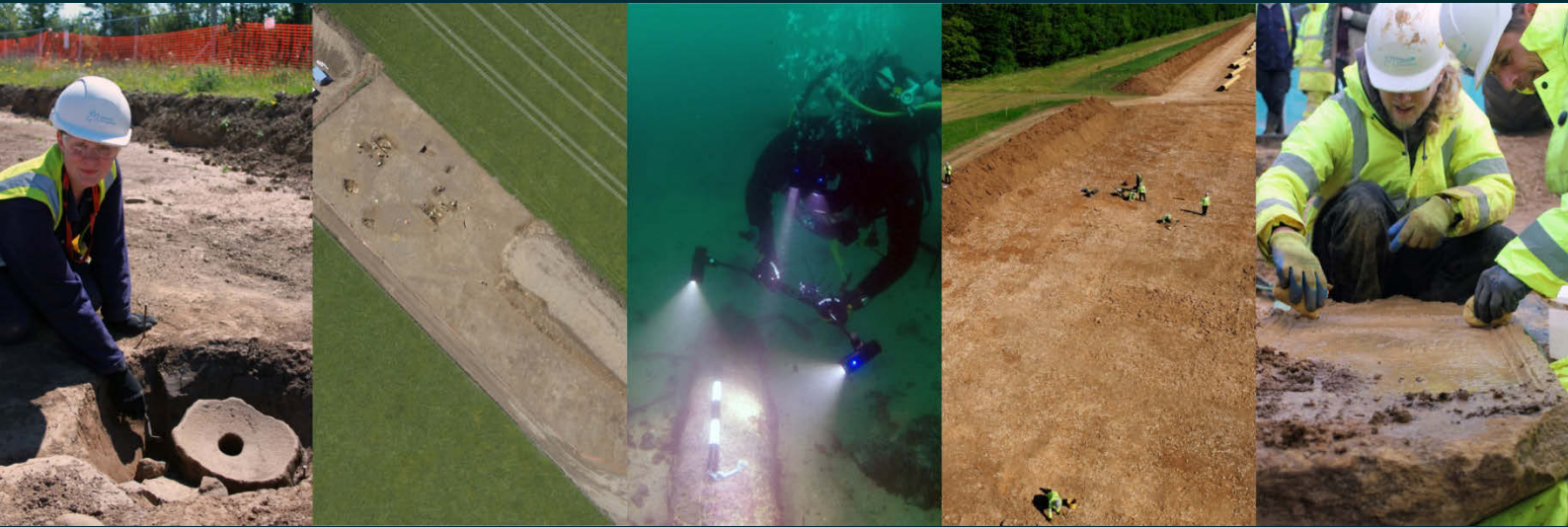


St James Park Exeter (Student Accommodation)

Archaeological Evaluation



for
CgMs Consulting

CA Project: 880207
CA Report: 18065

March 2018



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SUMMARY

Project Name:	St James Park (Student Accommodation)
Location:	Old Tiverton Road, Exeter
NGR:	292881 093533
Type:	Evaluation
Date:	29 and 31 January 2018
Planning Reference:	17/0188/37
Location of Archive:	N/A
Site Code:	JPE 18

In January 2018, Cotswold Archaeology carried out an archaeological evaluation at St James Park, Old Tiverton Road, Exeter.

The evaluation identified an undated ditch, which was cut by a larger ditch containing artefacts dating from the late 16th–18th century. It is possible that the post-medieval ditch is associated with known Civil War siege works in the area, although no definitive correlation could be made.

It was clear from both trenches that the ground level across the site has been truncated into the natural substrate and then made up with modern levelling deposits, although an area of surviving subsoil was recorded.



