseph, George and Henry joining him in his work. He died aged 62 in 1857, his son Joseph also dying the following year aged 32.

In 1851 the Heads – now John, the younger brother of William, and Mary Ann, and their children William and Henrietta - were living next door to William Ocock, Chemist, at No. 11 Marine Place. The property was occupied by a succession of Chemists until the 1911 census which lists Charles Gosney, Chemist and Shopkeeper, as living at 11 Marine Place, with his wife Isabella and two daughters, Elsie aged 24 and Eileen aged 8.<sup>44</sup>

The 1861 census lists Vintage House as occupied by the Head family – John and William Head, father and son, coal merchants, with mother and daughter Mary Ann and Henrietta Head, while William Ocock, Chemist and Druggist from Somerset was still in No. 11 Marine Place with his wife Selina, and their daughters Mary and Julia aged 17 and 15 who had been born in Middlesex.<sup>45</sup>

In the 1871 census the Heads – widower John, aged 71, retired Merchant, and his unmarried son William Browne, merchant - were neighbours to widow Jane Spurrier, property owner, with her eight-year old son Alfred and widowed sister Patience at No. 2 Vintage Court, and William Ocock the Chemist and his family in No. 11.<sup>46</sup>

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<sup>39</sup> HO 107/214 Folio 9, Book 15, Page 13

<sup>40</sup> Seaton and Beer parish tithe apportionment.

<sup>41</sup> RG11/2130, Folio 50

<sup>42</sup> *The Book of Seaton* page 27

<sup>43</sup> HO 107/1862 Folio 659, Schedule 11

<sup>44</sup> HO 107/1862 Folio 660, Schedule 15

<sup>45</sup> RG9 1374 Folio 33, Schedule 7

<sup>46</sup> RG10 2036 Folio 59, Schedule no. 33

Vintage House was named on the 1881 census and occupied by William Browne Head, a widower, his son William Henry Head aged 6 who was born there, and William B's widowed mother-in-law Sarah Foggin from Northumberland who claimed to live on income from Consols. Neighbours to the north were Henry Solmon, Carpenter, his wife Mary and six children, and in the Ocock's old house was Albert Gowen, an unmarried, 40-year-old chemist.<sup>47</sup> Both properties are shown for the first time three years later on a photograph dated 1884 (Fig. 7). Although No. 1 Vintage Court has remained relatively unaltered, No. 11 Marine Place is a much smaller two-storey structure with end gables, a central doorway with a single bay window above and a small shop in the northern half of the property. Although much enlarged it is likely that some of the earlier fabric survives within No. 11.

The area was mapped by the Ordnance Survey in 1888, when the properties are shown in their greatest detail thus far (Fig. 8). At No. 1 Vintage Court a N-S range has been added to the eastern outbuilding, while, while No 11 Marine Place has had a number of small extensions or outshuts built against its east elevation. William Browne Head died in 1885 aged 54 and Sarah Foggin died in 1886. On 1<sup>st</sup> October of that year, the Exeter & Plymouth Gazette advertised an auction on the instructions of their executors, of "*the whole of the undermentioned valuable and well-made furniture and effects*". Evidently the house soon followed; by 1890, a Mrs Knight of Vintage House was advertising for staff. William Henry, meanwhile, went away to school in Somerset, and in 1895, aged 21, inherited the house his great uncle William had built on the edge of the town, Wessiters, moving there to live a life of service to the town.

The 1891 census lists James Knight, a retired farmer, his wife Ann, father-in-law John Bishop and niece Annie Corker at Vintage House, while Charles Gosney, chemist, born in Somerset, wife Isabelle born in Hampshire, and daughter Elsie aged 4, born in Seaton, occupied No. 11 Marine Place.<sup>48</sup> Towards the end of the following decade the property was rebuilt from a relatively simple two-storey late 18<sup>th</sup>/early 19<sup>th</sup> century building to the three-storey building that is visible today.

At the turn of the new century the 1901 census shows that Ann Knight, after the deaths of her husband and father, was living there with her niece and grand-daughter and two servants. At No. 11 Marine Place Charles Gosney continued his chemist and druggist business.<sup>49</sup> Two years later, on the death of Mrs Knight, Vintage House was sold again, and for the next six years was the home of Dr George Evans, his wife and their daughter Nation who was born there in 1905.

The properties remained remarkably unaltered throughout the early 20<sup>th</sup> century, as is evidenced by the 1904 Ordnance Survey map (Fig. 9), although in 1909 Vintage House became the new Post Office for Seaton. The Exeter & Plymouth Gazette of 26<sup>th</sup> February reported that "*the Post Office authorities have taken Vintage House, the residence of Dr G E Evans in the Square, and in a short time, Seaton will possess an up-to-date Post Office with, it is hoped, telephonic communication with the outer world.*" Clement Davis, sub-postmaster, his wife Ada and son Claude are listed in the 1911 census. The 1936 Ordnance Survey maps (Figs. 10) show two small square structures added to the rear of the extension, while a large staircase, clad in corrugated iron sheeting was added within the courtyard (Fig. 11). No. 1 Vintage Court remained the Post Office until 1970.

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<sup>47</sup> RG11 2130 Folio 50, Schedule no. 92

<sup>48</sup> RG12 1669 Folio 112, Schedule no. 89

<sup>49</sup> RG13/2020 Folio 7, Schedule 32

Charles Gosney was still Chemist at No. 11 in 1911, and he was also listed in the 1914 and 1923 Kelly's Directories for Devon. On 12<sup>th</sup> September 1927, Arnold & Hyde, Auctioneers, Valuers and Surveyors opened a branch of their Budleigh Salterton-based business at No 11<sup>50</sup> while on 11<sup>th</sup> May 1934, a licence to sell liquor was applied for on behalf of Hinton Lake and Son Ltd, Chemist of 11 Marine Place (Fig. 12). A large advertisement for Hinton Lake & Son appeared in the Exeter & Plymouth Gazette of 3<sup>rd</sup> December 1937 and the following year John Browett, Pharmacist, and his wife Florence together with a pharmacist's assistant were listed.

Although by 1958 No. 11 Marine Place remained relatively unchanged the Ordnance Survey map (Fig. 13) shows a large rectangular building filling in the former rear garden, while by 1972 (Fig. 14) a large extension had been built at the rear of No. 11. Both buildings are still visible on site today.

Since the Post Office moved out in 1970, Vintage House has been occupied by a number of commercial properties, and is currently an estate agent, while No. 11 continues to house multiple businesses, at present a restaurant, Trotters and Byrne Jones, a photography shop with flats upstairs.

### 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 was supplied by the Devon Historic Environment Record - the landscape was characterised as historic settlement.

## 6. SITES OF HISTORICAL AND ARCHAEOLOGICAL INTEREST

The sites listed below are located and numbered on Fig. 15.

NGR = National Grid Reference.

NHL = National Heritage Listing number

SAM = Scheduled Ancient Monument

\*prefix indicates within or adjacent to the site

### 6.1. MDV80970 *Geoarchaeological deposits* NGR SY 2494 9015

A geoarchaeological investigation consisting of nine boreholes encountered seven distinct layers; sand and gravel, silty clays, peat, organic silts, intertidal silts and sands, sand and shingle, and salt marsh deposits. The earliest phases of Holocene sedimentation, characterised by saltmarsh or fen, and consisting of silty clays and peats are thought to be alluvial in origin, accumulating on the floodplain of the Early-mid Holocene River Axe, perhaps spreading across a low terrace and perhaps associated with a phase of falling sea level. Radiocarbon dating indicates that the peat deposits accumulated during the Late Mesolithic period, while the later phases of sedimentation are dated to the Middle Neolithic to Bronze/Iron Age. Intertidal marine conditions, associated with rising sea levels, subsequently became established in the lower valley of the Axe. The overlying sandy deposits represent more permanent estuarine conditions in the Lower Axe valley and the formation of a marine

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<sup>50</sup> Devon & Exeter Gazette 16<sup>th</sup> September 1927

inlet. This phase is dated broadly from the Bronze/Iron Age to the medieval period and corresponds with the historically attested Axe Haven. This inlet served as an anchorage for sea going vessels from the Roman period until the formation of a shingle bar following a great storm in the 14<sup>th</sup> century. The migration of this gravel spit led to the silting of the Haven and the renewed saltmarsh formation. Subsequent developments is related land management from the 17<sup>th</sup> century, in particular the construction of flood defences which have allowed only a limited ingress of intertidal waters onto areas currently used for pasture. Palynological assessment of the strata showed that the vegetation during the periods of peat formation in the Middle Neolithic to Bronze/Iron Age comprised fen carr woodland. However, there is little definitive stratigraphical evidence for the presence of subsequent saline vegetation communities. This is at variance with the diatom data which is suggestive of a saline habitat at this time. On dryland the pollen analysis indicates oak dominated mixed deciduous woodland with some evidence for cereal cultivation. Situated about 450m to the east of the site.

#### **6.2. MDV14049 *Lithics* NGR SY 2424 9013**

Four flints found in the garden of 'Devona', Havenview Road. One nosed and notched scraper; one thick flake retouched to a rough point with a faceted butt; one blade-like flake with three parallel flake scars on upper surface, edges retouched on alternate surfaces, tip broken off obliquely; one thick heavy flake with parallel flake scars on upper surface, bulb end retouched as a possible hollow scraper, other end a battered thick point with worn sides. Situated about 330m to the east of the site.

#### **6.3. MDV14051 *Lithics* NGR SY 2449 9033**

Twenty-one flints, grey-brown in colour and shiny. A possible fabricator; a thick flake with very battered end and finger hold; a possible baton; small blade with central ridge, thick end retouched, sides worn and chipped, other end blunted, not retouched; round-ended scraper with notch and small projection retouched at left-hand edge of tip; oval flake retouched both edges into projections and also tip retouched to blunted point; hollow unusual scraper with possible burin end and piercer; square flat flake retouched one edge to small projection, battered; battered round-ended scraper; thumb scraper retouched from thick flake; small blades with edge retouch and wear, some tips retouched also as scrapers; two small flake knives; small retouched flakes; small flake thumb scraper; bulb ends of two small retouched blades. Situated about 370m to the north of the site.

#### **6.4. MDV51122 *Lithics* NGR SY 2473 9055**

Five pieces of struck Beer flint and one piece of struck chert were recovered from topsoil stripping during a watching brief on groundworks for the construction of a cycle track. Situated about 615m to the north of the site.

#### **6.5. MDV62916 *Lithics* NGR SY 2444 9022**

An archaeological evaluation undertaken by Exeter Archaeology on land at Manor Court found a number of prehistoric worked flints including two cores, three scrapers, a notched blade and a utilised blade. Situated about 265m to the north of the site.

#### **6.6. MDV106048 *Lithics* NGR SY 2459 9023**

A small assemblage of residual late Neolithic or Bronze Age lithics was recovered during an evaluation undertaken by AC Archaeology, although none were associated with specific features. The assemblage contains a total of six pieces of worked flint. All but one of these fragments is derived from a dark grey mottled flint which is likely to have originated in the

Seaton or Beer area. Three of the pieces are primary waste flakes with remnant buff yellow cortex, and two of them are secondary waste flakes. Several of the waste flakes appear to have a small amount of flaking along some of the edges, while one piece appears to have been flaked along one edge to be used as a scraper. The most interesting piece is a small bifacial core made from a dark brown, cherty flint. This has multiple sized flaking scars across the entire circumference. These pieces are likely to be later Neolithic or Bronze Age in date. Situated about 270m to the north of the site.

**6.7. MDV63640 *Knapping Site*** NGR SY 2460 9010

An archaeological evaluation CKC Archaeology recorded a heavy concentration of flint, comprising waste flakes, cores, scrapers, blades, awls and points. They are thought to be largely Neolithic, although some pieces may be Bronze Age. Much of the flint was concentrated around a possible posthole on slightly raised ground a few metres from the conjectured edge of the former estuary prior to post-medieval reclamation the use of the site as a temporary base on the edge of the estuary in prehistoric times. In addition, a single undated ditch was also uncovered. This followed an alignment different to all known historic boundaries in the area. Situated about 145m to the northeast of the site.

**6.8. MDV80953 *Bronze Age features and finds*** NGR SY 2445 9045

An archaeological trench evaluation undertaken by AC Archaeology on land to the south of Court Lane revealed a probable hearth containing *in situ* burning and evidence of re-modelling. Worked flint flakes and pottery sherds suggest a middle to Late Bronze Age date. In addition, several ditches are likely to be prehistoric, probably Bronze Age in date. Finally, evidence for the production of simple flake tools using local material was found. 355 pieces of worked flint and chert were recovered; the presence of cores and core-derived material suggesting an emphasis on flake production. Situated about 495m to the north of the site.

**6.9. MDV61824 *Iron Age Coin*** NGR SY 2490 8985

A gold coin dated to circa 30BC was found on a beach near Seaton. It was produced by the *Dobunni* and has name of a tribal leader Corio engraved on it. Situated about 380m to the southeast of the site.

**6.10. MDV42591 *Roman Harbour*** NGR SY 2516 9075

Seaton Marshes are the possible site of a Roman harbour. The area of reclaimed land between Seaton Church and the river would have been sheltered anchorage for coastal traffic in the Roman period, while the Axe was navigable much further upstream at this period. Data collected from borehole sampling across Seaton Marshes indicated the formation of a marine embayment, the historically attested Axe Haven, at a period corresponding to the Iron Age/Roman and Medieval periods. Situated about 630m to the northeast of the site.

**6.11. MDV11111 *Roman Coin*** NGR SY 2452 8995

Roman coin was found in November 1865 by workmen digging the foundation of Bridgewater Place close to the road running out of the main street to Axmouth Harbour. It was much corroded but appeared to be a coin of Valens. Situated about 20m to the south of the site.

**6.12. NHL 87581 *St Gregory's Parish Church*** NGR SY 2471 9057

Grade I listed (1164812). The current church was built in the late 13<sup>th</sup> and early 14<sup>th</sup> century with later alterations including 15<sup>th</sup> century west tower. Restored in 1860 by Edward Ashworth. Situated about 630m to the north of the site.

