

**ARCHAEOLOGICAL ASSESSMENT
OF LAND AT ADDLEPOOL, WOODBURY ROAD,
CLYST ST GEORGE,
DEVON**

prepared for Ashcom Developments Ltd.

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1. INTRODUCTION

This desk-based assessment (DBA) has been prepared by John P. Salvatore at the request of Ashcom Developments Ltd. to assess the archaeological potential of land at Addlepool alongside Woodbury Road, Clyst St George, Devon (SX 9817 8897). This is being undertaken as part of supporting documentation prepared for a planning application to be submitted to East Devon District Council (EDDC), following initial consultation with EDDC and comment from the Archaeology Officer of Devon County Historic Environment Service in advance of forthcoming proposals for residential development at the site.

1.1 Background

The site lies between the A376 Exeter to Exmouth road and the old Woodbury Road which runs through the village (Fig. 1). More specifically, it occupies a single large field which in total comprises an area of approximately 1.3ha, is situated on gently sloping ground within the village of Clyst St George in East Devon (Fig. 2). The lower red-line area in Fig. 2 is understood not to be subject to below ground disturbance other than superficial.

1.2 Geology

The underlying geology consists of Lower Marls with occasional Sandstone of the Triassic and Permian periods. The formation extends eastwards and northwards from the eastern edge of the Clyst Valley flood plain (Geological Maps of England and Wales, 1971). The soils are of the Whimple 3 association (Soil Survey of England and Wales, 1983). These comprise seasonally waterlogged reddish fine loamy or fine silty over clayey soils developed in thin drift and including reddish clayey soils developed directly in the mudstone and wet soils on gently sloping ground (Findley et al, 1983: 306).

1.3 Current land use

At the time of visit (April 2013) the field of the application site was down to pasture; no stock was present in the field. The field slopes in a gentle SE-NW direction with the higher ground adjacent to the property known as Willow End and the lower ground adjacent to the Addlepool Business Centre (Addlepool Farm). Photo 1 shows the field looking north-west with the Addlepool Business Centre in the background. Photo 2 shows the field looking south-east from Addlepool Farm towards Willow End which is on the skyline. The field is flanked on its western side by a line of trees and the A376 (Photo 3) and on the eastern side by a hedge and a brick-built post-medieval wall which runs for 68m alongside Woodbury Road for part but not all of the length of the field (Photo 4). Photo 5 shows the A376 just beyond the western perimeter of the application site. Photo 6 shows the field designated for village amenity use just beyond the southern boundary of the application site.

2. METHODOLOGY

This desk-based assessment has been carried out in accordance with a brief prepared by the Archaeology Officer of the Devon County Historic Environment Team. (Reed, 2013) and has included examination of cartographic, printed and documentary sources held at or by:

- The Devon Heritage Centre
- The Devon County Historic Environment Record (DCHER)
- The National Heritage List for England
- The Heritage Gateway online website

2.1 Study of cartographic and pictorial evidence

The title map of Clyst St George of 1839 was studied and copies of the Ordnance Survey plans of the 1st and 2nd editions of 1889 and 1905 respectively and the 2nd edition revised of 1933 were obtained from the Devon Heritage Centre. A modern (1992) OS 1:50000, was obtained for reference purposes. Aerial photographic records, including vertical and oblique photos, ranging from 1946 to 1990, were consulted at the DCHER.

2.2 Site visit and geo-physical investigation

A site visit was undertaken on 05/04/2013 and a programme of archaeological geo-physical investigation was undertaken on 20/04/2013 in tandem with this DBA. The geo-physical investigation will produce a stand-alone report but a non-technical summary of the findings will appear in the conclusion of this desk-based assessment.

LEGISLATION AND GUIDANCE

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

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

This DBA also recognises the statements made 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.*

Thirdly, this DBA recognises the guidance provided by the brief set out by Stephen Reed the Archaeological Officer of the Devon County Historic Environment team for assessment of land at Clyst St George (Ref ARCH/DM/ED/20078).

3.1 Conservation Areas

The application site does not lie within any designated conservation area.

3.2 Sites, monuments and buildings with statutory designation

There are a number of statutorily protected sites of national importance which should be considered in this application. The nearest Scheduled Monument is a post-medieval animal pound on the Woodbury Road which lies about 400m to the south east of the application site. There are a number of listed buildings in the vicinity of the application site and these together with the scheduled animal pound are cited in Section 5 below.