1. INTRODUCTION

- 1.1 In January 2018, Cotswold Archaeology (CA) carried out an archaeological evaluation for CgMs Consulting at St James Park, Old Tiverton Road, Exeter (centred at NGR: 292881 093533; Fig. 1).
- 1.2 Exeter City Council (ECC) has granted planning permission (planning ref: 17/0188/37) for the demolition of the existing buildings at the site and the construction of new stadium facilities and student accommodation, as well as associated landscaping, car parking, internal roads, etc. Condition 6 of this planning permission requires the completion of a programme of archaeological work.
- 1.3 The scope of this evaluation was defined in consultation with Andrew Pye, the ECC Principal Project Manager (Heritage). The present evaluation is limited to the proposed student accommodation area of the scheme. The stadium works are being undertaken separately (CA 2017a).
- 1.4 The evaluation was carried out in accordance with a Written Scheme of Archaeological Work (WSAW) produced by CA (2017b) and approved by Andrew Pye. The evaluation was also in line with *Standard and guidance for archaeological field evaluation* (ClfA 2014), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015) and *Management of Research Projects in the Historic Environment (MoRPHE): Project Manager's Guide* (Historic England 2015).

The site

- 1.5 The proposed development site lies on the north-eastern outskirts of Exeter city centre. It is a roughly triangular plot of land measuring approximately 0.52ha in extent. It is bounded by St. James Park football stadium to the south-west, by residential and commercial/industrial properties fronting Old Tiverton Road to the south-east, and by a railway line to the north-west.
- 1.6 The solid geology of the site is mapped as Whipton Formation sandstone of the Permian Period. No superficial deposits are recorded (BGS 2017).

- 1.7 Previous ground investigation works at the site have established that there are considerable made ground deposits throughout the site, of up to 6m in depth.

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 A desk-based heritage statement (Nexus Heritage 2015) of the proposed development site has been compiled. The following text presents a brief summary of data from this source, which should be referred to for a full archaeological background.

Prehistoric (pre-AD 43), Roman (AD 43–AD 410), early medieval (AD 410–1066)

- 2.2 The heritage statement recorded no prehistoric, Roman or early medieval sites or finds within a 300m radius of the proposed development site, although Old Tiverton Road does lie on the possible line of a Roman road, running in the direction of the signal station on Stoke Hill.

Medieval (1066–1539)

- 2.3 It is probable that the area of the proposed development site formed part of the agricultural hinterland to Exeter during the medieval period.
- 2.4 Several medieval wells were created in the vicinity of the site to exploit near-surface water sources. These wells were connected by conduits to Exeter city. Of these, Salter's Well had a supply located under what is now the western corner of the St James Park football pitch; this is believed to lie some 10m–12m below current ground level.
- 2.5 There is no evidence to suggest that there were any buildings or other features on the proposed development site during the medieval period.

Post-medieval (1540–1800) and modern (1800–present)

- 2.6 Historic cartographic sources suggest that the site may have been used for gardens and allotments during the late medieval period/early post-medieval periods.
- 2.7 St Anne's Chapel lay to the south of the proposed development site. During the Civil War, this chapel was converted into a fort or redoubt which was held successively by the Royalists and Parliamentarian forces, the latter capturing the fort in January

1646. There is the possibility that associated siege works may have extended into the proposed development site.

- 2.8 St James' Church was constructed to the immediate south of the proposed development site in the 1830s. An attendant school was built to the north-east of the church in 1845; a second school was built to the north-west of the church in 1906–7. The church was extended and rebuilt, and was subsequently destroyed by incendiary bombs during the Blitz of 1942. The two school buildings still stand, although neither is still in use as a school; they are currently known as the Fountain Centre and The Park.
- 2.9 Late 19th century and early 20th century Ordnance Survey (OS) maps depict the proposed student accommodation site as a tree-covered field. The land to the immediate south-west of the proposed student accommodation site was leased to the Exeter Football and Athletic Company Ltd in 1908, and the development of the football stadium began. By the time of the 1932 OS map, the stadium was established and some development – presumably of light industrial units – had taken place within the proposed student accommodation site itself.

3. AIMS AND OBJECTIVES

- 3.1 As defined in the WSAW (CA 2017b), the objectives of the programme of archaeological work were to:
- record and analyse any evidence of past settlement or other land use prior to destruction by the new development;
 - recover and analyse any artefactual evidence to date any archaeological remains that may be identified;
 - sample and analyse environmental remains to create a better understanding of past land use and economy; and
 - archive, analyse, report on and publish the archaeological results at a level appropriate to their significance.
- 3.2 The evaluation results will be used to help determine the need for, and define the scope, nature and locations of, any further archaeological works that may be required at the site, in consultation with CgMs and Andrew Pye.