**6.13. MDV42590 *Medieval Harbour* NGR SY 2516 9075**

The earliest name for the estuary is Axe Haven indicating its status as a stopping point for vessels. Land north of Seaton Church was known as Merchants Roads, supporting anchorage evidence for the west side of the haven. By 1346-7 Seaton was a big port, providing 2 ships and 25 men for the expedition against Calais. The medieval harbour at Seaton was seriously affected by silting of the estuary which was occurring by the late 13<sup>th</sup>/early 14<sup>th</sup> century and the port was in decline by 1450 when Bishop Lacy granted indulgences to those contributing to repairs at the haven. Leland refers to there having been 'a very notable haven' at Axmouth, while Stukeley, referring to the saltworkings in 1723, stated that when dug 'they find innumerable keels and pieces of vessels, with nails, pitch, anchors etc 6 or 8 feet deep, because it was formerly part of the haven'. J. Davidson wrote in 1843 'The remains of a harbour may still be traced at Seaton in the form of a ditch which runs from the beach about quarter of a mile inland as far as the church and is called Merchants Roads. On sinking a well near this towards the beach several successive layers of beach and mud were penetrated which seems to prove that the harbour was choked by several irruptions [sic] of the sea'. Situated about 630m to the northeast of the site.

**6.14. MDV106046 *Medieval activity* NGR SY 2461 9027**

An archaeological trench evaluation carried out at 39 Fore Street by AC Archaeology revealed a single medieval pit, dating to the 13<sup>th</sup> or 14<sup>th</sup> century. Situated about 335m to the north of the site.

**6.15. MDV62915 *Medieval Boundary* NGR SY 2444 9022**

An archaeological evaluation undertaken by Exeter Archaeology in 1998 found a medieval boundary ditch associated with a former property on Fore Street and containing 14<sup>th</sup> century pottery. Situated about 270m to the northwest of the site.

**6.16. MDV74099 *Medieval pottery* NGR SY 2445 9007**

Six sherds of 13<sup>th</sup> and 14<sup>th</sup> century pottery were found in the spoil, after the building of a dwelling at 18 Cross Street. A trench was excavated to the west of the dwelling revealed a further six sherds of 13<sup>th</sup> -14<sup>th</sup> century pottery. One piece of worked flint was also found at this lower level. Situated about 130m to the northwest of the site.

**6.17. MDV63643 *Medieval pottery* NGR SY 2460 9010**

An archaeological evaluation at The Underfleet by CKC Archaeology recorded four small body sherds of a flint-gritted fabric. Three were fairly coarse, possibly of Iron Age or Saxo-Norman date. The finer one was possibly 12<sup>th</sup> or 13<sup>th</sup> century in date. Situated about 150m to the northeast of the site.

**6.18. MDV55376 *Medieval Pottery* NGR SY 2458 9030**

Nine sherds of medieval pottery, dating from 1200 onwards, were found in the former garden of Majowa in 1966. One other sherd from the same location was tentatively identified as Roman. Further work in 1996 retrieved a further six sherds of medieval pottery dating to circa 1400, a piece of possible Roman tile, and two worked flints. Situated about 340m to the northeast of the site.

**6.19. MDV14047 *Gun Tower* NGR SY 2464 8990**

An artillery tower once stood on a raised mound known as 'The Burrow'. Documents of 1627 refer to Henry VIII bulwarks at Seaton and Stukeley refers to a modern ruined pharos of brick

in 1724, which was apparently 16 feet high and had two guns. An earthwork mound was visible on aerial photographs in 1928, and the site has since been redeveloped, although some buried remains may survive. Situated about 125m to the southeast of the site.

**6.20.** MDV22226 *32 Fore Street* NGR SY 2449 9016

Grade II Listed Building (1103789). Cottage set back from street front, c.16<sup>th</sup> century, remodelled circa 18<sup>th</sup> century. Plastered stone rubble. New tile roof with gabled ends. Two storeys. Three window range. Three-light casements with glazing bars. Ground floor left hand sash and tripartite sash to centre. 19<sup>th</sup> century panelled door. Rebuilt brick chimney stacks. Interior: Three jointed arch trusses. Plank and muntin screens, one with Tudor arched doorway. Chamfered ceiling beams with truncated pyramid stops. Situated about 200m to the north of the site.

**6.21.** MDV14045 *72 and 74 Fore Street* NGR SY 2455 9047

Grade II Listed Building (1103790). Cottage range set back from road, c.16<sup>th</sup> century. Situated about 510m to the north of the site.

**6.22.** MDV42532 *Lower Bank* NGR SY 2480 8994

Lower Bank, comprising a bank and ditch, was constructed in 1669-72 on the back slope of a shingle bar principally to prevent livestock wandering onto the reclaimed marshes. Station Road, now Harbour Road, was built over it. Situated about 265m to the east of the site.

**6.23.** MDV51173 *Underfleet* NGR SY 2466 9025

The Underfleet marks the western boundary of the reclaimed marshes. During construction work on the southern part of the link road between Manor Road and Harbour Road in 1994 traces of a possible infilled trackway were observed slightly west of the present Underfleet where it runs alongside Harbour Road car park. Situated about 315m to the northeast of the site.

**6.24.** MDV51174 *Boundary Wall* NGR SY 2464 9006

A boundary wall of lime-mortared stone rubble runs alongside a section of the Underfleet footpath. Possibly 19<sup>th</sup> century in date. Situated about 145m to the northeast of the site.

**6.25.** MDV59093 *Ryall's Court* NGR SY 2413 9023

Grade II Listed Building (1333471). Stirling suggests that Ryalls Court was built in 1834, although a property called Ryals which was offered for sale in 1813 probably refers to the same site. The latter included a dwelling house, a barn and two cottages in addition to parcels of land which can be attributed by name as belonging to the site in 1839. Part of the barn to the north-west of the main building may well be one of the earliest buildings on the site. The original house was a modest rectangular building, highly decorated in gothic style with some well executed detail. The service wing to the north-west is plainer in design. There is some doubt as to whether the tower entrance on the west façade was an original feature. By 1923 the property had become a boarding school and has since remained in institutional use. Numerous extensions added in the late 1930s resulted in the destruction of much of the original scale and proportion of the House. Situated about 480m to the northwest of the site.

**6.26.** MDV59273 *The Pole Arms Hotel* NGR SY 2451 9016

Grade II Listed Building (1103788). Early 19<sup>th</sup> century large plain stuccoed building of three storeys. A large early 19<sup>th</sup> century hotel with a range of period features, including panelled

door and entablature hood supported on later piers. Situated about 200m to the north of the site.

**6.27.** MDV79568 *Belmont House* NGR SY 2435 9006

Grade II Listed Building (1317652). Detached town house, c. 1840 stuccoed with slate roof with gabled ends. Two storeys and attic. 19<sup>th</sup> century villas with typical ornament, including decorative ironwork and fenestration. Photograph shows openwork cast-iron columns with key motif. Situated about 205m to the northwest of the site.

**6.28.** MDV79569 *Manor House* NGR SY 2448 9024

Grade II Listed Building (1164840). Town house, late 18<sup>th</sup> century. Red brick. Slate roof with stone coping to gable ends and moulded eaves cornice. Brick quoin pilasters. Three storeys. Five bays. Tall sash windows with glazing bars and keyblocks in lintels. Central doorway with fluted pilasters and entablature with dentilled cornice, large rectangular fanlight with lead tracery and panelled reveals. Rendered end chimney stacks. Two storey stone rubble wing at rear. Situated about 285m to the north of the site.

**6.29.** MDV79592 *6 Fore Street* NGR SY 2449 9002

Grade II Listed Building (1329369). Shop premises with accommodation above. Early 19<sup>th</sup> century with later 19<sup>th</sup> century alterations and rear additions. Stuccoed stone rubble. Slate roof with gabled ends abutting adjoining buildings. The plan is 2 rooms wide separated by an entrance passage and 3 rooms deep. The original plan probably 2 rooms with an off-centre passage. The 2 rooms are now shop and the larger left-hand room has an open screen at the back separating it from the slightly later rear addition. Later in the 19<sup>th</sup> century another rear extension was built making the plan a total of 3 rooms deep. Situated about 70m to the northwest of the site.

**6.30.** MDV79570 *33 Fore Street* NGR SY 2451 9019

Grade II Listed Building (1317611). Early 18<sup>th</sup> century stone and cob cottage with thatched roof. Circa early 18<sup>th</sup> century stone and cob, now roughcast. Steeply pitched thatched roof with gabled ends, clad in corrugated iron. Two-storeys. Two window range. Two and three-light casements with glazing bars. Modern door. Chimney stack in right hand gable end. Situated about 235m to the north of the site.

**6.31.** MDV79575 *27 and 31 Queen Street* NGR SY 2442 9006

Grade II Listed Building (1164882). A long-stuccoed range of thatched cottages of 18<sup>th</sup> century origin. Two storeys. Seven window range. Right hand sash windows with glazing bars. Left hand 19<sup>th</sup> century sashes without glazing bars. Central two-storeyed splayed bay. Thatched cottages in Queen Street are no doubt typical of many prior to the development of the resort. Situated about 140m to the northwest of the site.

**6.32.** MDV45244 *Axmouth Section of the Taunton Stop Line* NGR 2517 8996

The Taunton Stop Line. A 71 kilometres long Second World War linear defence running north-south from Bridgewater (Somerset) to Axmouth. Built in 1940, it was never fully operational. A series of pillboxes were built, in this stretch along the east side of the river Axe, with further boxes located at strategic crossings including an anti-tank ditch around the Axe Bridge in Colyton parish. They were mostly durable type 29 pillboxes. There were also 16 six-pounder gun emplacements, three of which were in this stretch, the guns from which were removed to the coast in September 1940. The original defence plan called for infantry



positions between the pillboxes, but these do not appear to have been constructed. Situated to the north and east of the site.

**6.33.** MDV39339 *Second World War Pillbox* NGR SY 2433 8986

Second World War pillbox at Seaton, visible as a structure with a curved face on aerial photographs taken from 1941, and now incorporated into a larger structure. Situated about 220m to the southwest of the site.

**6.34.** MDV39543 *Seaton Emergency Battery* NGR SY 2416 8985

Second World War Emergency Coastal Battery visible as structures and earthworks on aerial photographs from 1941; some structures survive. A whitewashed open-fronted brick structure with projecting concrete roof may be the command post. Situated about 380m to the southwest of the site.

**6.35.** MDV53276 *Seaton Holiday Camp* NGR SY 2498 9010

The site appears to have been reclaimed from the marsh in the 1930s with the establishment of Britain's first purpose-built holiday camp in 1934. The Lyme Bay Holiday Village was a Butlins holiday resort. This was requisitioned as an internment camp for German nationals in 1939. It reverted to being a holiday camp at the end of the war. Situated about 475m to the northeast of the site.

**6.36.** MDV109923 *Coast Artillery Searchlight Position* NGR SY 2430 8985

Coast Artillery Searchlight position on Seaton front. Situated about 250m to the southwest of the site.

## 7. THE BUILDING APPRAISAL

### 7.1 Introduction

The building survey (Fig. 16, Pls. 1-4) took place in January 2019 and was entirely non-invasive. It is therefore possible that subsequent building works will uncover historic information which might refine or even alter the conclusions contained in this report.

### 7.2 No. 1 Vintage Court

The house is a two-storey structure with attic, constructed of local limestone rubble covered with painted render. The house is originally built as a pair facing onto the street to the west, with a central chimney stack. A two-storey L-shaped wing, half the width of the main house, projects at right angles from the eastern face of the building and surrounds a small courtyard along the north and east side. The east range represents a mid-to-late 19<sup>th</sup> century extension to the outbuilding, and partly built on top of the former boundary wall. A narrow alley, formerly flanked by two large granite gate posts, leads from the road to the yard at the rear. More recent additions of concrete block and glass line the northern edge of the courtyard while the ground-floor of the east range now consists of a large shop window and doorway.

The west elevation of the house is its principal façade, representing a two-storey elevation to the street under a low-pitched hipped slate roof. The façade was originally designed to be symmetrical with the doorway flanked by ground- and first-floor windows. This symmetry has been lost due to the insertion of a large shop window. The ground-floor is entered through the original right of centre round-headed doorway with semi-circular fanlight, now replaced with 20<sup>th</sup> century glass door, and opens onto a large room. Light is provided by a

large shop window in the west elevation and a further large shop window in the south elevation. A further doorway, formerly a window, in the south elevation provides access to a staircase leading to the first floor of the house and the outbuilding. The first-floor is lit by two sash windows in the west elevation and a further sash window in the south elevation, while at eaves level the building has a bracketed overhanging roof.

The interior of the front range had been severely altered to form a large open-plan shop space. These alterations included the complete removal of the internal partitions defining the original rooms, thus destroying the historic plan of the building. The interior of the L-shaped outbuilding has similarly been opened-up and no historic fixtures and fittings survive within the ground-floor.

The first-floor of the front range would originally have been reached by a staircase in the southeast corner of the house, as is attested by the position of windows in the south elevation. This was likely removed in the 20<sup>th</sup> century, at a time when the use of the property was changed from domestic to commercial. The first-floor today is accessed from a plain doorway to the right of centre in the south elevation. The modern staircase opened onto a small landing which provided access to a large open-plan room to the left, now occupied by an estate agents, and a small passage to the right leading to the outbuilding.

This led to a long narrow corridor extending the depth of the north range, with panelled doorways with four-light rectangular fanlight above leading to two rooms to the south. These were plain and unheated and lit by a single sash window in the south elevation. At the end of the corridor a further panelled doorway with four-light rectangular fanlight above led to a large room with a central fireplace in the south elevation and lit by a large sash window in the east and west elevation. A further doorway, containing a modern door, led to a large room at the south end of the east range. This had been sub-divided in modern times by the insertion of a small bathroom along the eastern side of the room. The room contained a blocked fireplace in the north elevation and was formerly lit by two large sash windows in the east elevation and a further sash in the west elevation overlooking the courtyard.

Access to the roof area for the main range and rear outbuilding was not possible and a detailed inspection of the roof structure could not be made.