4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Archaeological background

There is evidence of probable prehistoric activity in the area around Clyst St George including cropmarks of at least two enclosures (i.e. sites 13 and 14 in Section 5 below). Ongoing modern excavations in advance of development on the periphery of Exeter to the north and north-east of Clyst St George have led to increased knowledge of the prehistoric areas of activity. For example, evidence for both the Early and Late Neolithic periods has emerged from excavations undertaken at the former Royal Naval Stores Depot at Old Rydon Lane (centered on SX 960903); the same site provided evidence of a Middle Bronze Age field system (Pearce *et al.*, 2011). Emerging evidence of further prehistoric activity has been found at a number of locations on, and to each side of, a sandy well-drained ridge which extends for nearly 4km along the west edge of the Clyst Valley from the area of Old Rydon Lane (further upstream from Clyst St George) running north towards Monkerton (SX. 96709360). This activity includes part of a settlement of at least three roundhouses dated to the 3rd-1st centuries BC which were excavated on a gentle south-facing slope of the ridge at Clyst Heath Primary School (SX 95759142) (Best 2009; Quinnell and Taylor 2011, in prep.).

4.2 Historical background

Immediately prior to the Norman Conquest Clyst St George was held in the time of the King Edward by the Saxon holder 'Viking'. During the Norman reorganisation of the land holdings (recorded in the Domesday Book of 1086) the manor of Clyst (St George) was passed to 'Roger' (Thorn and Thorn 1985, 34.30). The place-name derives from the Old English river name Clyst (clear stream?) with the suffix St George from the foundation of the church dedicated to that Saint (Gover *et al.*, 585). The first known documentary record of the 'Saint George' suffix occurs in 1327 (*ibid.*, 585). Clyst (St George) is mentioned in a Charter Boundary of AD951 with a grant of land from King Edgar to Aethelnoth (Hooke, No 14 S669). One of the boundary descriptions mentions the 'Old Way' which is almost certainly the route to Topsham immediately west of the application site which is today overlain by the A376.

4.3 Historic Landscape Characterisation

The Historic Landscape Characterisation programme provides a framework for broadening our understanding of the whole landscape and contributes to decisions affecting tomorrow's landscape. Relevant historic landscape characterisation information held by the Devon County Historic Environment Record was studied. The landscape at the application site at Addlepool was characterised as:

'Relativeley large, regular enclosure likely to have been laid out between the 15th-18th centuries. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields.'

4.4 Cartographic evidence

In the 19th century the present field of the application area had previously been divided by field boundaries into one complete field (162) and parts of five others as demonstrated by the tithe map of Clyst St George of 1839 (see Fig. 4). In addition there were a number of cottages and gardens fronting onto Woodbury Road.

The three northernmost fields were all pasture – these being:

165 Barnhayes Meadow

162 Lower Meadow

161 Higher Meadow

Field 161 included a long wide strip of land which extended south-east between fields 159 (Orchard) and 160 - the garden plot or field of Old Winslade which is the property shown on at the end of the lane running south-west from Woodbury Road on Fig. 4. A very small part of the application site at its south-western corner extends into field 142 which has the field name Maiden Walls the origin of which is unknown – the field was down to arable at the time of the 1839 tithe records.

Four properties are shown occupying a narrow strip of land flanking Woodbury Road on the eastern edge of the application site and beyond as far as the lane to Old Winslade. (Fig. 4). These are, from NW-SE:

164 a cottage and buildings occupied by Richard Beck (alongside field 165)

163 a cottage and garden occupied by Ann Martyn (alongside field 162)

There is then a gap before

156 a small rectangular plot called Manor Pound which was a garden of Robert Baker

157 a garden of John Hawker

156 building (cottage of Robert Baker)

157/8 garden and cottage of John Hawker

Given the field-name Manor Pound it is not impossible that this plot was an animal pound in former times – its location on the Woodbury Road, its small size and rectangular shape suggest this may have been the case. If so, it may have been replaced at some time in the

post-medieval period by the pound further down the Woodbury Road to the south of the village (see 5.7 below).

By the time of the 1st edition OS plan of 1889 much of the field known as Barnhayes Meadow (No 165 on the tithe map) is occupied by the buildings of Addlepool Farm (Fig. 5). Addlepool Farm appears to have moved to this site from an original location further to the south-east below the church (it is recorded at this former location on the 1839 tithe map as House 306). The narrow plots, cottages and garden plots (including Manor Pound) running adjacent to Woodbury Road have largely disappeared by this date although part of the plot boundary (No 104 on the OS plan) and some buildings remained south-east of Addlepool Farm. The field boundaries appear to have been rearranged by 1889 although the boundary between the tithe map fields 161 and 162 had been retained and appears here as the boundary between fields 100 and 103 of the OS plan (Fig. 5). The entrance into fields 100 and 103 was from Woodbury Road and comprised an interned double gateway the granite posts of which still survive; a hint of this arrangement is seen on Fig. 5.

The Lady Seaward School of 1859 (see below 5. 1) appears on this plan of 1889.