4. METHODOLOGY

- 4.1 The fieldwork comprised the excavation of two trenches (Fig. 2). T1 was 15m long and 1.8m wide; T2 was 30m long and 2.2m–3m wide.
- 4.2 Due to the anticipated depths of made ground at the site (see 1.7, above), no archaeological works were required across the bulk of the proposed development site. Reduction to piling mat formation level (approximately 1.2m–1.4m below the pre-development ground level) was undertaken without the need for archaeological monitoring or any preceding archaeological works.
- 4.3 The two evaluation trenches were excavated in areas of the site where the depth of made ground was anticipated to be less than 2m. T1 was opened in an area where excavation to piling mat formation level had been completed, but it was possible to recreate the full sequence with reference to the immediately-adjacent site section. T2 was opened in an area where excavation to piling mat formation level had yet to take place.
- 4.4 Trenches were set out on OS National Grid (NGR) co-ordinates using Leica GPS and surveyed in accordance with *CA Technical Manual 4: Survey Manual*. All trenches were excavated by a mechanical excavator equipped with a toothless grading bucket. All machine excavation was undertaken under constant archaeological supervision to the top of the natural substrate. Where archaeological deposits were encountered, they were excavated by hand in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.
- 4.5 Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*. No deposits were identified that required sampling. Artefacts were processed in accordance with *CA Technical Manual 3: Treatment of Finds Immediately after Excavation*.
- 4.6 A summary of information from this project, as set out in Appendix B, will be entered onto the OASIS online database of archaeological projects in Britain.
- 4.7 As the project results are minor and are recorded sufficiently in this summary report and the OASIS entry, the project archive will in effect comprise the Historic

Environment Record and OASIS entries and no further archive will be prepared or deposited.

5. RESULTS

5.1 This section provides an overview of the evaluation results. Detailed summaries of the recorded contexts are provided in Appendix A.

Trench 1

5.2 Natural substrate 104 comprised brown-red silty sand and was exposed at a depth of 0.95m below present ground level (bpgl)/49.55m above Ordnance Datum (aOD). It was sealed in the north-eastern part of the trench by a 0.44m-thick silty sand subsoil deposit (103). The subsoil (and the natural substrate in the remainder of the trench) was sealed by a sequence of modern made ground layers, which were covered in turn by a concrete surface.

5.3 North-east/south-west orientated ditch 105 was present in the south-western part of T1. This ditch was apparently cut into the natural substrate, although this could not be confirmed as the overlying layers had been truncated and replaced with made ground in this area of this trench. Ditch 105 was 0.8m wide and 0.33m deep, with a U-shaped profile and a concave base (Fig. 3, Sec. AA). It contained a single undated fill (106).

5.4 Ditch 105 was truncated by north-west/south-east aligned ditch 107, which was partially exposed in the south-western end of T1. Ditch 107 had a steep, near vertical north-eastern side and a flat base (Fig. 3, Sec. BB). It measured over 2.3m in width and 0.63m in depth. Ditch 107 contained two sandy fills (108 and 109), the uppermost of which (109) produced a small amount of post-medieval material.

Trench 2

5.5 Natural substrate 204 comprised brown-red silty sand and was exposed at a depth of 1.3m bpgl/51.25m aOD. It was sealed directly by a sequence of modern made ground layers, which were covered in turn by a concrete surface. No archaeological features or deposits were observed in T2.

6. THE FINDS

- 6.1 Two bodysherds of pottery (8g) were recovered from feature 107 (fill 109; T1). The sherds are of North Devon gravel-free ware, of late 16th–18th century date.
- 6.2 A single fragment of ceramic building material (3g) was also recovered from feature 107 (fill 109). This fragment retains no original surfaces and cannot be closely dated.
- 6.3 One fragment of clay tobacco pipe (10g), a stem dateable from the late 16th–late 19th centuries, was also recovered from feature 107 (fill 109).