### **7.3 No. 11 Marine Place**

This late 19<sup>th</sup> century house is built of local limestone rubble and brick covered with painted render. The house was originally built in the late 18<sup>th</sup> or early 19<sup>th</sup> century as a modest two-storey building with a low-pitched slate roof. Rebuilt in the late 19<sup>th</sup> century it is unclear how much of the original fabric was incorporated into the current house. The present building was built as a three-storey house, with chimneys in the north and south gable elevations. The west elevation of the house is its principal façade under a steeply pitched slate roof with the original ceramic ridge tiles and a ceramic finial over the bay window roof. The main domestic accommodation on the right-of-centre ground- and upper floors was originally accessed by a central doorway, lit by single sash windows on the first- and second-floor. This was flanked to the right by a three-storey canted bay window, and to the left by a left of centre doorway flanked by two large shop windows. The ground-floor of the house is today occupied by two commercial premises on the ground-floor. Both shops have their own access. A new doorway has been inserted within the former bay window, while Byrn Jones is entered through a new doorway at the north angle of the building. The first floor was lit by a large centrally placed single-pane sash windows with flanking margin lights, while the

second floor is lit by a further single-pane sash window. These windows were surrounded by relatively plain mouldings and capped with pediments, while the second-floor window was surmounted by a decorated gable with round central decorative motif and date of 1899.

The interior of No. 11 had been severely altered to form two shops within the ground-floor volume of the house. These alterations included the complete removal of the former internal partitions defining the original rooms, thus destroying the historic plan of the building. No historic fixtures and fittings survive within the ground-floor. The original central staircase on the ground-floor had been removed and the former central doorway removed to the northwest corner of the west front. In addition, a large single storey modern block extension had been built at the rear increasing the shop floor surface area. The smaller shop to the south, now occupied by Trotter's Café, filled the two rooms formerly occupying the south volume of the house. Modern wall finishes and the insertion of a staircase and kitchen meant that the former partitions defining the original rooms have likely been removed.

The upper floors and roof of the property fall beyond the scope of the report and a detailed inspection of these has not been made.

## 8. RESULTS

Relevant detailed plans and sections are included as Figs 16-19 and context descriptions for the trenches are set out in Appendix 2.

### 8.1 The trenches

#### **Trench 1** (Detailed plan and section Figs. 17, 19. Plates 5-6)

This trench measured 3m x 1.3m, was orientated approximately E-W and was excavated to a maximum depth of 1.75m. The work exposed the heavily truncated remains of a wall (108) and a surviving deposit sequence consisting of 19<sup>th</sup> century garden soil above marsh deposits underneath modern deposits in the southwest part of the trench. The recorded layer sequence is set out in Table 1, Appendix 2.

Feature 108 was a linear feature aligned approximately E-W. This probable wall was at least 0.7m long and 0.55m high and consisted of local limestone rubble bonded with light to mid-yellow sandy clay with occasional lime flecks.

#### **Trench 2** (Detailed plan and section Figs. 17, 19)

The trench measured 3.5m x 1.3m, was orientated approximately N-S. It was excavated to a maximum depth of 1.45m. Excavation exposed a surviving deposit sequence consisting of 19<sup>th</sup> century garden soil above marsh deposits, underneath modern deposits across the whole trench. Context descriptions for this trench are set out in Table 2, Appendix 2.

#### **Trench 3** (Detailed plan and section Figs. 18-19. Plates 7-8)

The trench measured 10m x 1.3m, was orientated approximately E-W. It was excavated to a maximum depth of 1.25m. The work exposed the heavily truncated remains of a wall (304) and a surviving deposit sequence consisting of 19<sup>th</sup> century garden soil above marsh deposits underneath modern deposits across the whole trench. Context descriptions for this trench are set out in Table 3, Appendix 2.

Feature 304 was a linear feature aligned approximately NW-SE. This wall foundation was exposed over a length of at least 2.1m and survived to a height of 0.82m. The foundation consisted of local limestone rubble and river pebbles bonded with white lime mortar.

## 9. THE FINDS

### 9.1 Introduction

This is a relatively small finds assemblage composed almost entirely of post-medieval materials. These are itemised in Appendix 3 and briefly described below.

### 9.2 Post-medieval and modern finds

6 sherds of late 16<sup>th</sup>-17<sup>th</sup> century South Somerset, including 1 bucket handle, and a single sherd of unidentified 16<sup>th</sup>-17<sup>th</sup> century coarseware were recovered from the former topsoil (109) in Trench 1. 3 sherds from an early 17<sup>th</sup> century Delftware cup, with scraps of blue & white painting on the outside, and a single early 17<sup>th</sup> century sherd from a South Somerset jar or chamber pot were recovered from the underlying saltmarsh deposit (110).

The former garden soil (305) in Trench 3 yielded 5 sherds of 19<sup>th</sup>-20<sup>th</sup> century industrial wares, a single mid-to-late 19<sup>th</sup> century encaustic border tile, 2 sherds of late 18<sup>th</sup>-19<sup>th</sup> century coarsewares, 3 sherds of 17<sup>th</sup>-18<sup>th</sup> century South Somerset coarsewares, and a single sherd of 15<sup>th</sup>-16<sup>th</sup> century South Somerset coarseware, perhaps Donyatt. In addition, 4 sherds of Staffordshire white ware (1740-70) were also recovered from the saltmarsh deposit (311).

## 10. DISCUSSION

The Axe estuary has clearly been an important routeway since the prehistoric period, as is attested not only by the presence of three prehistoric hill forts in the immediate vicinity of Seaton, but also by numerous findspots within the area of the former marshes and the town of Seaton itself. The site at Honeyditches, occupied from the late Iron Age into the early post-Roman period, and the Saxon royal manors of Seaton and Axmouth show the continued importance of the estuary throughout this period. This was because the Axe was once much wider than at present and would have afforded sheltered anchorage for coastal traffic.

Nonetheless, the development of Seaton and its port remain unclear. Unlike other towns it has no obvious historic urban centre, such as a cluster of medieval buildings focussed on a church and/or market place, and no trace remains today of the former harbour. The parish church of St Gregory, located on slightly elevated land on the western edge of the former estuary, may have been the focus of both the earlier medieval settlement and its elusive harbour. However, with the silting-up of the estuary in the late 14<sup>th</sup> century and the shifting of the River Axe to the eastern end of the floodplain opposite Axmouth, the focus of the settlement probably shifted southwards. Benjamin Donn's 1765 Map of Devon shows a simple ribbon development along the upper reaches of Fore Street, extending to its junction with Cross Street. The 1806 Surveyor's map shows the town extending south- and eastwards. A handful of 16<sup>th</sup> century properties have survived along Fore Street and although the majority of buildings in the present town centre appear to date to the 19<sup>th</sup> century, it is entirely possible, and indeed may be the case with No. 11 Marine Place and No. 1 Vintage Court, that these houses may contain fabric from earlier buildings.

The built-up nature of Marine Place and Harbour Road distracts from the former setting of the site. Evidence from the LIDAR survey (Fig. 20) suggests that the proposed site is located along the western edge of the former estuary and its floodplain, while Fore Street to the north is situated on a small area of raised land overlooking the estuary. This is supported by evidence from the trench evaluation. The earliest deposit exposed in Trench 3 consists of alluvial clay with silts and gravels, perhaps evidence of a more fluid estuarine marshland. This is in turn overlain by two further alluvial marsh deposits. These indicate increasingly more settled conditions and the formation of a salt marsh which would have formerly extended to the lower reaches of Fore Street. This sequence is further corroborated by earlier work undertaken in 2014 by Oakford Archaeology at the nearby Grove nightclub. Extensive groundworks during the construction of the current multi-storey building exposed extensive alluvial deposits, overlain by more settled marsh deposits. The site was reclaimed and built over in the early 19<sup>th</sup> century.<sup>51</sup>

A similar sequence was identified in Trench 2, with peripheral marsh deposits buried underneath an 18<sup>th</sup>-19<sup>th</sup> century garden soil. The presence of a colluvial deposit at the very base of the trench may indicate the proximity of the western edge of the former estuary. Finally, to the west the deposits exposed in Trench 1 may represent a continuation of the deposits previously identified in Trenches 2 and 3.

## 11. CONCLUSIONS

Due to the presence of existing 19<sup>th</sup> and 20<sup>th</sup> century buildings, and the continued use of the premises for commercial purposes, the trench evaluation in this report does not constitute a thorough examination of the site. The work has nonetheless attempted to identify surviving archaeological deposits across the site and to indicate the depth and nature of these deposits.

The site lies within an area of reclaimed land associated with the Axe estuary. Intact alluvial and marsh deposits (up to 0.6m deep) have been confirmed across the whole of the site. The site appears to have become silted by the 15<sup>th</sup>-16<sup>th</sup> century and a building is shown for the first time in 1806. The evaluation trenches exposed two sections of walling. The large section exposed in Trench 1 appears to represent the boundary wall shown on the 1841 Tithe Map and the 1888 OS map. The small fragment of walling exposed in Trench 1, bonded with a different lime mortar, may be the remains of an earlier building shown on the 1806 OS map. Although the finds assemblage is sparse the finds recovered from Trench 1 are of predominantly 17<sup>th</sup> century pottery. The absence of earlier material may suggest that the site was reclaimed from the former salt marsh during this period.

Should planning consent be granted, it is clear, given the presence of remains on the site, that archaeological monitoring and recording of the proposed development area will be required by the planning authority during the groundworks.

## SITE 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 1539, pending deposition with

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<sup>51</sup> Steinmetzer *forthcoming*.

the ADS. Details of the building recording, including a pdf copy of the final report will be submitted to the on-line archaeological database OASIS (oakforda1-345004).

## ACKNOWLEDGMENTS

The assessment was commissioned by Garry Mettam and administered on behalf of the client by Paul FitzHenry (NDM Architects Ltd). The assessment was carried out by Lucy Browne; the fieldwork was undertaken by Jon Martin, Marc Steinmetzer and Steve White (Steve White Plant Hire), illustrations for the report were prepared by Marc Steinmetzer. Thanks are hereby recorded to Lucy Brown who undertook the historic research and the staff of the Devon Heritage Centres. Thanks also to Steve Reed (DCHET) who provided advice for the project. A special thanks is extended to all the tenants, Tina and Danny Aedo, Dee Byn-Jones and Ray Seaward.

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Tithe Map: Seaton Town, 1841, 2 chains to the inch (Seaton and Beer 2, 3/3/M)  
Ordnance Survey 1<sup>st</sup> Edition County Series, 1:25", Sheet No. LXXXIII.11 surveyed 1887, 1904, 1936/38  
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Plan 2489-2589 1:2500

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123M Petre family collection  
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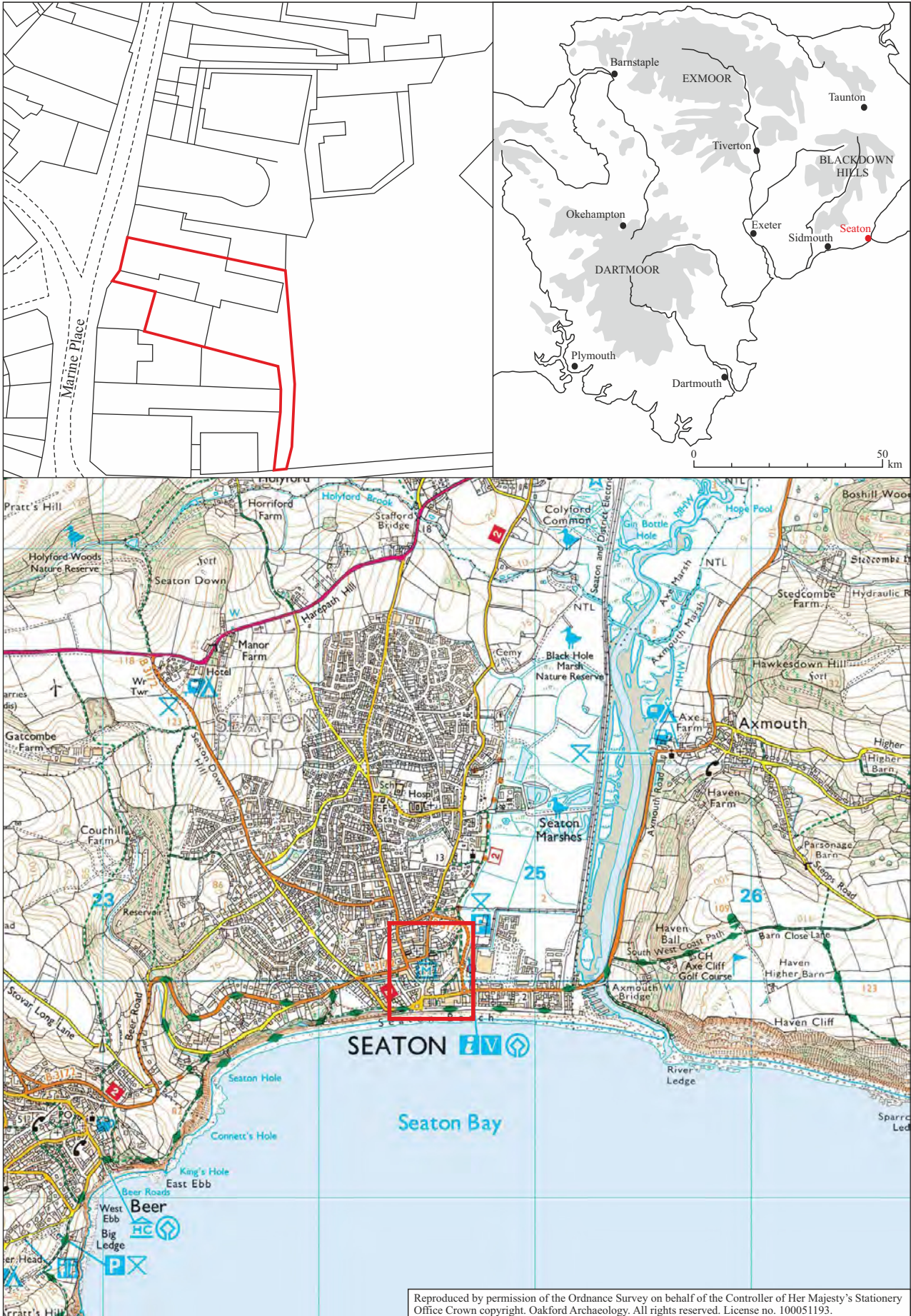


Fig. 1 Location of site.