By 1905 the picture has changed again on the OS plan 2nd edition (Fig. 6). The buildings shown on the 1889 plan south-east of Addlepool Farm have gone. A brick-built wall capped by hemispherical brick coping and running alongside Woodbury Road (photo 4) may date from the early 20th century following the demolition of the buildings. The wall is stepped following the downward slope of the land from south to north and survives for 67m along the northern part of the boundary; it may once have extended further south. The field boundary between fields 100 and 103 of the previous OS plan has also gone but the interned double gateway arrangement nevertheless survives to be recorded on the plan (Fig. 6). Field 100 on the OS plan of 1905 occupies the whole of the application site and all evidence of the narrow plots, buildings and cottages alongside Woodbury Road gone by this date.

The picture is essentially the same as 1905 on the 1933 OS 2nd edition revised plan (Fig. 7) but note that the village hall has been constructed by this date to the south-east of the application site.

4.5 Evidence from aerial photography

The importance of aerial photography for the discovery of previously unknown sites particularly of the prehistoric and Roman periods and for the greater understanding of known sites has been highlighted by Griffith (1988).

Two large enclosures, potentially of prehistoric date, have been identified by aerial photography to the south-west of Clyst St George (see 5.13 and 5.14 below). Although undated, these enclosures attest to the presence of settlement in former times at no great distance from Clyst St George

5. SITES OF ARCHAEOLOGICAL AND HISTORICAL INTEREST

The sites listed below are located and numbered on Fig. 3.

References given with MDV numbers are those of the Devon County Historic Environment Record.

NGR = National Grid Reference.

NHL = National Heritage Listing number

SAM = Scheduled Ancient Monument

1. MDV 36380 NHL 133974 NGR SX 9831 8882

Lady Seaward Church of England Primary School. Listed Building at Grade II.

School with teacher's house attached (now converted into extra classrooms). Dated 1859. Random rubble limestone with beer stone dressing.

2. MDV 36389 NHL 1317900 SX 98404 8889

Lychgate of St George's Church. Lychgate dated 1867. Lychgate with coursed rubble sandstone walls. Listed Building at Grade II.

3. MDV 9927 NHL 1164124 NGR SX 98405 8891

Early to mid-15th century parish church of St George almost entirely rebuilt first in 1855 and then again in 1952 as a result of bomb damage sustained in WWII. Listed Building at Grade II.

4. MDV 36384 NHL 1097605 NGR SX 9837 8892

The Old Rectory. Former rectory of Clyst St George – early 19th century with later 19th century extension. Listed Building at Grade II.

5. MDV 9929 NHL 1250771 NGR SX 9841 8920

Pytte House. Late 18th or early 19th century house later divided into six tenements (early 20th century). Listed Building at Grade II.

6. MDV 36388 NHL 1334012 NGR SX 9778 8823

Marsh Barton farmhouse. Possible 16th century farmhouse but now much altered. Has considerable historical interest as the home of the Sokespitch family from the 12th century to the late 18th century. They were responsible for the reclamation of tracts of marshland in the area. Listed Building at Grade II.

7. MDV 13899 NHL 1019047 SAM 33022 NGR SX 9851 8866

Stone-built animal pound of the late 18th to early 19th century on Woodbury Road. The pound was restored in 1994. It is a designated scheduled monument.

8. MDV 36385 NHL 1317952 SX 98680 8883

Mairanne Pool Farmhouse. A farmhouse of the 17th century enlarged mainly in the 19th century. Listed Building at Grade II.

9. MDV 36382 NHL 1097606 SX 9769 8937

Manor House. Former farmhouse of the 17th century or earlier. Listed Building at Grade II.

10. MDV 36383 NHL 1334013 NGR SX 9795 8945

Pound Living. Detached former farmhouse of the mid-17th century with early 18th century alterations and additions. Listed Building at Grade II.

11. MDV 79747 NGR SX 9794 8882

Knowle House (Cottage) is described in the 1830s as having 17 acres of ornamental garden including walled gardens. 19th century features observed in a watching brief on the site during modern extensions revealed ornamental garden paths which match those shown on 1st edition OS mapping of 1889.

12. MDV 36381 NHL 1317874 NGR SX 9806 8916

Cade's Cottage on Exmouth Road. Possible late 17th century detached cottage enlarged in the early 19th century. Listed Building at Grade II.

13. MDV 9953 NGR SX 9750 8825

Enclosure NW of Ebford near Marsh Barton Farm. The site of a large enclosure and other features have been seen as cropmarks on aerial photographs since the 1960s. The enclosure is approximately 100m long and 60m wide. The enclosure shows well as a cropmark on aerial photograph DAP/BP7 held by the DCHER.

14. MDV 38885 NGR SX 9803 8855

Enclosure west of Exmouth Road. A presumed prehistoric ditched enclosure was recorded by aerial photography on several occasions between 1984 and 1990. The enclosure appears to have an entrance on the north side. It is located on the west side of the A376 south of Knowle House. The enclosure shows well on DAP 14 and 15 of 1990 held by the DCHER.