Table 1: finds concordance

Context	Class	Description	Ct.	Wt.(g)	Spot-date
109	post-medieval pottery	North Devon gravel-free ware	2	7	LC16–C18
	clay tobacco pipe	stem	1	10	
	CBM	fragment	1	3	

7. DISCUSSION

- 7.1 The evaluation identified an undated ditch (105), which was cut by a larger ditch (107) containing post-medieval artefacts.
- 7.2 The late 16th–18th century date range of the material from ditch 107 encompasses the Civil War (1642–1651), and it is therefore possible that this ditch is associated with the St Anne’s Chapel siege works (see *Archaeological background*, above). There was, however, no clear evidence to definitively connect ditch 107 to the Civil War activity.
- 7.3 It was clear from both trenches that the ground level across the site has been truncated into the natural substrate and then made up with modern levelling deposits, although an area of subsoil survived in the north-eastern part of T1.

8. CA PROJECT TEAM

- 8.1 Fieldwork was undertaken by Jonathan Orellana, assisted by Edoardo Vigo. This report was written by Jonathan Orellana. The finds report was written by Katie Marsden. The illustrations were prepared by Rosanna Price. The project was managed for CA by Derek Evans.

9. REFERENCES

- BGS (British Geological Survey) 2017 *Geology of Britain Viewer*
<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
Accessed 11 May 2017
- CA (Cotswold Archaeology) 2017a *St James Park, Exeter: Written Scheme of Archaeological Work for an Archaeological Watching Brief and Building Recording Survey*
- CA (Cotswold Archaeology) 2017b *St James Park, Exeter (Student Accommodation): Written Scheme of Archaeological Work*
- Nexus Heritage 2015 *St James Park Development New Stadia and Student Accommodation: Heritage Statement* Nexus Heritage Report No: **3244.R01**

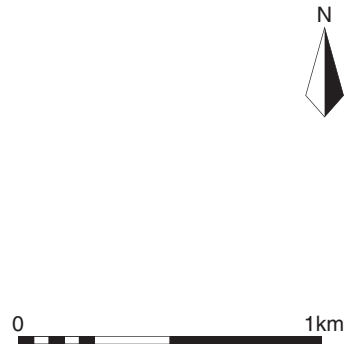


APPENDIX A: CONTEXT DESCRIPTIONS

Trench No.	Context No.	Type	Fill of	Context interpretation	Description	Width (m)	Depth/thickness (m)	Spot-date
1	100	Layer		concrete surface	compact greyish concrete slab		0.15	
1	101	Layer		made ground	dark red silty clay with frequent rubble inclusions		0.25	
1	102	Layer		made ground	dark brown silty clay		0.3	
1	103	Layer		subsoil	dark brownish red silty sand		0.4	
1	104	Layer		natural substrate	light brownish red silty sand			
1	105	Cut		ditch	NE/SW orientated, with U-shaped profile and concave base	0.8	0.33	
1	106	Fill	105	single fill of ditch	dark greyish red silty sand	0.8	0.33	
1	107	Cut		cut feature	partially exposed, steep near vertical NE side and flat base	>2.3	0.63	
1	108	Fill	107	1st fill of feature	mid red silty sand		0.36	
1	109	Fill	107	2nd fill of feature	mid brownish grey silty clay		0.6	LC16-C18
1	110	Layer		made ground	mixed brown and red silty clay		0.18	
2	200	Layer		concrete surface	compact greyish concrete slab		0.15	
2	201	Layer		made ground	dark brown silty clay with frequent rubble inclusions		0.5	
2	202	Layer		made ground	mid orangey brown silty clay		0.2	
2	203	Layer		made ground	dark reddish brown silty clay		0.45	
2	204	Layer		natural substrate	mid brownish red clayey sand with outcrops of reddish sandstone			