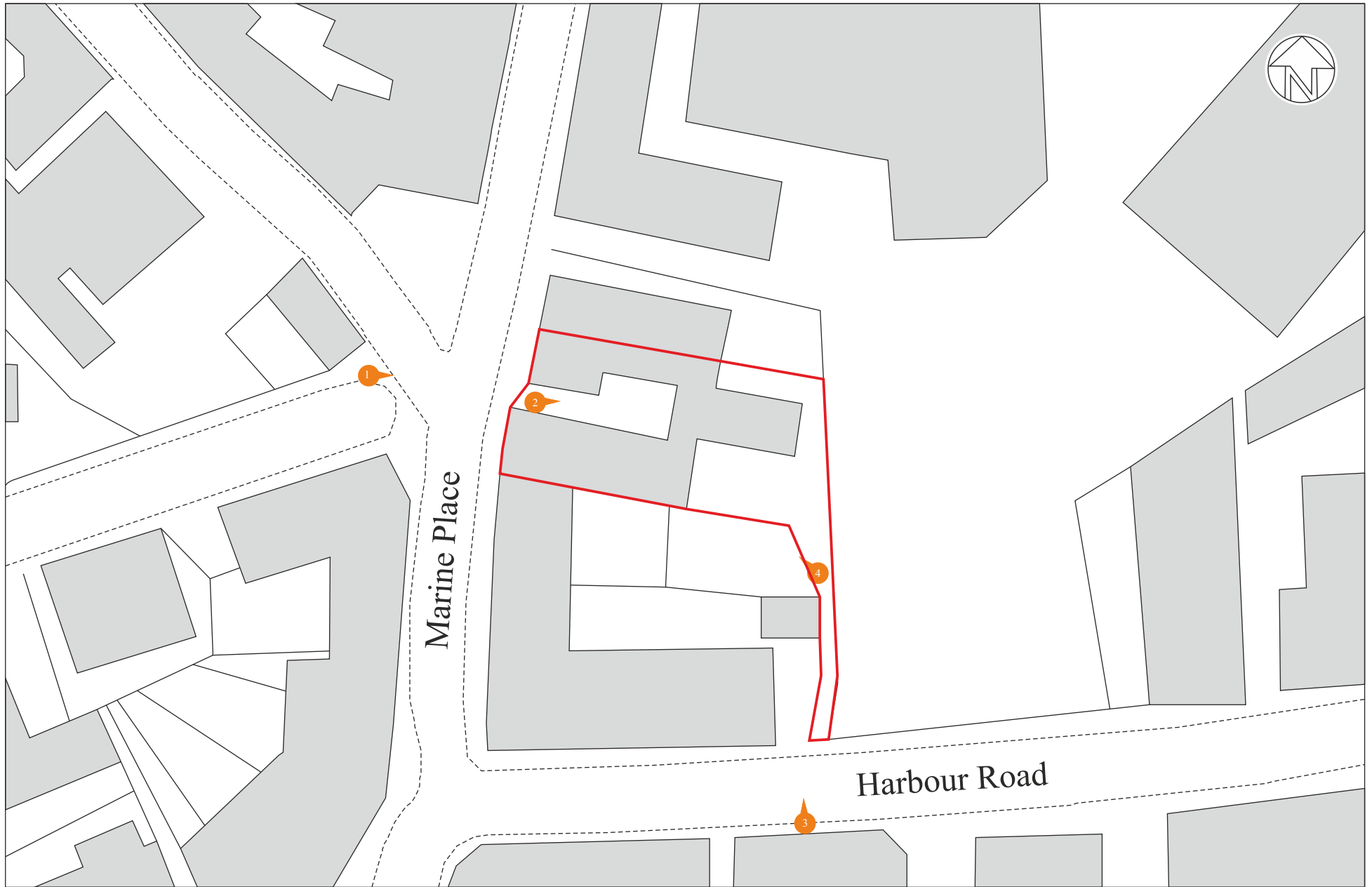


Fig. 2 Detailed location plan showing location and orientation of photos taken during site visit.



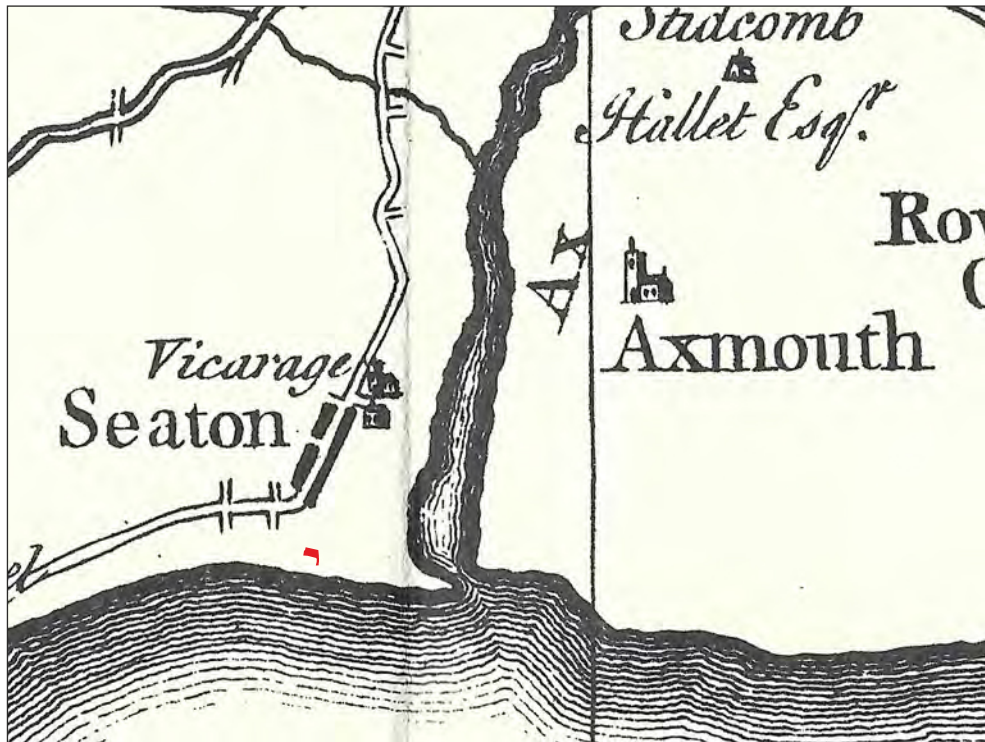


Fig. 3 Detail from Benjamin Donn's 1765 map of Devon.



Fig. 4 Detail from the 1806 Ordnance Survey map.



Fig. 5 Detail from the 1841 Seaton and Beer Tithe map showing the town of Seaton with the Church of St Gregory in the top right corner.

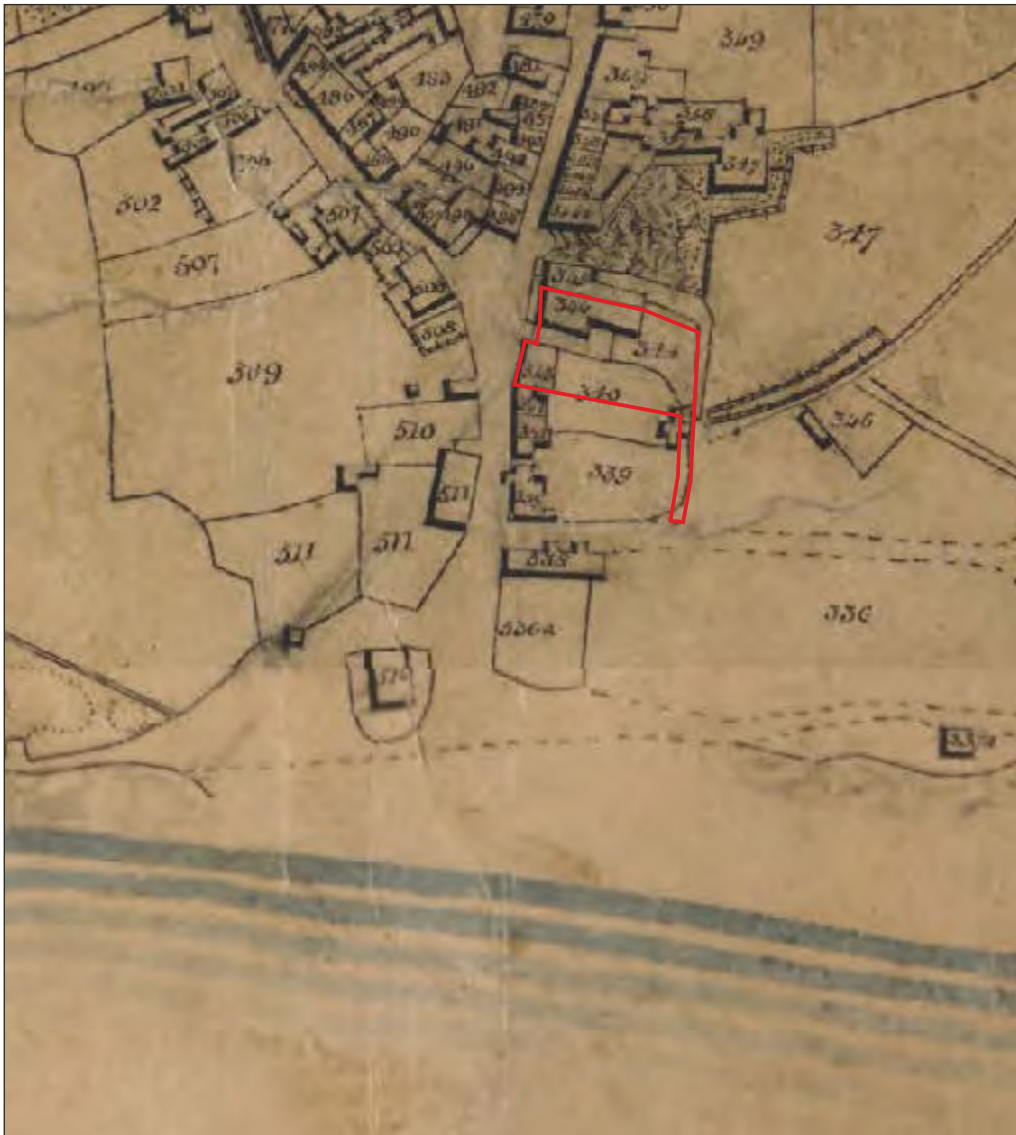


Fig. 6 Detail from the 1841 Seaton and Beer Tithe map.





Fig. 7 Photograph dated 1884 showing No. 1 Vintage Court (left) and No. 11 Marine Place (right) before its rebuild in the late 19th century.

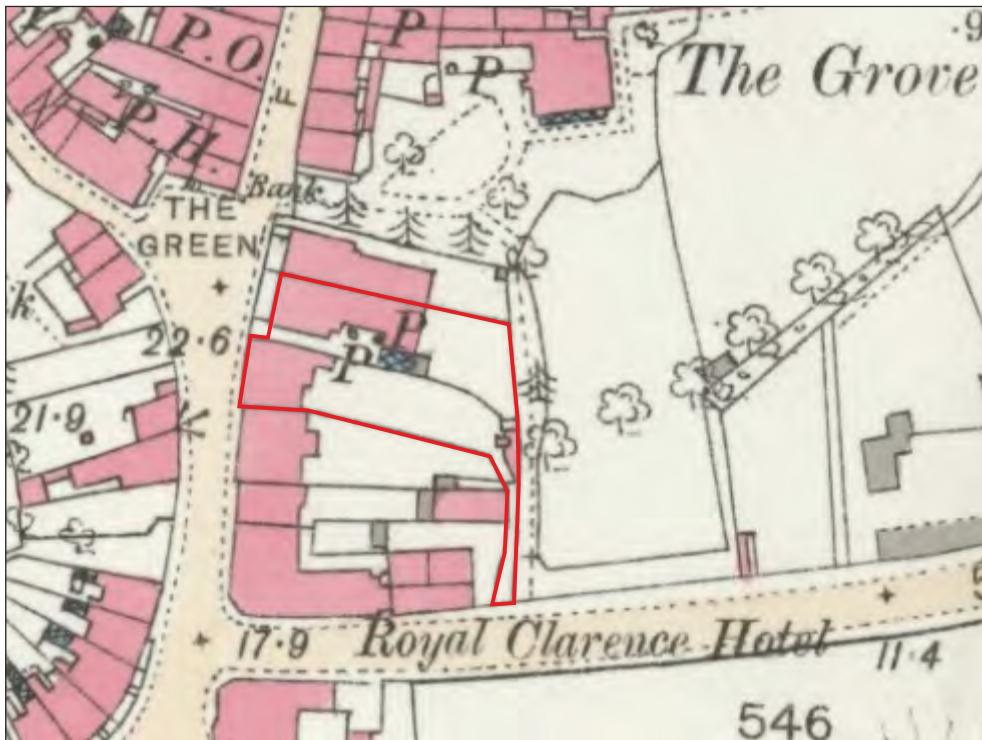


Fig. 8 Detail from the 1888 1st edition Ordnance Survey Devonshire Sheet map LXXXIII.11.