15. MDV 62841 NGR SX 9752 8867

Cropmark. A linear feature of unknown date running approximately north-south was recorded as a cropmark in an aerial photograph of 1990. The location of the cropmark is some 500m to the west of Knowle House.

6. CONCLUSIONS AND STATEMENT OF IMPACT

Known evidence of prehistoric activity within the application site is absent and examination of the relevant historic and available documentary and cartographic evidence has failed to discover indications of historically significant archaeological remains at the application site.

Group 1 of the Gradiometer Survey has been described by the investigators as likely to be a rubble spread from demolished buildings (page 6 of the report) and this spread would appear to have resulted from the disappearance of a group of buildings between 1889 and 1905 at the north-east end of the site.

Evidence for the former field boundaries shown on the 1839 tithe map was to be expected and this was commented upon by investigators undertaking the Archaeological Gradiometer Survey (Substrata Ltd). For example, this was the case with the Group 3 anomaly reflective of a removed post-medieval field boundary (see accompanying Gradiometer Survey report:

Table 1). Surviving granite gateposts at the field junction with Woodbury Road appear to coincide with this former field boundary.

Other anomaly groups identified in the Gradiometer Survey (i.e. 2, and 4 to 7) may, as the report suggests, relate to former field boundaries or enclosure boundaries not recorded on more recent mapping of the 19th century and onwards (see page 6 of the Gradiometer Survey). Of these, Group 4 lies within an area which, although within the red line application boundary is behind the proposed residential housing of the scheme within an area where no below ground intrusion is proposed. The remaining groups (i.e. Groups 2 and 5-7) are likely to be impacted upon by the development proposals and the nature, significance and extent of these potential archaeological remains should be considered for evaluation by the appropriate means.

No listed buildings are visible from the application site with the exception of the top of the rebuilt tower of Clyst St George Church which is listed at Grade II (5.3 above).

ACKNOWLEDGEMENTS

The project was administered by Reza Ashtari of Ashcom Developments Ltd. Thanks to Simon Spencer for site information. The assessment was compiled by Dr John P. Salvatore, a member of the Institute for Archaeologists, and the illustrations were prepared by Tony Ives of T. Eye Illustrations. Thanks are hereby recorded to the staff of the Devon Heritage Centre. Thanks also to Stephen Reed of the Devon County Historic Environment Team who provided guidance and a brief for the assessment and to Marrina Neophytou who provided HER details and access to aerial photographs held at County Hall.

SOURCES CONSULTED

Unpublished sources

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 Devon County Historic Environment Record (DCHER): various HER records
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 Hooke, D., 1994: *Pre-Conquest Charter Bounds of Devon and Cornwall*
 Pearce, P., Steinmetzer, M. and Quinnell, H. 2011: 'An Early Neolithic pit alignment, Grooved Ware and Bronze Age field boundaries at the former Royal Navy Stores Depot, Old Rydon Lane, Exeter', *Proc. Devon Archaeol. Soc.* 69, 23-51.
 Quinnell, H. and Taylor, R. in prep., Prehistoric sites at Digby, Exeter, *Proc. Devon*

Archaeol. Soc.

Thorn, C. and F. 1985: *Devon Domesday*

Mapping

Tithe Map and apportionment of Clyst St George, 1839

1:10560 map 1st edition c.1889

1:10560 map 2nd edition: c.1905

1:10560 map 2nd edition (revised) 1933

1: 50000 OS map 2002

British Geological Survey (1995) *Exeter, England and Wales Sheet 325. Solid and Drift Geology. 1:50 000.*

OS Soil Survey of England and Wales, 1983, *Soils of South West England Sheet 5*
1:250000