APPENDIX B: OASIS REPORT FORM

PROJECT DETAILS		
Project name	St James Park, Exeter (Student Accommodation)	
Short description	<p>In January 2018, Cotswold Archaeology carried out an archaeological evaluation at St James Park, Old Tiverton Road, Exeter.</p> <p>The evaluation identified an undated ditch, which was cut by a larger ditch containing artefacts dating from the late 16th–18th century. It is possible that the post-medieval ditch is associated with known Civil War siege works in the area, although no definitive correlation could be made.</p> <p>It was clear from both trenches that the ground level across the site has been truncated into the natural substrate and then made up with modern levelling deposits, although an area of surviving subsoil was recorded.</p>	
Project dates	29 and 31 January 2018	
Project type	Evaluation	
Previous work	Heritage Statement (Nexus Heritage 2015)	
Future work	Unknown	
PROJECT LOCATION		
Site location	Old Tiverton Road, Exeter	
Study area (m ² /ha)	c. 0.52ha	
Site co-ordinates	292881 093533	
PROJECT CREATORS		
Name of organisation	Cotswold Archaeology	
Project Brief originator	N/A	
Project Design (WSI) originator	Cotswold Archaeology	
Project Manager	Derek Evans	
Project Supervisor	Jonathan Orellana	
MONUMENT TYPE	None	
SIGNIFICANT FINDS	None	
PROJECT ARCHIVES		
	Intended final location of archive	Contents
Physical	N/A	N/A
Paper	N/A	N/A
Digital	N/A	N/A
BIBLIOGRAPHY		
Cotswold Archaeology 2018 <i>St James Park, Exeter (Student Accommodation): Archaeological Evaluation</i> . CA typescript report 18065		



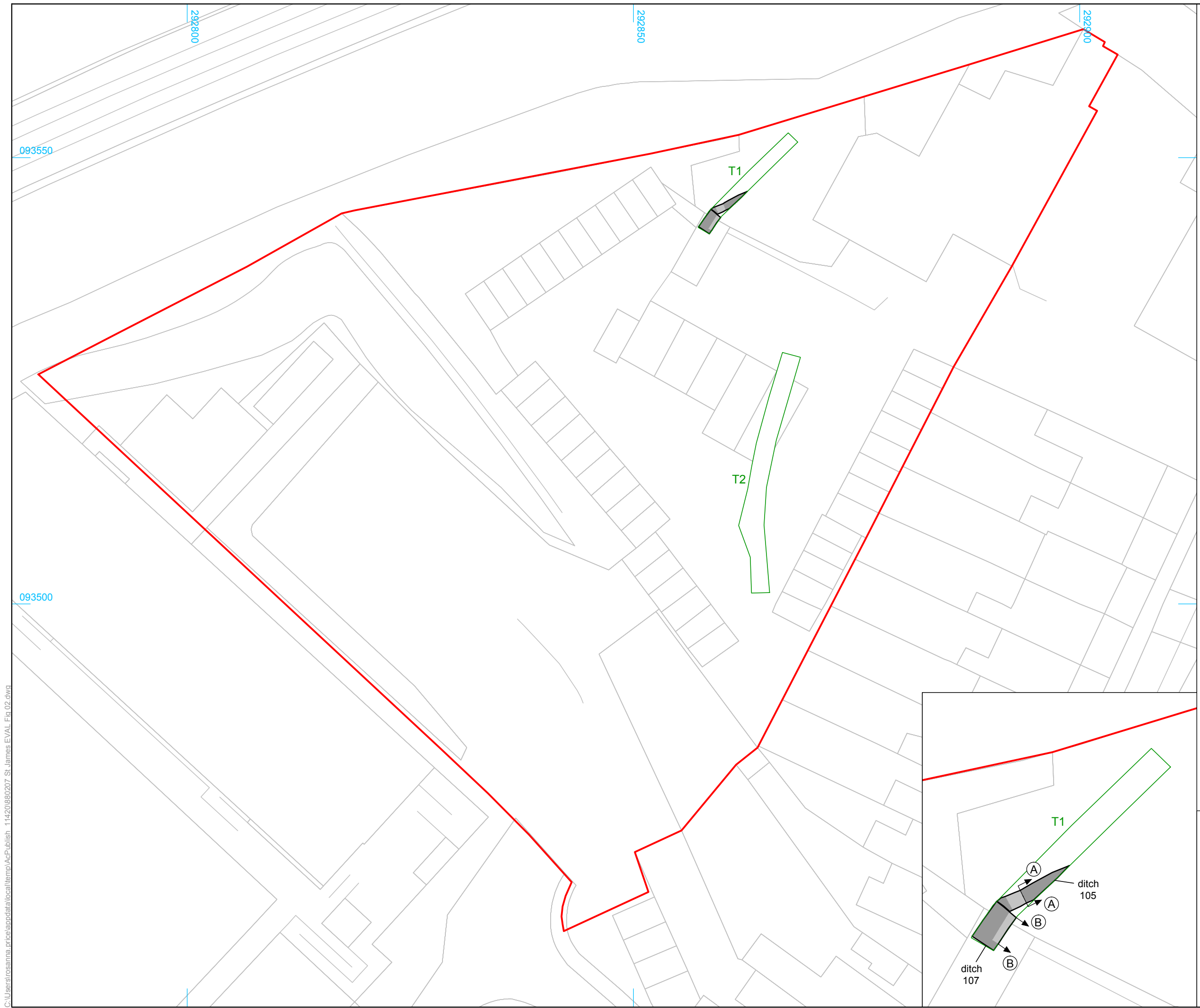
Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 St James Park, Exeter, Devon
 (Student Accommodation)