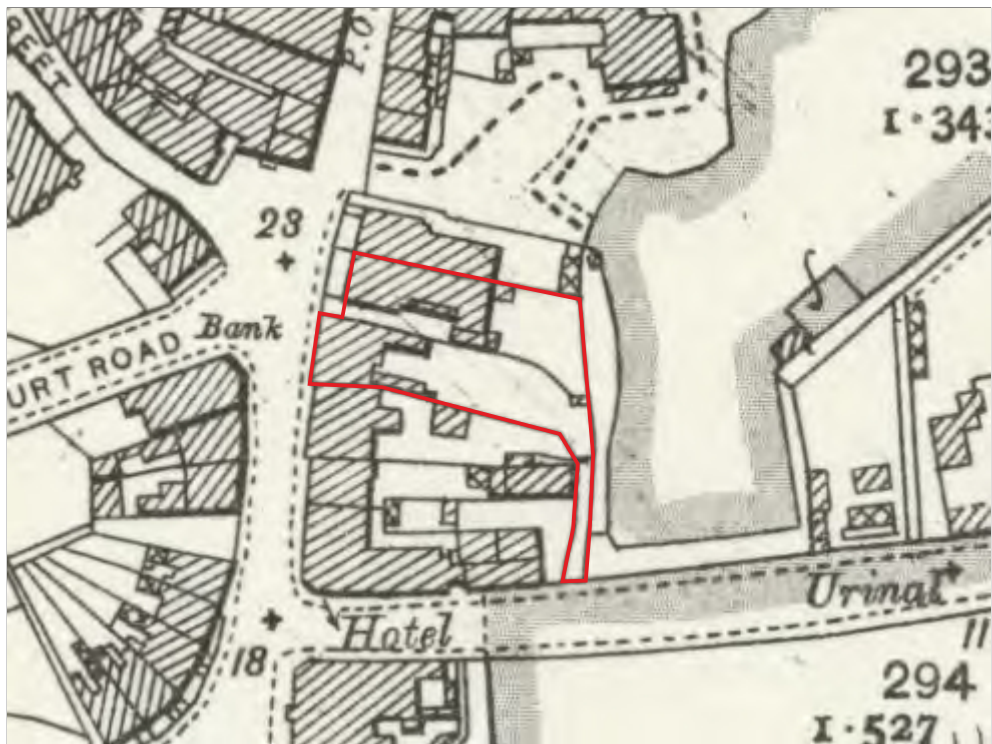


Fig. 9 Detail from the 1904 2nd edition Ordnance Survey Devonshire Sheet map LXXXIII.11.

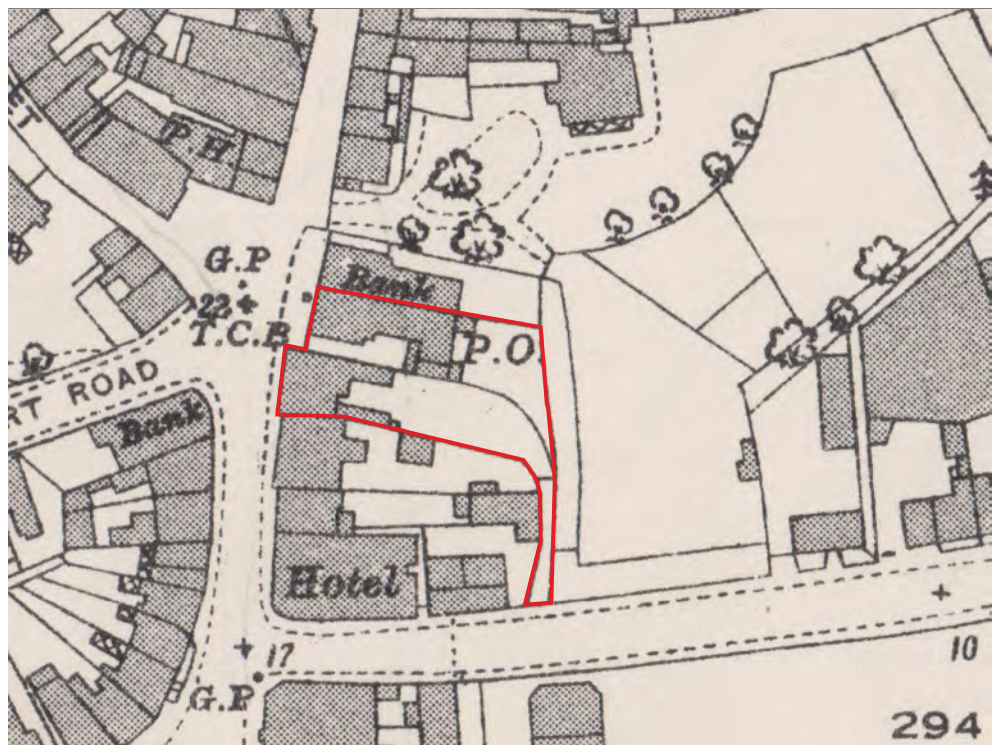


Fig. 10 Detail from the 1936 Ordnance Survey County Series map.





Fig. 11 General view of No. 1 Vintage Court in the mid-1930's.



Fig. 12 General view of No. 11 Marine Place and adjacent properties in the mid-1930's.



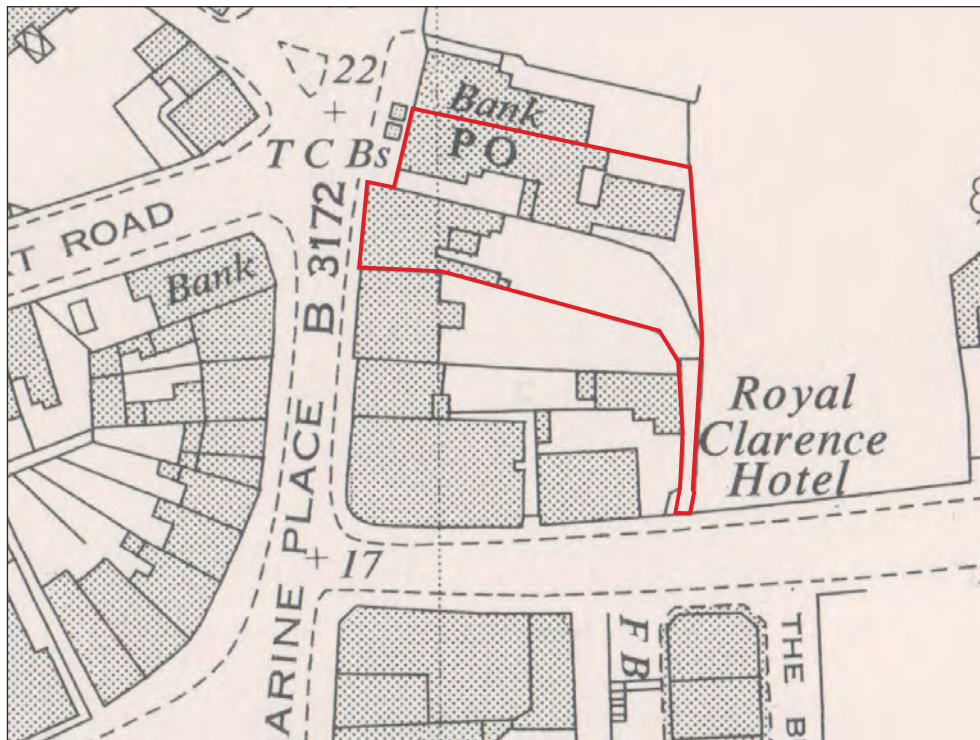


Fig. 13 Detail from the 1958 Ordnance Survey map.

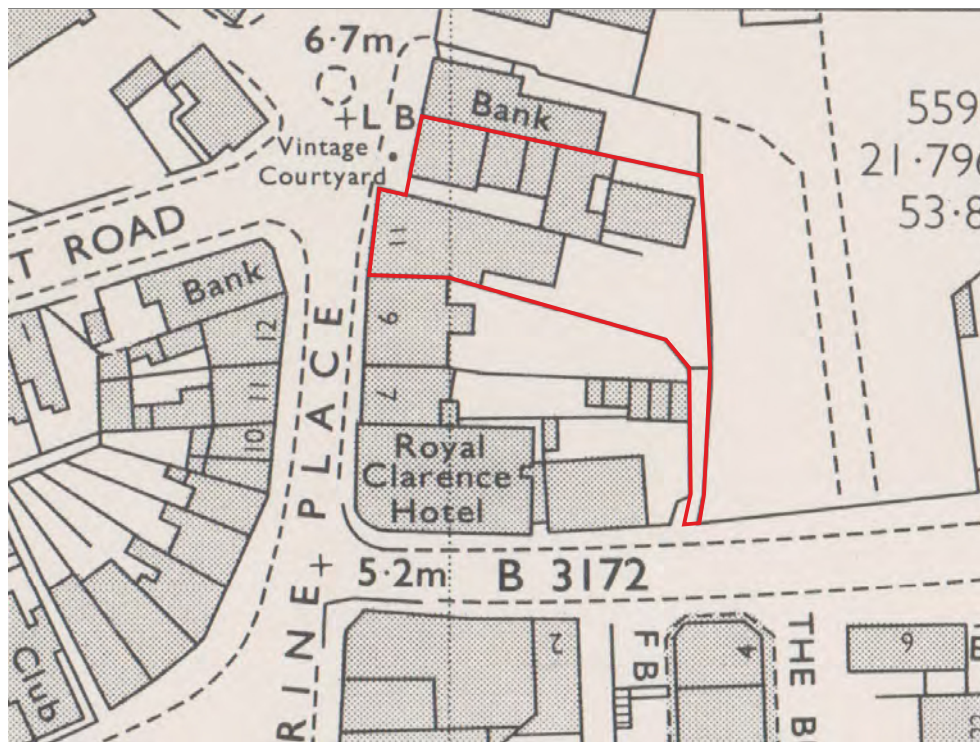


Fig. 14 Detail from the 1972 Ordnance Survey map.



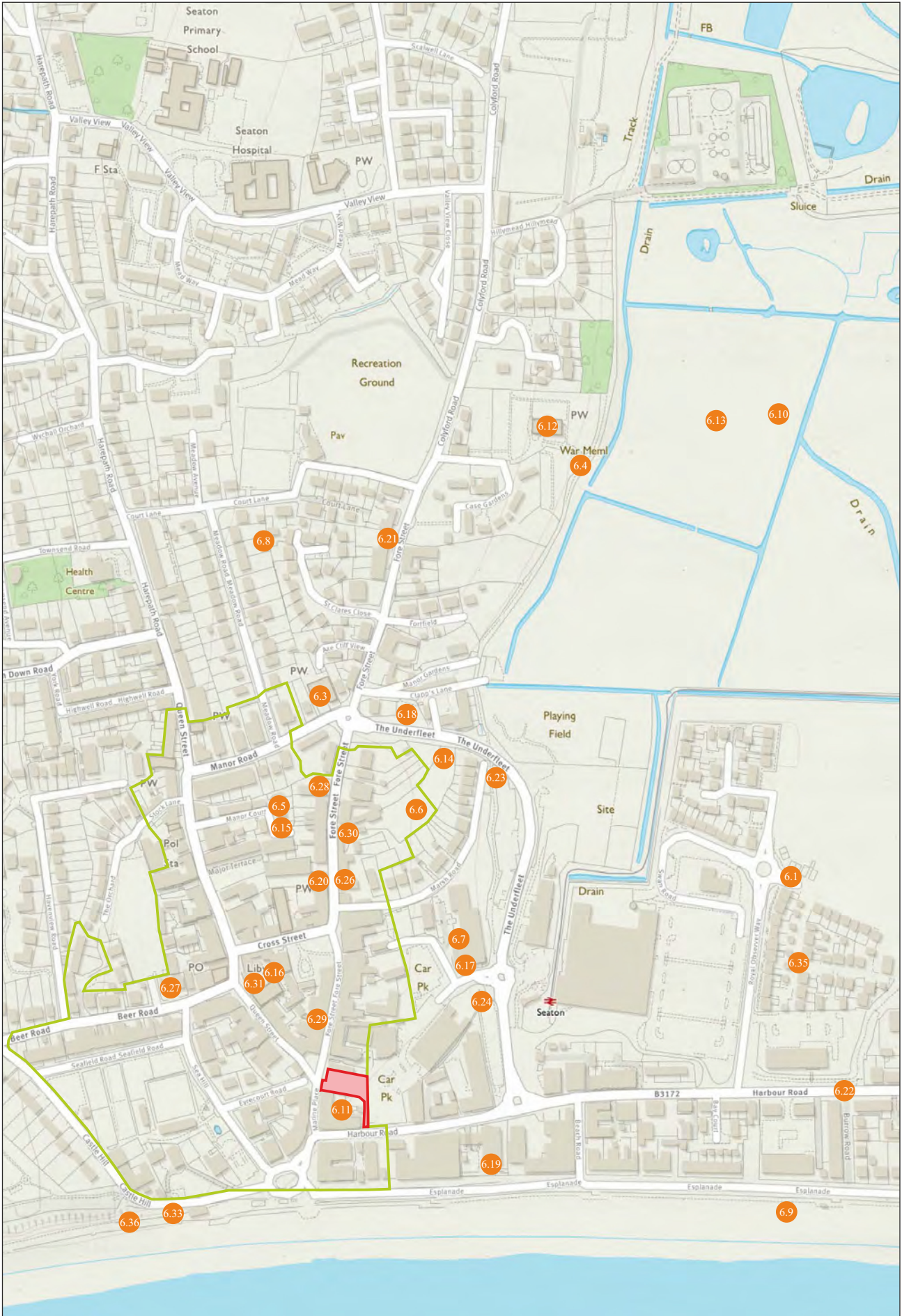


Fig. 15 Sites of archaeological and historical interest (numbered), and Seaton Conservation Area (green).