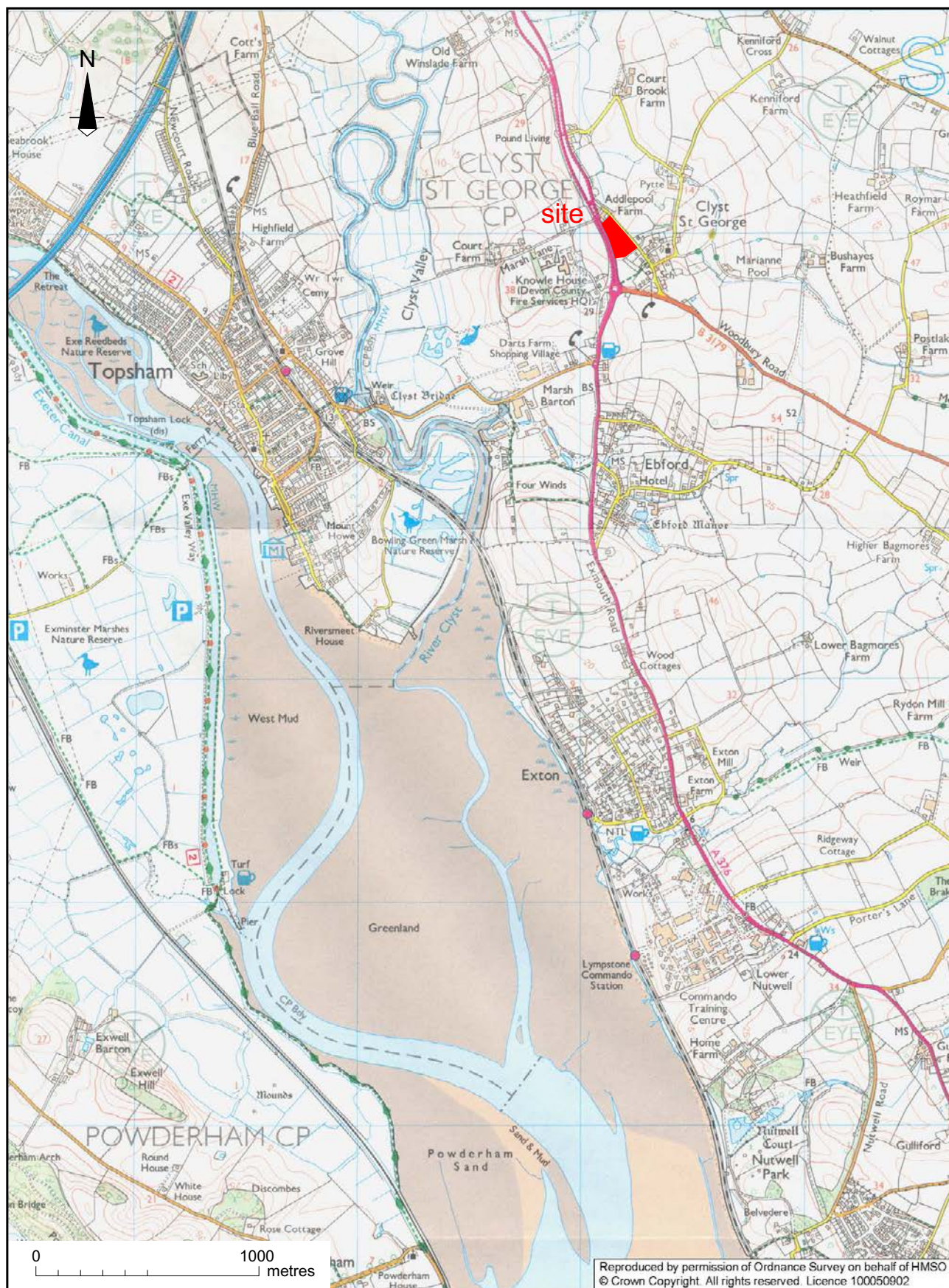


Fig. 1 Location plan



Fig. 2 Detailed location plan showing location and orientation of photos

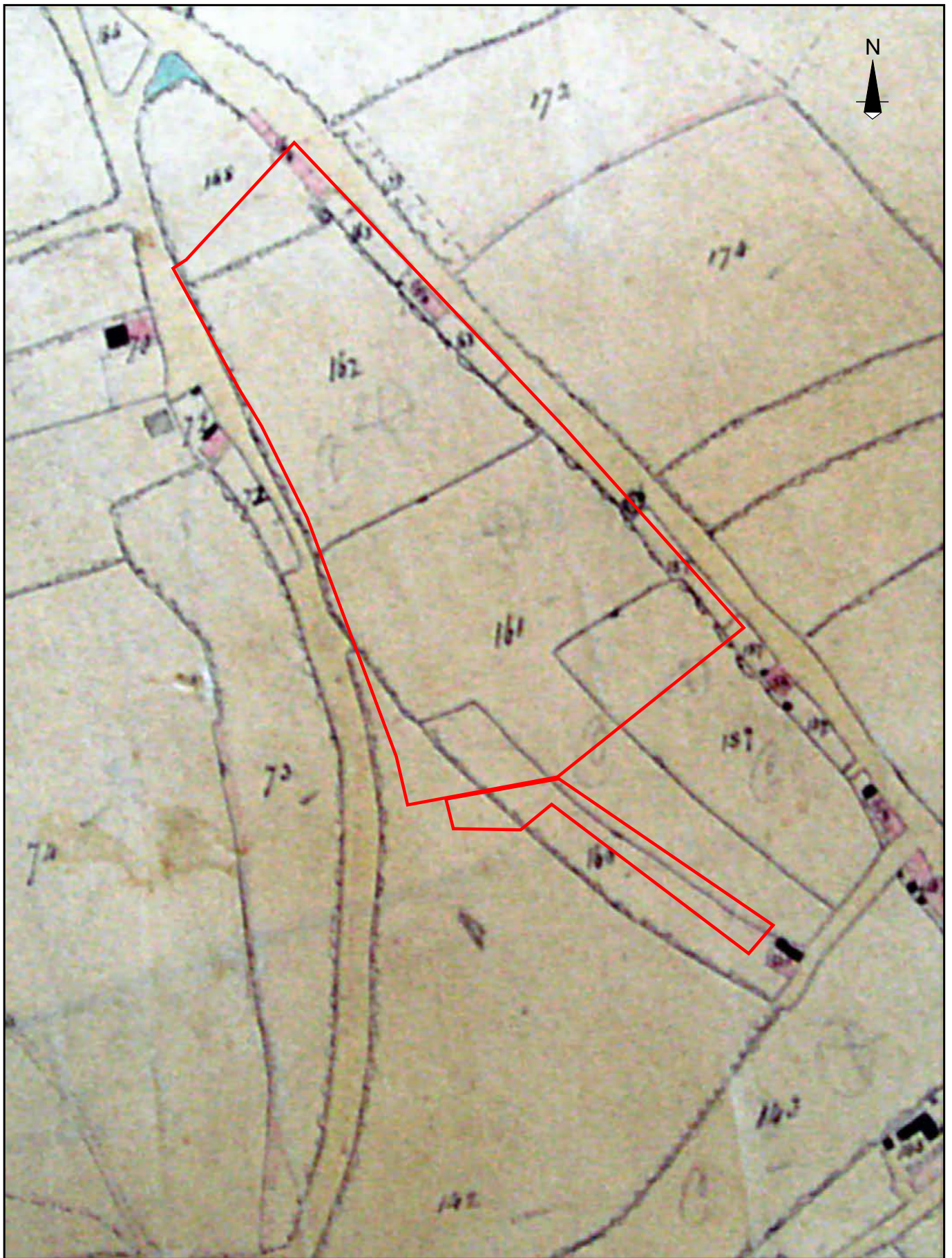


Fig. 4 The site in 1839 reproduced from the Clyst St George Tithe Map (courtesy of The Devon Heritage Centre)

