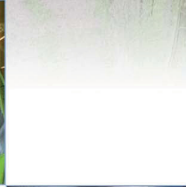
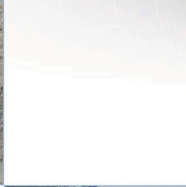
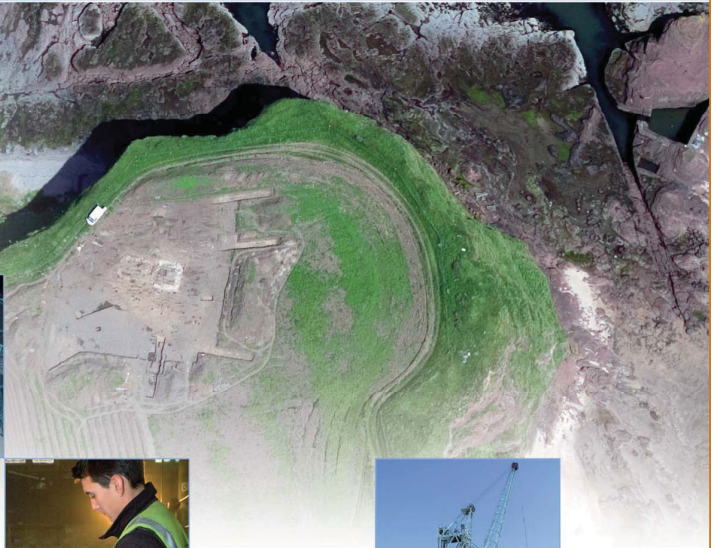
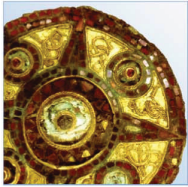
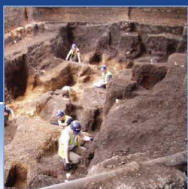


Poplar Drive, Kingsbridge, Devon: Archaeological Desk-Based Assessment

Project No: 30693

March 2010



ARCHAEOLOGY

HERITAGE

CONSERVATION

Poplar Drive, Kingsbridge, Devon: Archaeological Desk-Based Assessment

On Behalf of:	ISG Pearce / Tesco Stores Ltd.
National Grid Reference (NGR):	SX 733 443
AOC Project No:	30693
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This document has been prepared in accordance with AOC standard operating procedures.

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1 INTRODUCTION

1.1 Project Background

- 1.1.1 AOC Archaeology has been commissioned by ISG Pearce, on behalf of Tesco Stores Ltd., to undertake an archaeological desk-based assessment covering the proposed redevelopment of land located at Poplar Drive, Kingsbridge, Devon.
- 1.1.2 This report details the results of the archaeological desk-based assessment and comprises:
- A detailed assessment methodology; relevant planning and legislative guidance and policy; and a description of the known baseline conditions of the proposed development site and surrounding study area (site description, topography and geology, identified statutory and non-statutory designations and previously identified cultural heritage sites, finds and features);
 - An assessment of archaeological, historical, cartographic and other relevant sources in order to summarise the history and development and establish the likely nature of the potential archaeological resource of the site and surrounding area;
 - A determination of the likely possible impact of the proposed development scheme upon the identified and / or potential archaeological and built heritage resource of the site and immediate surrounding vicinity; and
 - Recommendations for further works and / or mitigation measures (where necessary) to prevent, reduce or offset any negative impacts upon the identified and / or potential archaeological and built heritage resource.
- 1.1.3 The assessment primarily assesses the below ground archaeology within the bounds of the proposed development site, and the impact of the proposed development upon such resource.
- 1.1.4 The built heritage (e.g. Conservation Areas and statutorily designated buildings) within the surrounding study area is identified in Section 4 and located on the Cultural Heritage Features Maps (Figures 4a and 4b). This assessment does not, however, include an evaluation of the proposed redevelopments impact upon the surrounding built heritage resource (e.g. visual impact etc.).

1.2 Site Description & Development Summary

- 1.2.1 The proposed development site is located in the market town of Kingsbridge, in the district of South Hams, County of Devon. The site is situated off Cookworthy Road, to the west of Kingsbridge town centre, centred on National Grid Reference (NGR) SX 7330, 4443 (Figure 1).
- 1.2.2 The proposed development site is divided into two areas; the main site and a detached portion of the site to the south (Figure 2).
- 1.2.3 The main site currently comprises a public pay and display car park across the northern half and industrial business units in the southern half. It include a large embankment on the eastern side which supports the town centre car park (partly within the proposed development site) and an access road leading from the car park out onto Fore Street.
- 1.2.4 The detached portion of the proposed development site is currently occupied by a Western Power Distribution (WPD) depot consisting of a split level tarmac area and three single storey buildings.
- 1.2.5 The western and eastern boundaries of the main section of the proposed development site are formed by large sloping embankments, modified remnants of the small valley the site was originally located within. To the east, the embankment rises up to support the town centre car park in the

northern half with the rear gardens of properties fronting on to Fore Street in the southern half, whilst to the west the embankment supports the Cookworthy Road.