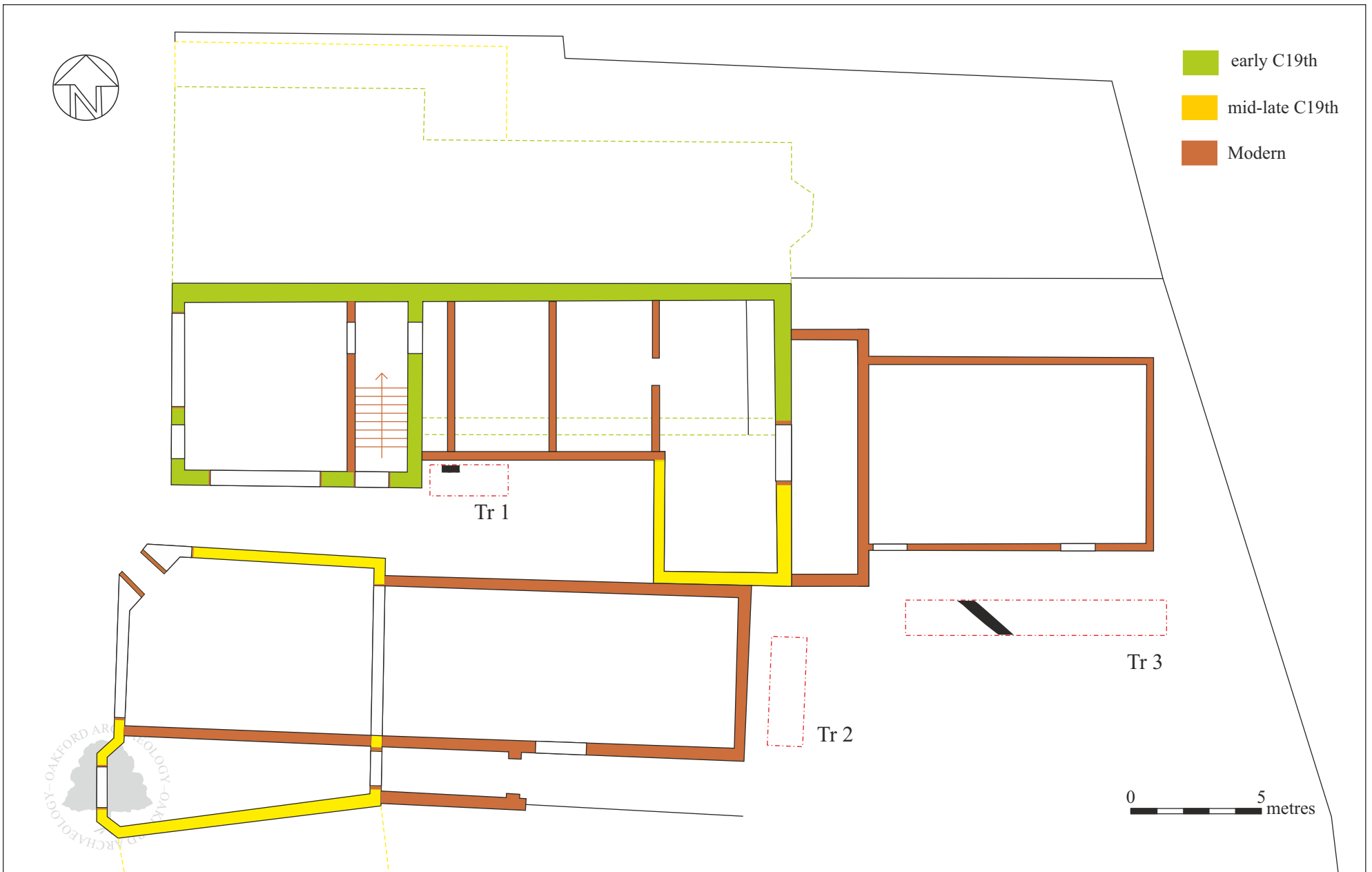
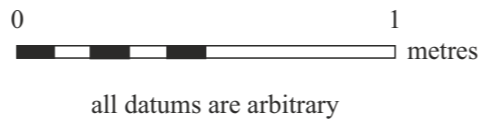
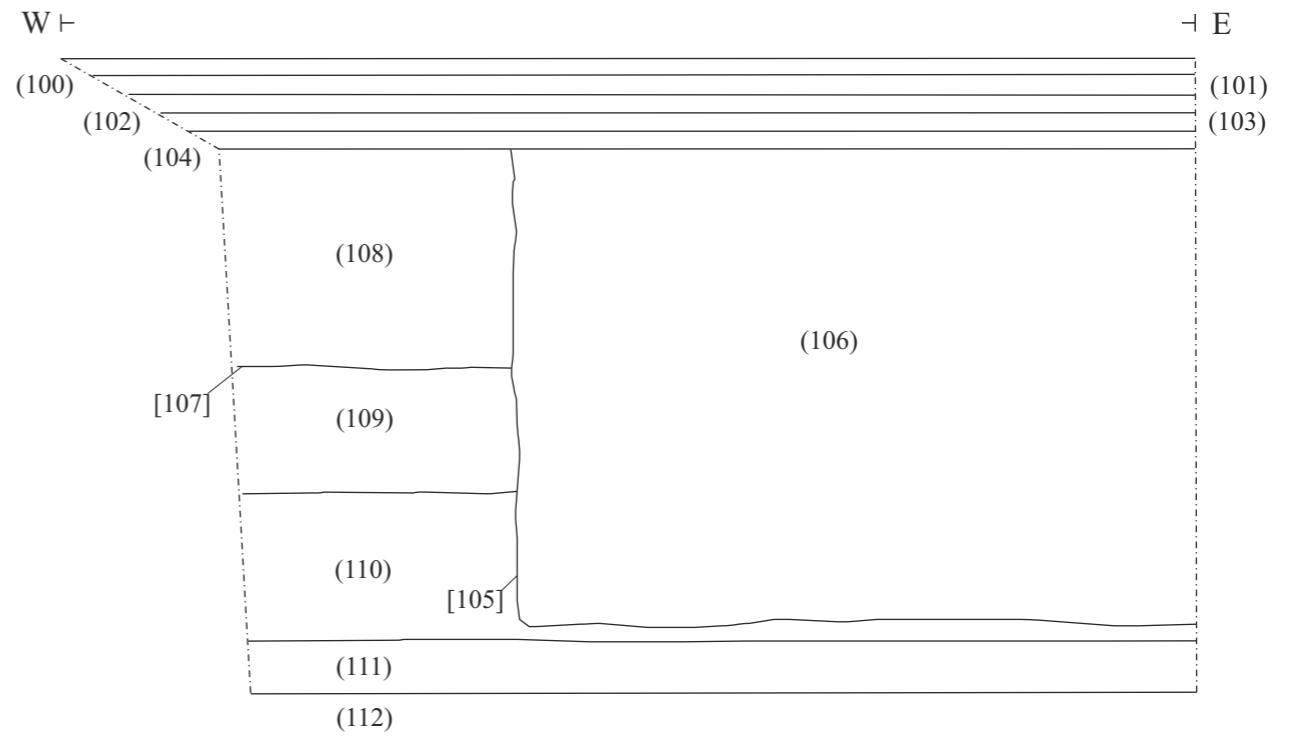
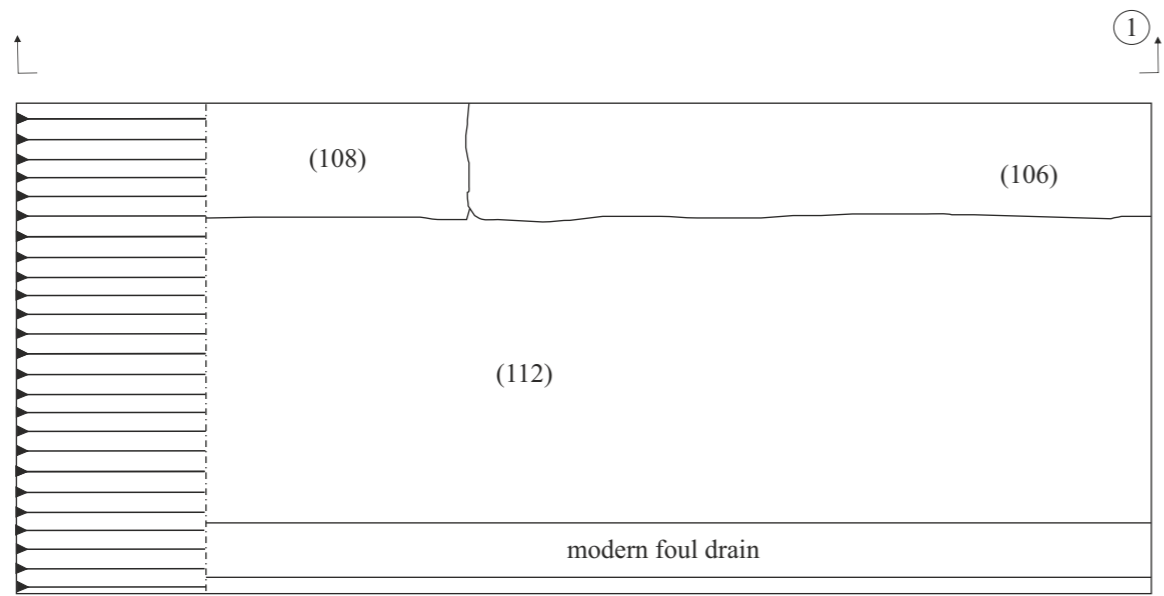


Fig. 16 Plan showing location of observations and suggested phases of development.

# Trench 1



# Trench 1

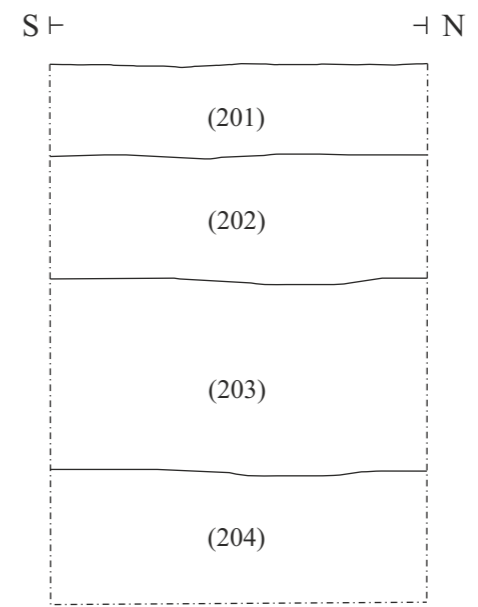
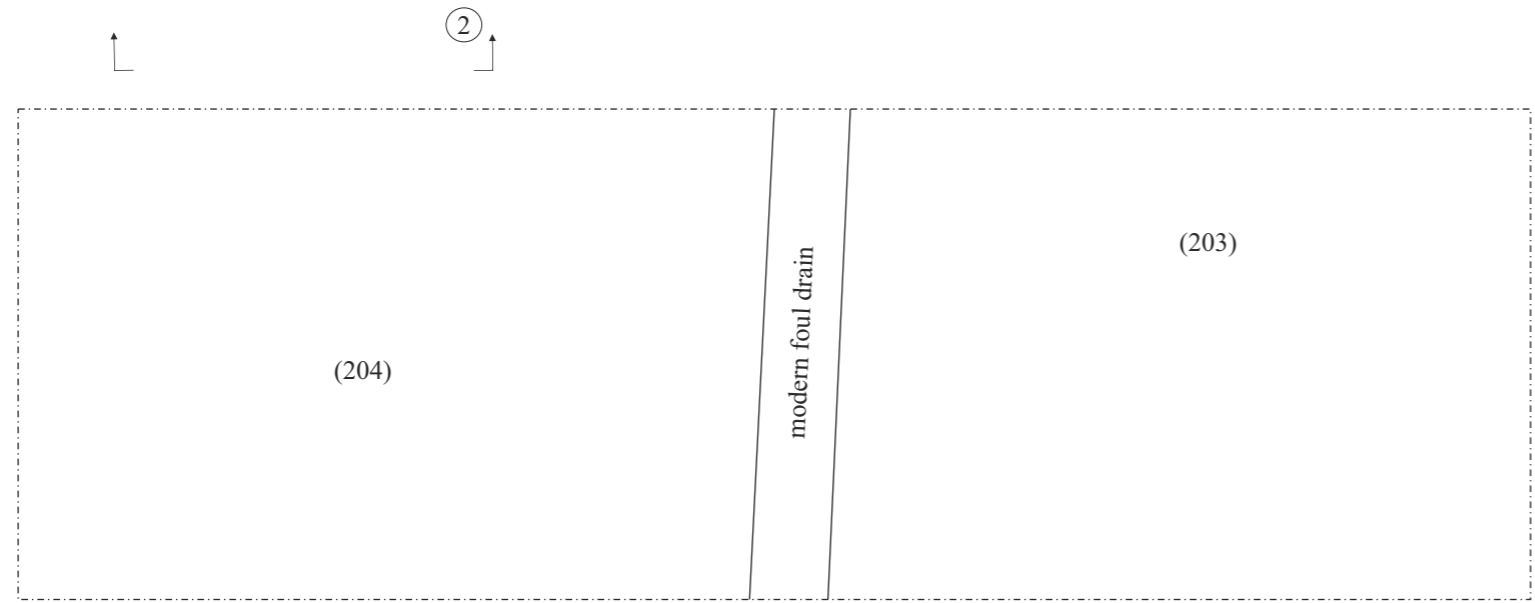


Fig. 17 Plan and section: Trenches 1 and 2.