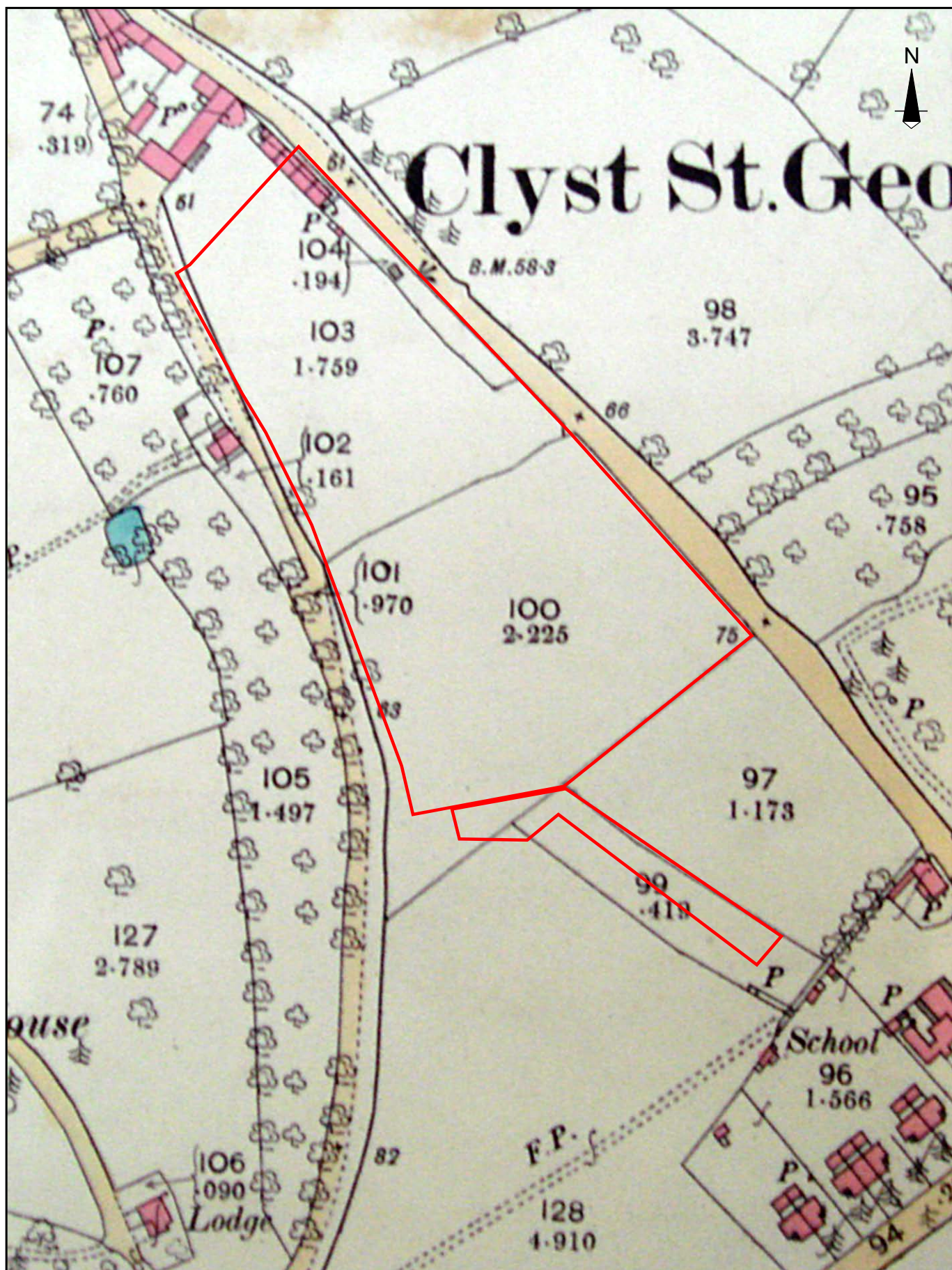


Fig. 5 The site in c. 1889 reproduced from the OS 1:10560 1st edition (courtesy of The Devon Heritage Centre)