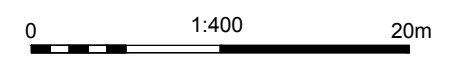
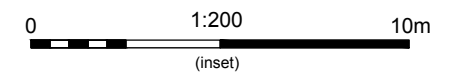
FIGURE TITLE
 Site location plan

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- site boundary
- evaluation trench
- cut feature
- excavated intervention
- B B section location



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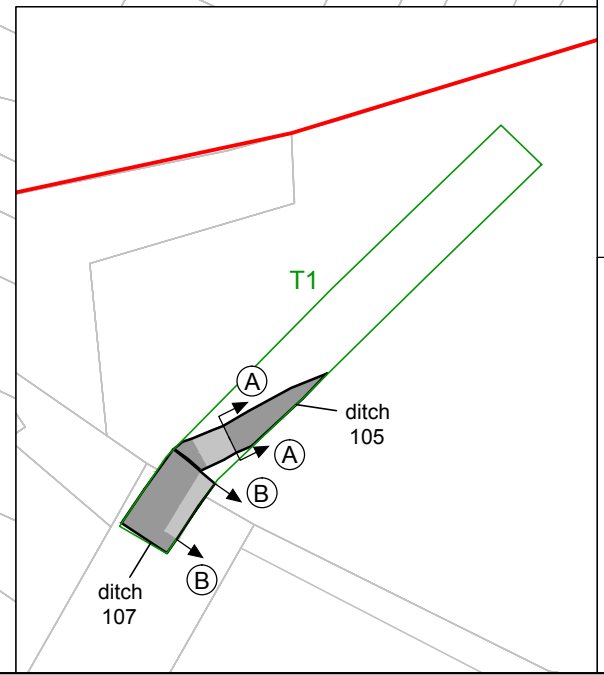
Cotswold Archaeology

Andover	01264 347630
Cirencester	01285 771022
Exeter	01392 826185
Milton Keynes	01908 564660

www.cotswoldarchaeology.co.uk
enquiries@cotswoldarchaeology.co.uk

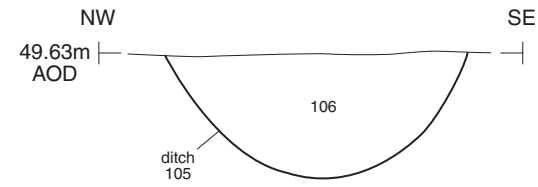
PROJECT TITLE
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FIGURE TITLE
Trench location plan