# Trench 3

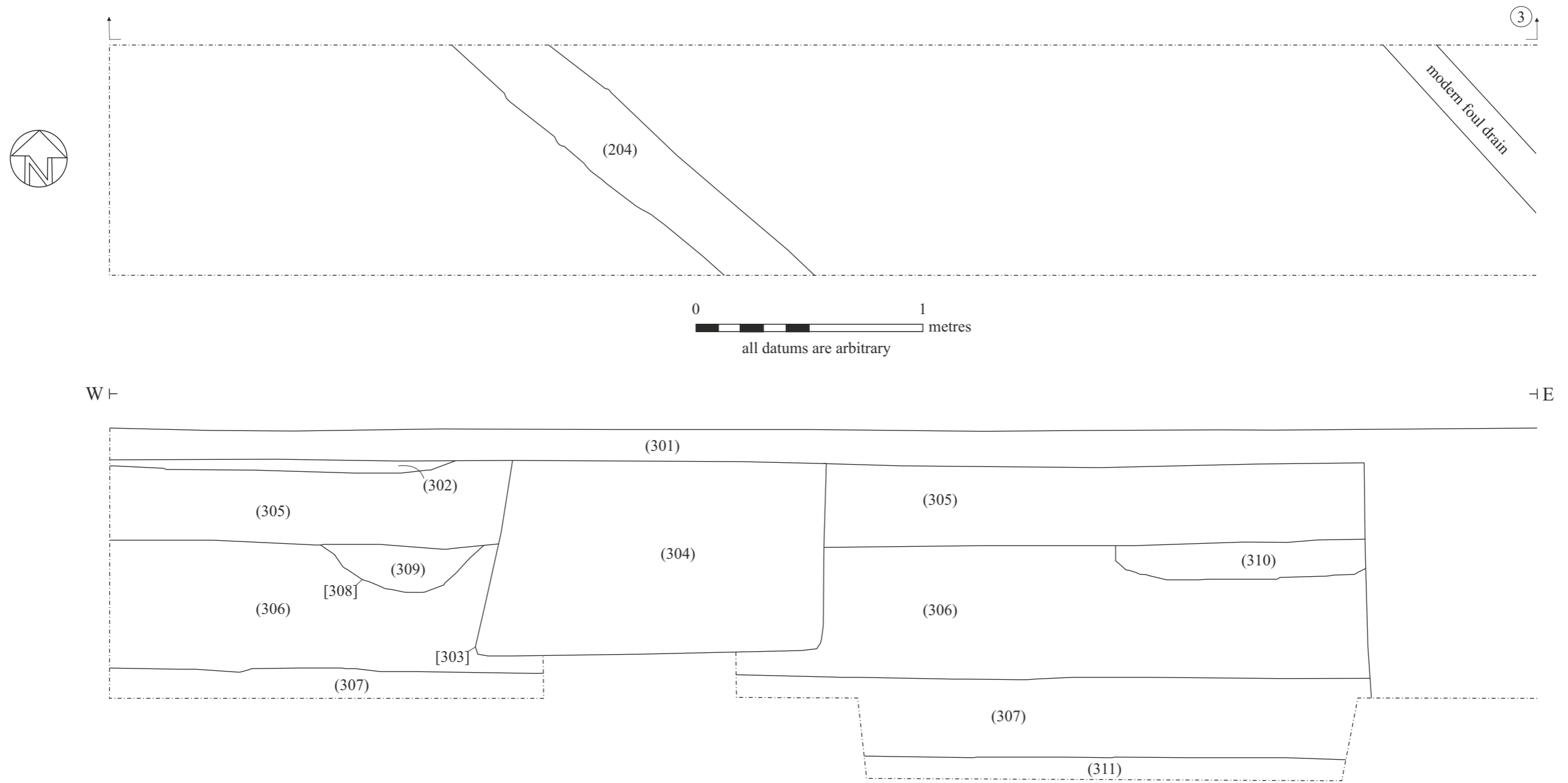


Fig. 18 Plan and section: Trench 3.

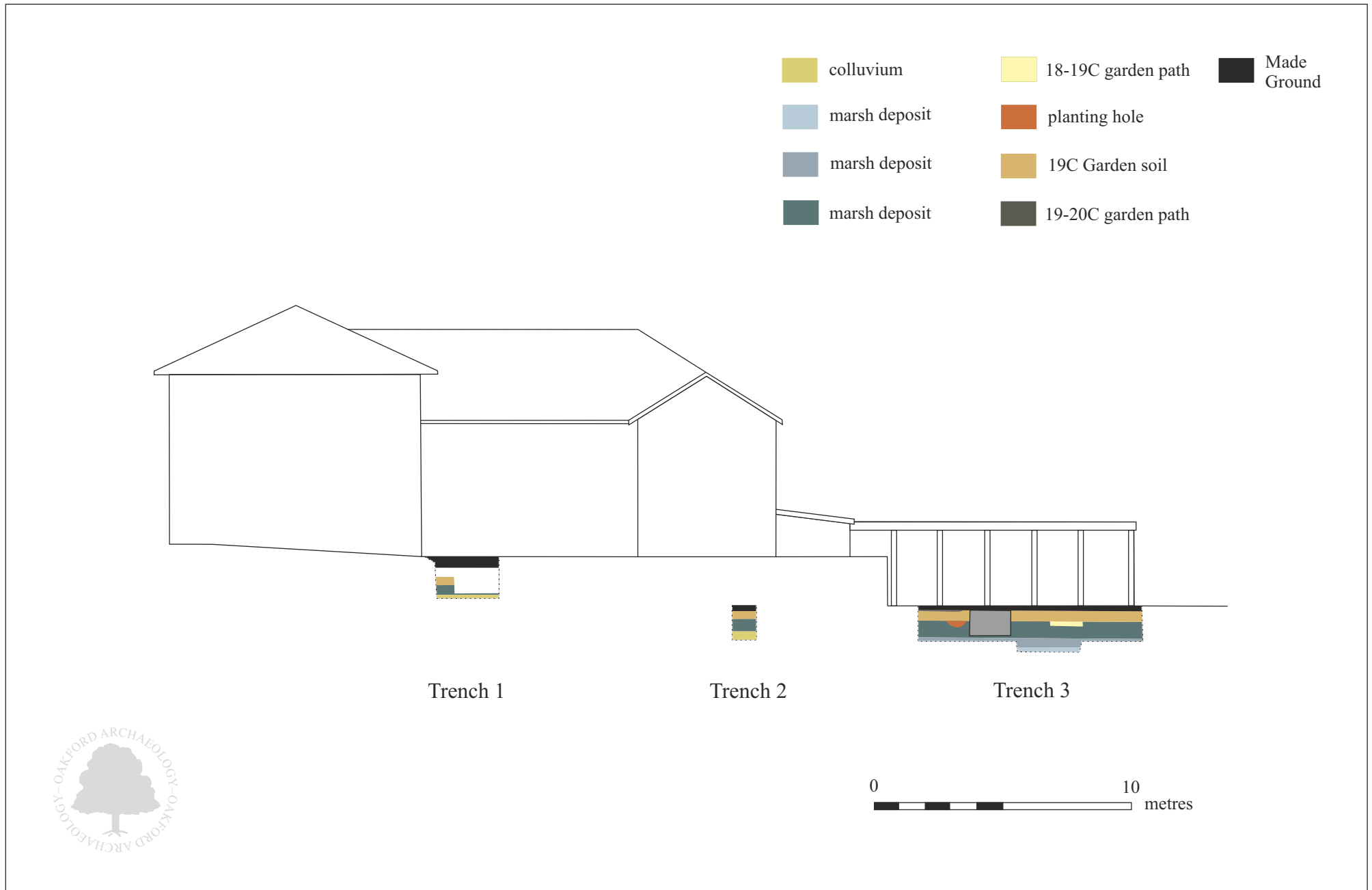


Fig. 19 Reconstruction of deposit profile.



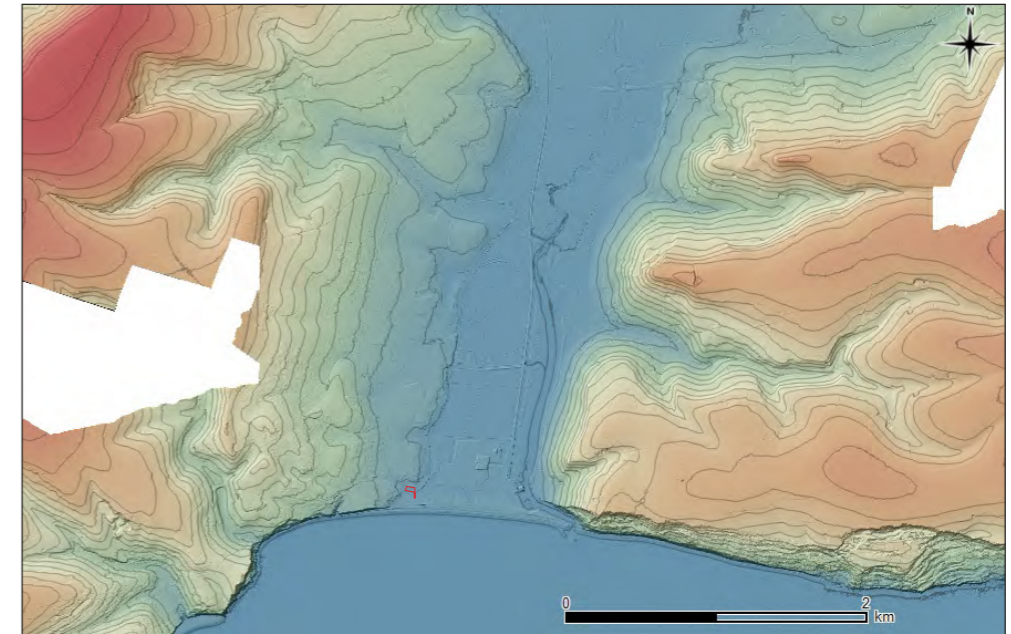


Fig. 20 LIDAR Digital Terrain Model 1m resolution (ground sample distance; GSD), Hillshade model (left); 10m contour (top right) and detail from 10m contour showing location of site (bottom right).





Pl. 1 General view of No. 1 Vintage Court (left) and No. 11 Marine Place with Vintage courtyard in the centre background. Looking east.



Pl. 2 General view of Vintage courtyard showing mid-to-late 19th century outbuildings with modern shops on ground-floor. Looking east.





Pl. 3 General view of rear access road. Looking north.



Pl. 4 General view of No. 1 Vintage Court and No. 11 Marine Place showing mid-to-late 19th century outbuilding and post-war extensions. Looking northwest.



Pl. 5 General view of Trench 1. Looking east.



Pl. 6 General view of section through Trench 1 showing wall 108 and underlying deposits (109)-(112). 2m scale. Looking northeast.





Pl. 7 General view of Trenches 2 and 3. Looking northwest.



Pl. 8 General view of section through Trench 3 showing boundary wall 304 and deposits (305)-(307). 2m scale. Looking north.

Appendix 1:

Written Scheme of Investigation for  
Archaeological works

## 1. INTRODUCTION

- 1.1 This document has been prepared by Oakford Archaeology (OA) for NDM Architects on behalf of Mr Garry Mettam and sets out the methodology to be employed during historic building recording and an archaeological evaluation on land at Vintage Courtyard, Seaton (SY 2451 8997). This document represents the 'Written Scheme of Investigation' for archaeological work in support of a pending planning application for the demolition of existing outbuildings and the construction of new dwellings. The work is required by the local planning authority East Devon District Council (EDDC), as advised by the Devon Historic Environment Team (DCHET), 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 site is located to the rear of Nos 11 & 13 Marine Place in the centre of the historic town of Seaton and on high ground immediately to the west of Seaton Marshes and the Axe estuary.
- 1.3 Extensive prehistoric artefact scatters to the west and north of the town, the presence of two Iron-Age hillforts and an earthwork complex of probable prehistoric date attest to the likely importance of the Axe estuary during the prehistoric period. The Axe estuary was once much wider than it is today and, prior to the expansion of the salt marshes, would have afforded a sheltered haven for shipping.
- 1.4 Although a Roman presence at Seaton is likely no clear evidence has been found to date and the main focus of occupation seems to have been the small settlement at Honeyditches. Replacing an earlier 'native' domestic settlement the site dates to the late 2nd or early 3rd century AD. Prior to the formation of the later salt marsh the river probably flowed several hundred metres closer to the site at Honeyditches than it does today, and Seaton Marshes may have been the site of a Roman harbour. Honeyditches fell into disuse within a century, reverting back to a native-style enclosed settlement.
- 1.5 Little is known of the early medieval history of the town. The parish was, together with Beer, included within the royal Saxon estate aet Fleote, mentioned in a charter of 1005, while across the river, Axmouth was also in royal ownership, suggesting the continued importance of the estuary as a harbour. In 1086 the town of Flueta belonged to Horton Abbey in Dorset, before passing to Sherborne Abbey in 1122. Throughout this period the precise location of Seaton's early medieval settlement is unclear, a Papal Bull of 1146 mentions 'the towns of Fleote, Bere and Seton, with the salt-pits and other appurtenances' and it is possible that there may originally have been two settlements.
- 1.6 During the late 14<sup>th</sup> century the estuary began to silt up due to the formation of a shingle bar across the river mouth, with a salt marsh forming in the area to the east of the site. By the 17<sup>th</sup> century around 200 acres of Seaton Marshes were reclaimed for grazing and between 1669-72 a bank and ditch were constructed on the back slope of the shingle bar, principally as a 'sea wall and stock barrier'. This was built-over in the 19<sup>th</sup> century by the construction of Harbour Road.

1.7 The area is clearly of archaeological and historic importance. It is likely therefore that the proposed works have the potential to expose archaeological and artefactual deposits associated with the early history and development of Seaton, as well as palaeo-environmental deposits.

## 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. 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.

### ***Building recording***

3.1 Historic building recording will be undertaken by a suitably qualified historic buildings specialist. All monitoring and recording will be carried out as per OA standard recording procedures and in accordance with the standards of the Institute for Archaeology (Standards and Guidance for the archaeological investigation and recording of standing buildings or structures, 1996, revised 2008).

3.2 The following method for historic building recording will be utilised, tailored to the level of recording required once historic features have been identified:

- A photographic record using a high-quality digital camera for interpretative and reporting needs;
- Production of floor plans (based on architect's plans where appropriate), with sections, elevations and more detailed drawings of architectural features and details as appropriate. (These will also utilise architect's drawings where available.) These drawings will be prepared at scales of 1:100, 1:50 and 1:20 with smaller details drawn at larger scales as appropriate;
- A written record outlining the evidence for historic fabric, an interpretation of this evidence, and an outline of the development of the building;
- The archive will be either born digital or scanned to a suitable format for deposition in Archaeology Data Service (ADS).

### ***Groundworks***

3.3 The evaluation will comprise the excavation of 3 trenches totalling 20m in length, with each trench 1.6m (Fig. 1). Trenches have been positioned to provide a spatial sample of the area affected by the development. Localised site constraints (eg. buried services, tree canopies etc.) may result in minor modifications to the trench layout.

- 3.4 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.
- 3.5 All archaeological deposits will be stratigraphically excavated by hand down to natural subsoil in the following manner, unless agreed otherwise with the DCHET:
- 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 DCHET,
  - 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 DCHET and then carried out.
- 3.6 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.
- 3.7 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 Historic England 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 Allen Environmental Archaeology (AEA) using the EH Guidelines for Environmental Archaeology (EH CfA Guidelines 2002/1), and outside specialists organised by AEA to undertake further assessment and analysis as appropriate.
- 3.8 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.
- 3.9 On completion of investigations, trenches will be backfilled with the excavated material and made safe.
- 3.10 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.