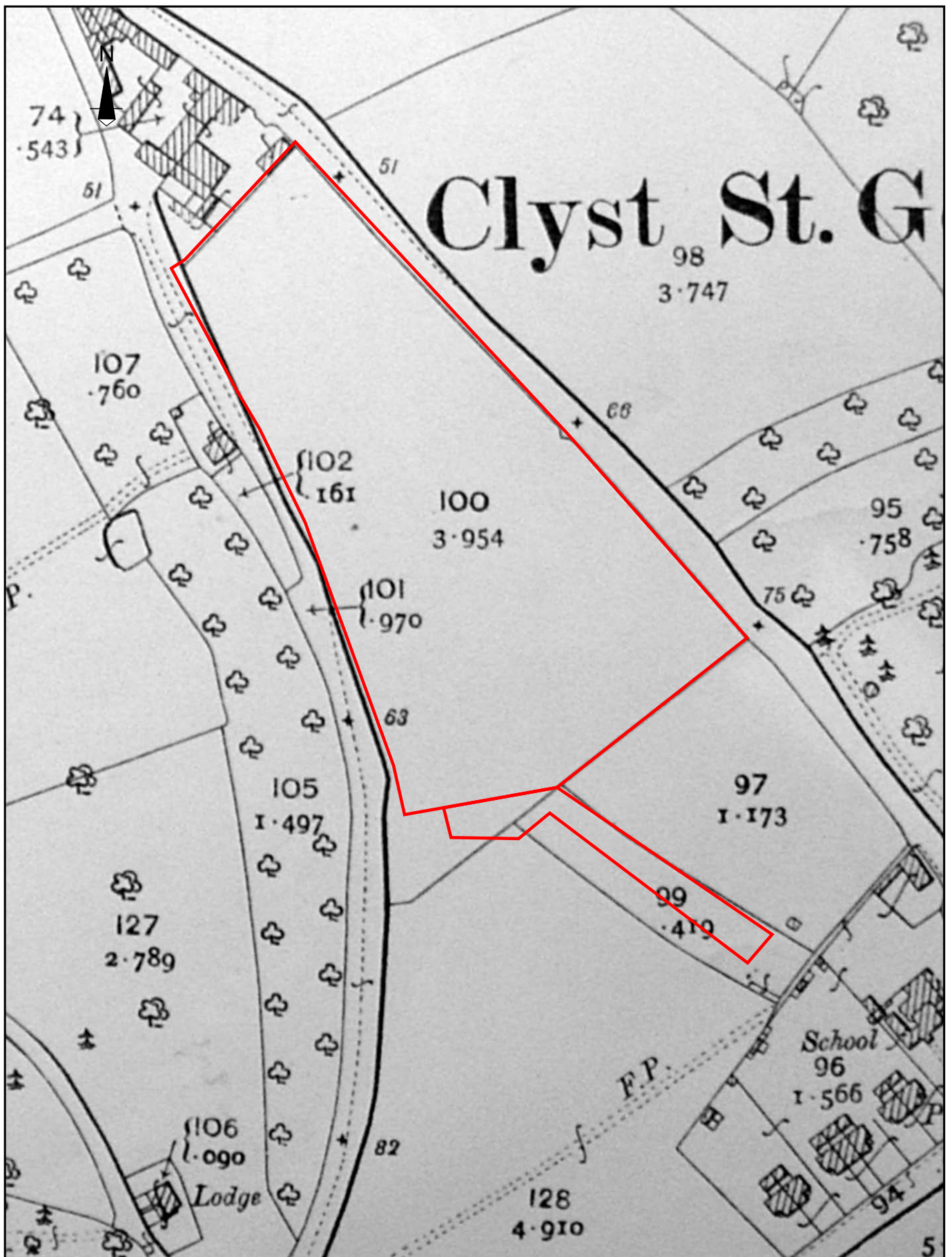


Fig. 6 The site in 1905 reproduced from the OS 1:10560 2nd edition (courtesy of The Devon Heritage Centre)