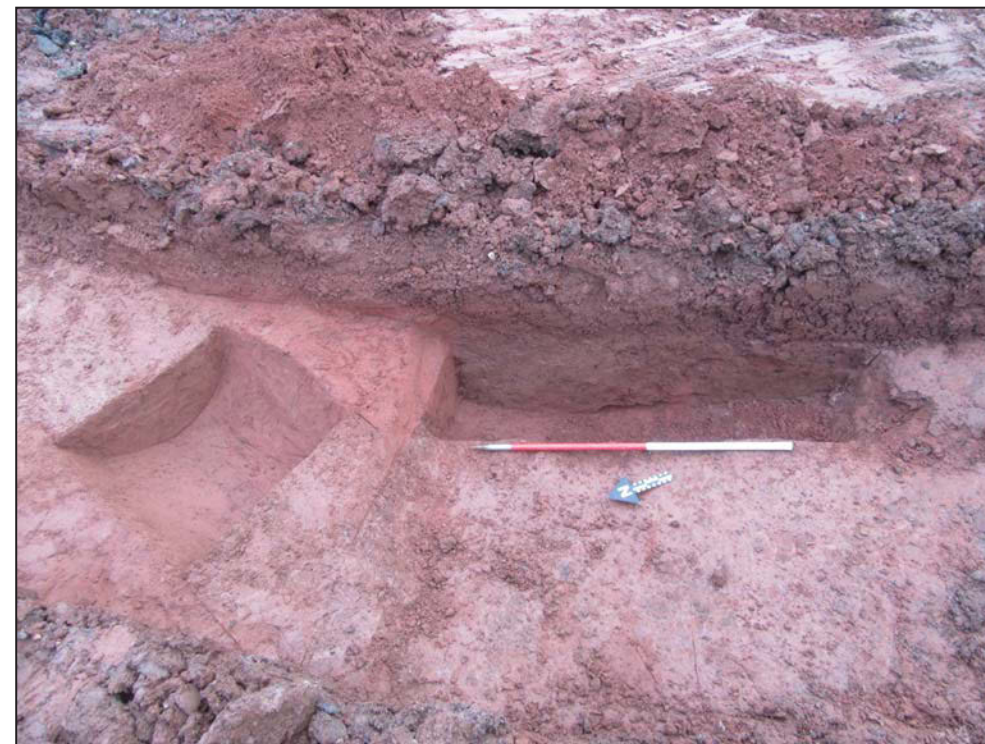
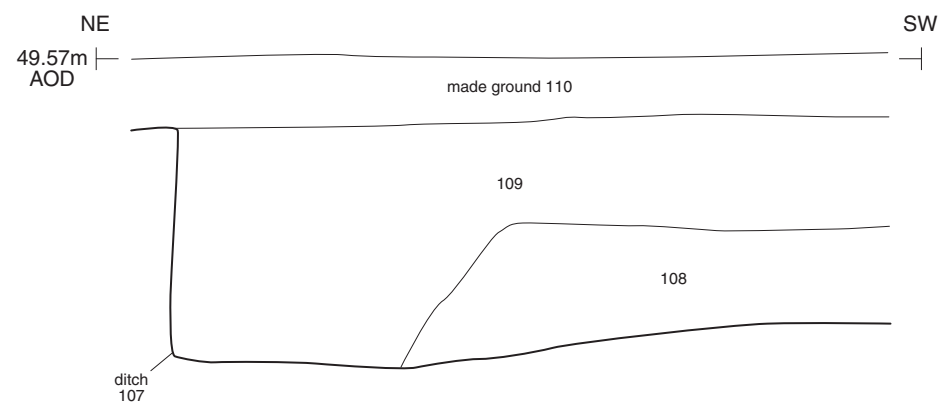
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Section AA



Ditch 105, looking north-east (0.4m scale)

Section BB



Ditch 107, looking south-east (1m scale)




Cotswold Archaeology
 Andover 01264 347630
 Cirencester 01285 771022
 Exeter 01392 826185
 Milton Keynes 01908 564660
 www.cotswoldarchaeology.co.uk
 enquiries@cotswoldarchaeology.co.uk

PROJECT TITLE
 St James Park, Exeter, Devon
 (Student Accommodation)

FIGURE TITLE
 Trench 1, sections and photographs

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APPROVED BY	DE	SCALE@A3	1:20	

Andover Office

Stanley House
Walworth Road
Andover
Hampshire
SP10 5LH

t: 01264 347630

Cirencester Office

Building 11
Kemble Enterprise Park
Cirencester
Gloucestershire
GL7 6BQ

t: 01285 771022

Exeter Office

Unit 53
Basepoint Business Centre
Yeoford Way
Marsh Barton Trading Estate
Exeter
EX2 8LB

t: 01392 826185

Milton Keynes Office

Unit 8 - The IO Centre
Fingle Drive
Stonebridge
Milton Keynes
Buckinghamshire
MK13 0AT

t: 01908 564660

e: enquiries@cotswoldarchaeology.co.uk