- 3.11 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 affected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 3.12 The DCHET 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 DCHET prior to implementation and completion. A date of completion of all archaeological site work will be confirmed with the DCHET 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:
  - standardised single context record sheets; survey drawings, plans and sections at scales 1:10, 1:20, 1:50 as appropriate;
  - colour digital photography;
  - survey and location of finds, deposits or archaeological features, using EDM surveying equipment and software where appropriate;
  - labelling and bagging of finds on site from all excavated levels. The retention and discard strategy will be agreed with the Royal Albert Memorial Museum 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 A summary report will be produced within six months of the date of completion of all archaeological fieldwork. Any summary report 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.



- 5.2 A digital .pdf version of the summary report will be distributed to the Client and the DCHET on completion of sitework within the timescale above. A copy of the report and .pdf version will also be deposited with the site archive.
- 5.3 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 (ref. number pending). The hardcopy of the archive will be offered to the RAM Museum and if not required will be disposed of by OA.

OA will notify the DCHET upon the deposition of the digital archive with the ADS, and the deposition of the material (finds) archive with the RAM Museum.

- 5.4 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.
- 5.5 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.
- 5.6 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 DCHET, 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 DCHET. 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 DCHET 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 Chartered 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 Chartered Institute for Archaeologists.
- 8.2 Any variations to this document shall be agreed with the DCHET 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;  
Charcoal identification: Dana Challinor;  
Diatom analysis: Nigel Cameron (UCL);  
Environmental data: AEA, Hayley McParland (HE);  
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**  
**5 January 2019**  
**WSI/OA1539/02**

## Appendix 2:

### Context descriptions by Trench

Table 1: Trench 1

Context No.	Depth (b.g.s.)	Description	Interpretation
100	0-0.05m	Concrete slabs	Modern floor
101	0.05-0.1m	Light yellow concrete	Sub-base
102	0.1-0.15m	Light yellow white concrete	Modern floor
103	0.15-0.2m	Light to mid-pink purple aggregate	Sub-base
104	0.2-0.25m	Concrete slabs	Modern floor
105	0.25-1.5m	Foundation trench	Foundation trench
106	0.25-1.5m	Local limestone and flint nodules bonded with grey cement	Modern wall
107	0.25-0.8m	E-W aligned linear	Foundation trench
108	0.25-0.8m	Local limestone bonded with mid yellow sandy clay with lime mortar flecks	Wall
109	0.8-1.15m	Mid to dark reddish grey silty clay	Garden soil
110	1.15-1.55m	Mid to dark grey silty clay	Topsoil/marsh deposit
111	1.55-1.7m+	Mid reddish-brown silty clay	Colluvium/marsh deposit

Table 2: Trench 2

Context No.	Depth (b.g.s.)	Description	Interpretation
201	0-0.22m	Made ground	Modern
202	0.22-0.54m	Dark brownish grey sandy clay	Garden soil
203	0.54-1.05m	Mid to dark grey sandy clay	Topsoil/marsh soil
204	1.05-1.4m+	Mid yellowish-brown silty clay	Colluvium/marsh deposit

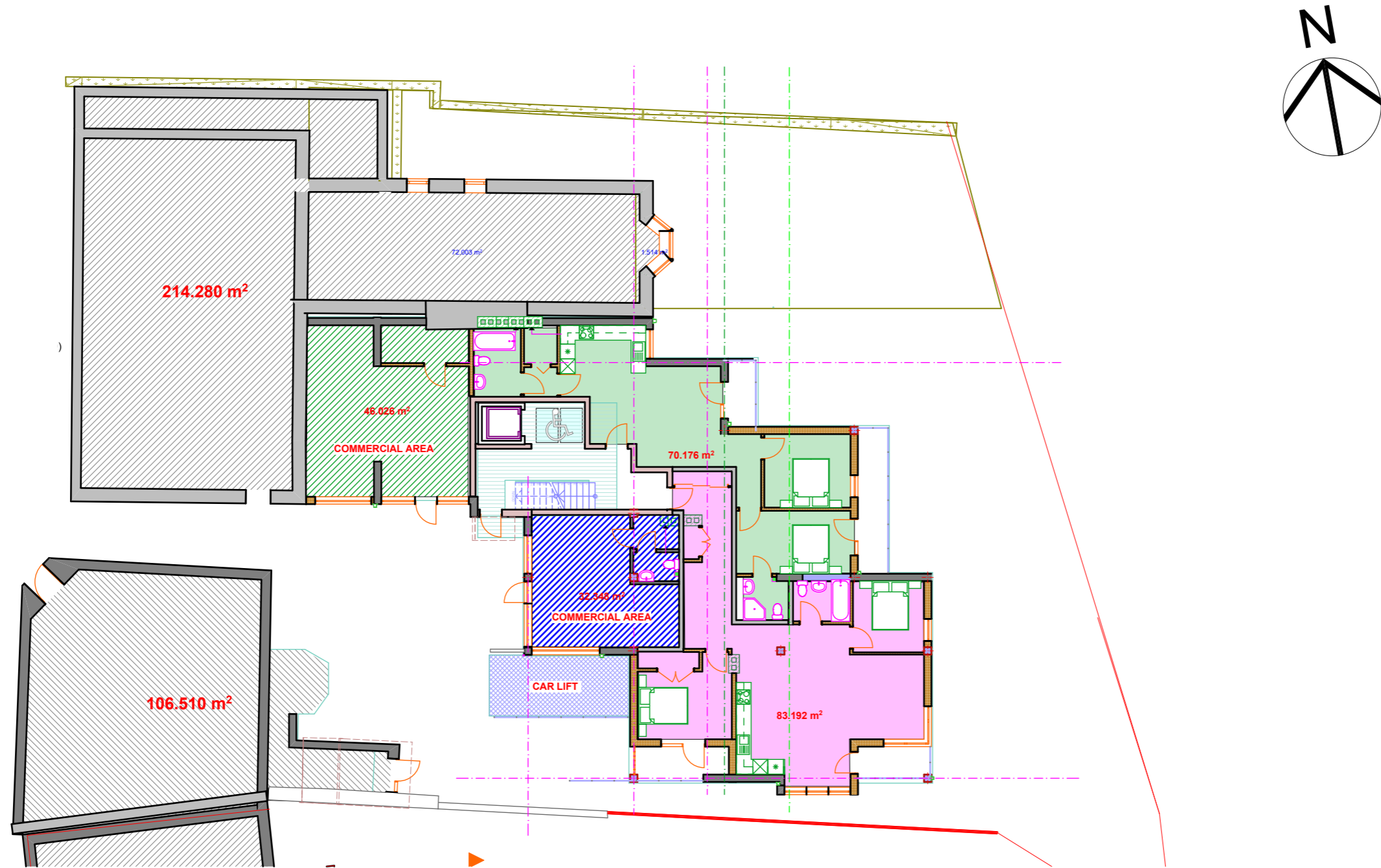
Table 3: Trench 3

Context No.	Depth (b.g.s.)	Description	Interpretation
301	0-0.24m	Made ground	Modern
302	0.24-0.3m	Mid yellow orange sand and gravel	19C path
303	0.24-1m	NW-SE aligned linear	Foundation trench
304	0.24-1m	Local limestone bonded with white lime mortar	Wall
305	0.24-0.52m	Mid to dark greyish black silty clay	Garden soil
306	0.52-1.07m	Mid to dark grey silty clay	Topsoil/marsh deposit
307	1.07-1.44m	Mid reddish grey silty clay	Colluvium/marsh deposit
308	0.52-0.73m	Roughly semi-circular feature	Cut of planting hole
309	0.52-0.73m	Mid to dark greyish black silty clay	Fill of planting hole [308]
310	0.52-0.67m	Mid yellow orange sand and gravel	?18C path
311	1.44m+	Mid grey silty clay	Alluvial/marsh deposit

## Appendix 3: Finds quantification

Context	Feature	Spot date	Quantity	weight	Notes
109			7	56g	1 sherd 16 <sup>th</sup> -17 <sup>th</sup> century coarseware; 6 sherds late 16 <sup>th</sup> -17 <sup>th</sup> century South Somerset coarseware including 1 bucket handle.
110			4	23g	3 sherds Delftware cup (early 17 <sup>th</sup> century) with some blue and white painting on the outside; 1 sherds early 17 <sup>th</sup> century South Somerset jar or chamber pot.
305			12	126g	1 sherd South Somerset ?Donyatt (15 <sup>th</sup> -16 <sup>th</sup> century); 3 sherds South Somerset coarseware (17 <sup>th</sup> -18 <sup>th</sup> century); 2 sherds late 18 <sup>th</sup> -19 <sup>th</sup> century coarsewares; 1 encaustic mid-to-late 19 <sup>th</sup> century; 5 sherds 19 <sup>th</sup> -20 <sup>th</sup> century industrial wares including 1 transfer printed.
311			4	14g	4 sherds Staffordshire whiteware (1740-70).
U/S			1		1 Copper 10 centimes piece from the Great Duchy of Luxembourg (19 <sup>th</sup> century).

Appendix 4:  
Development proposals  
Plans and elevations



A - WIP	Work in Progress	01

RevID	Date	Issue ID

REV.	DATE	DESCRIPTION

Company Title

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Job Title

**NEW DEVELOPMENT**

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SEATON  
DEVON  
EX12 2QJ

Drawing Name

**GF-Ground Floor (3)**

Drawing Status

**PLANNING APPLICATION**

Drawn by  
arch **RUTA KREIVYTE** Date  
**24/08/2018**

Checked by  
arch **RUTA KREIVYTE** Date

Drawing Scale

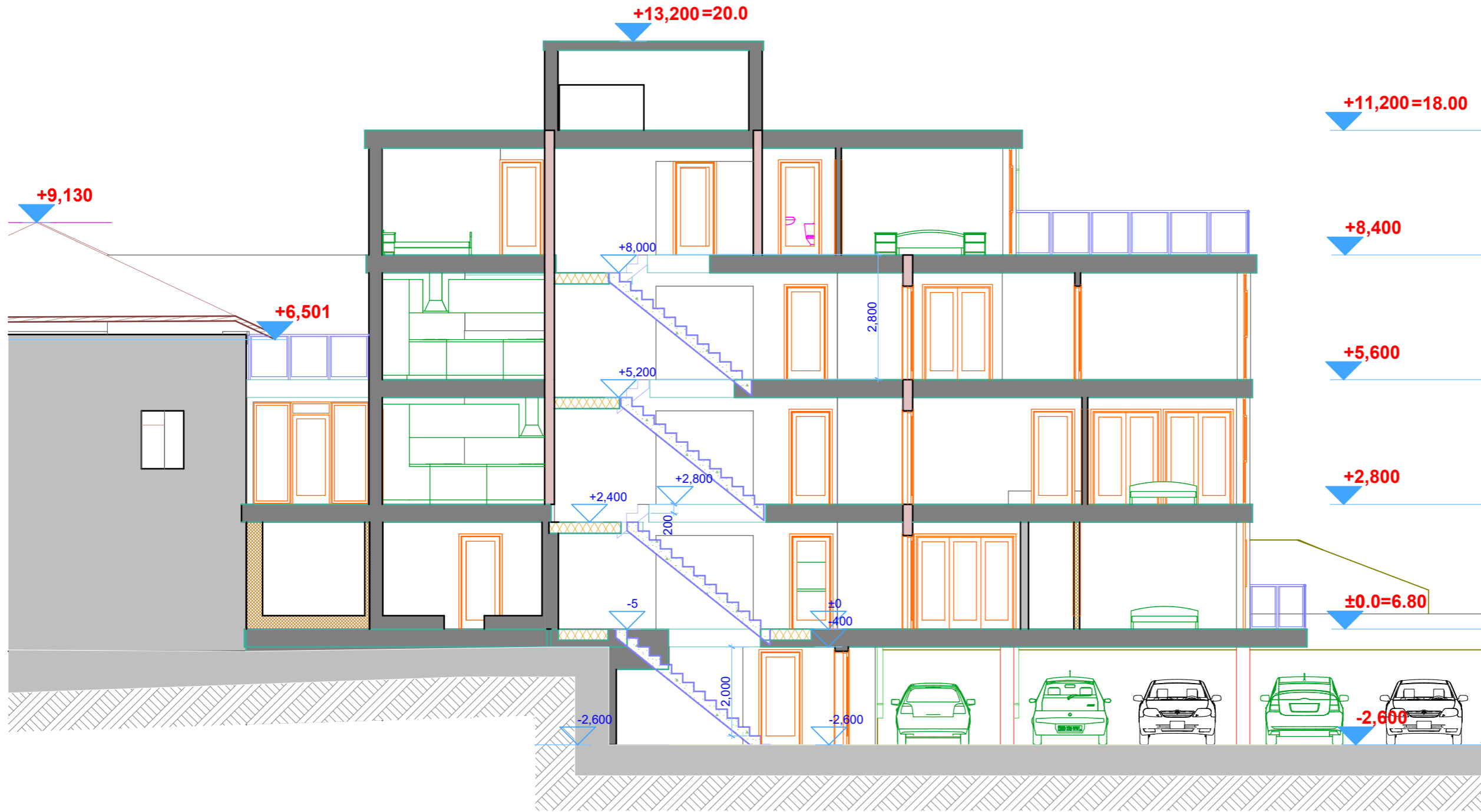
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Layout ID Status Revision

**C0730-P2**

0. **GF-Ground Floor (3)** 1:200





S-01 PROPOSED SECTION

1:100



RevID	Date	Issue ID
REV.	DATE	DESCRIPTION
Company Title		
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Job Title		
<b>NEW DEVELOPMENT</b>		
VINTAGE COURTYARD, MARINE PLACE SEATON DEVON EX12 2QJ		
Drawing Name		
<b>PROPOSED SECTION</b>		
Drawing Status		
<b>PLANNING APPLICATION</b>		
Drawn by	Date	
arch RUTA KREIVYTE	<b>24/08/2018</b>	
Checked by	Date	
arch RUTA KREIVYTE		
Drawing Scale		
<b>1:100@A3</b>		
Layout ID	Status	Revision
<b>C0730-P6</b>		