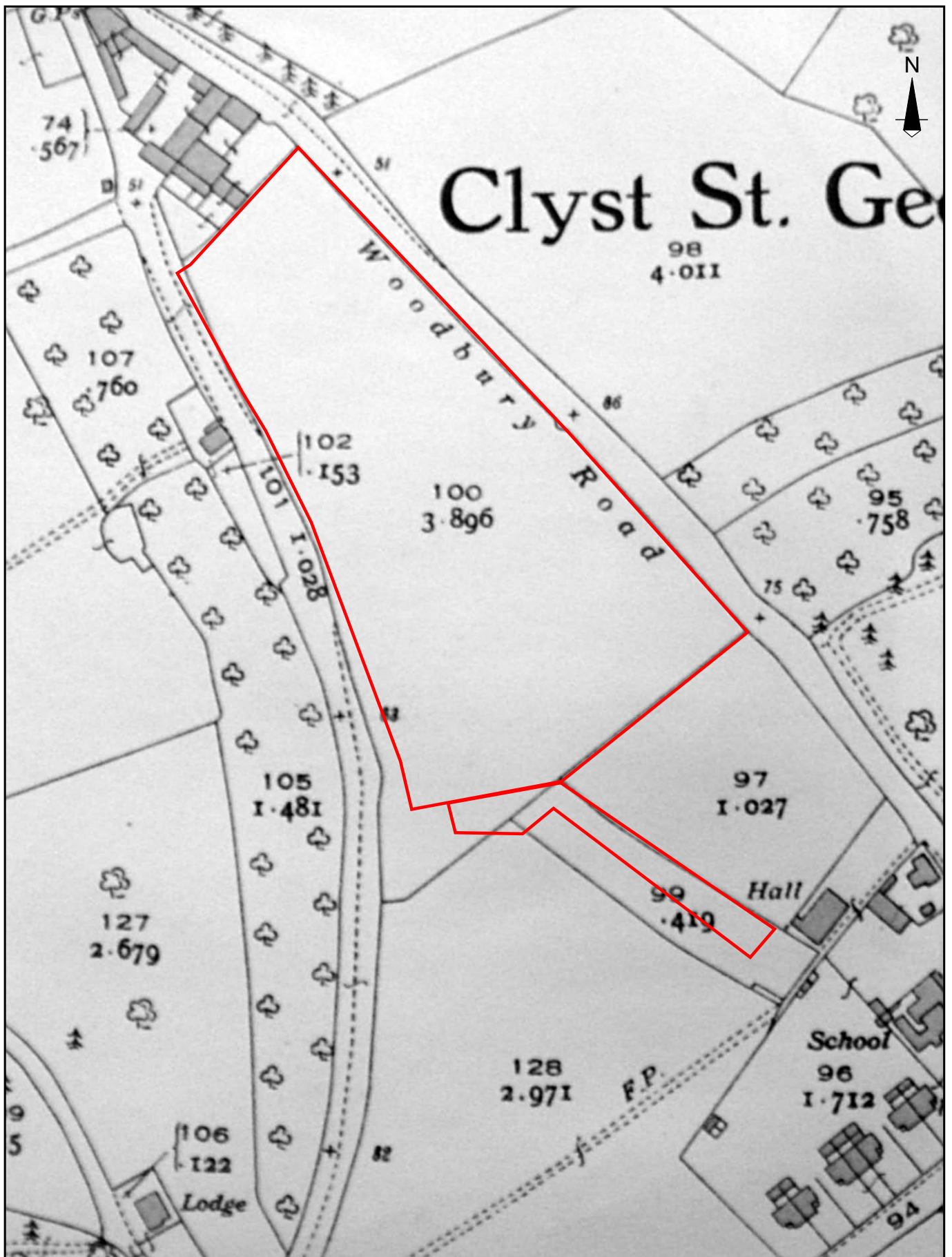


Fig. 7 The site in 1933 reproduced from the OS 1:10560 2nd edition (revised) (courtesy of The Devon Heritage Centre)



Photo. 1 The application field looking NW towards Addlepool Farm (Business Centre)



Photo. 2 The application field looking SE towards Bramblehay from Addlepool Farm



Photo. 3 The western boundary of the application field in the middle distance looking west from Woodbury Road. Knowle House is on the crest of the hill opposite



Photo. 4 The eastern boundary wall alongside Woodbury Road



Photo. 5 The application field looking NW. The A376 is just beyond first tree line



Photo. 6 The application field looking south towards the Village Amenity area