- 1.2.6 The current proposed development scheme comprises the construction of a two storey Tesco retail store with associated service yard in the southern half of the main site, with new car parking facilities laid out across the northern half of the site. The development will include some groundworks and terracing upon the eastern embankment in the northern half of the site to create new pedestrian access between the Tesco car park and existing town centre car park (Figure 3a and Figure 3b).
- 1.2.7 Within the WPD depot site south, proposed works include demolition of two existing buildings and conversion of this area into public car parking (Plate A, below).
- 1.2.8 At the time of writing the full details of the required ground reductions (e.g. foundation depth, design and methodology; the nature and extent of landscaping; and required groundworks for services etc.) has not been confirmed.

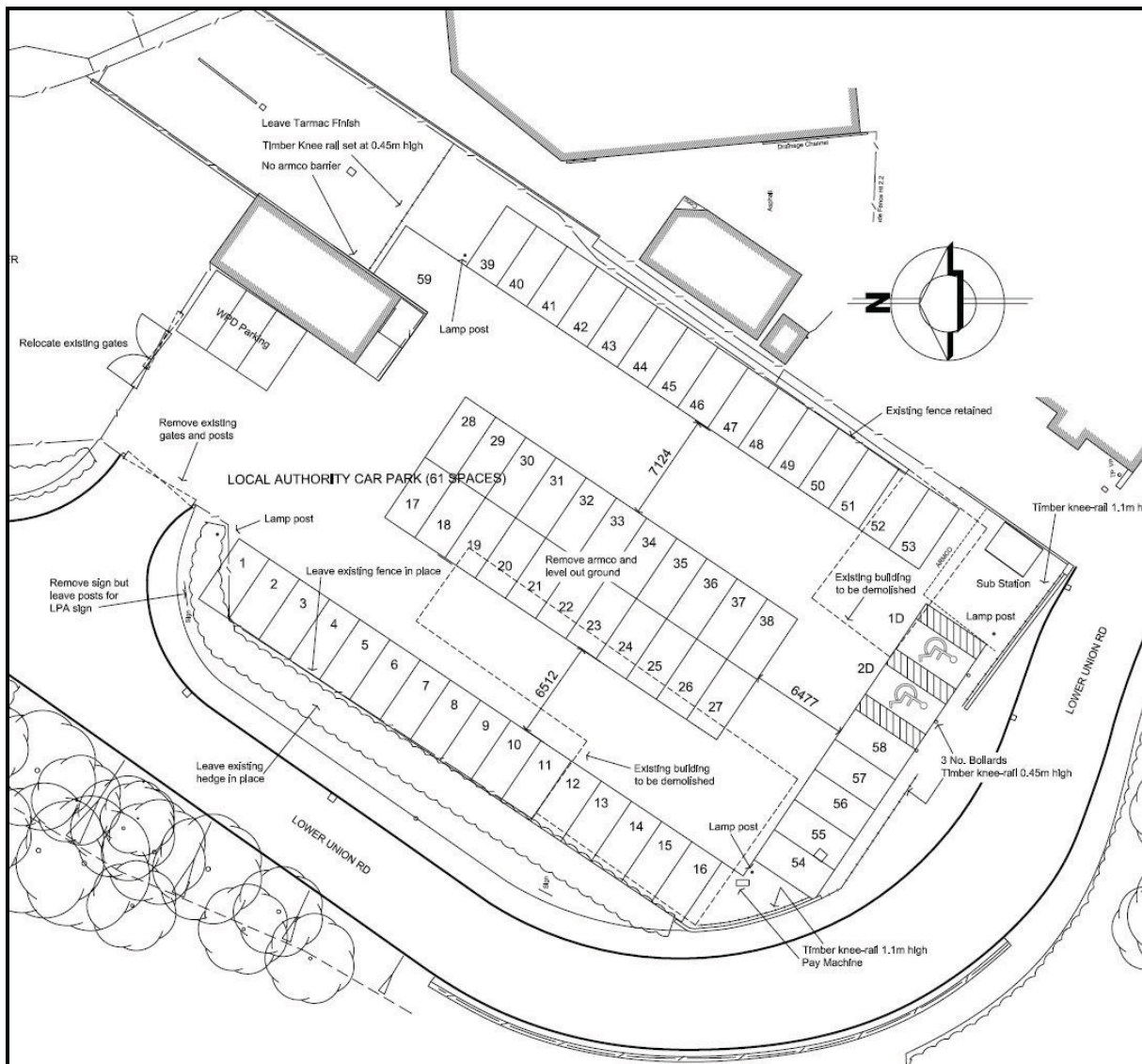


PLATE A: Proposed layout of car park in the detached portion of the proposed development site

1.3 Archaeological Brief and Consultation

- 1.3.1 A brief for this archaeological assessment was provided by Devon County Council's Historic Environments Service (HES) which set out the programme of works and scope of the assessment. The HES brief specifically highlighted that this assessment would be the *first stage* in a programme of archaeological works, and any further evaluation and / or recording works required as part of mitigation against the impact of the proposed development will depend upon the results and conclusions of this assessment. The HES brief is appended to this report (Appendix A).
- 1.3.2 Further consultation with Mr. Graham Tait, HES Archaeologist, in March 2010 highlighted the relative dearth of significant archaeological evidence within the surrounding area, apart from the medieval and post-medieval activity of Kingsbridge. The scope of the assessment was discussed and the position of the site to the rear of medieval burgage plots and the possibility of post-medieval industrial activity was highlighted. The sites historical topographic situation was also alluded to, with the potential for palaeo-environmental evidence to survive within the underlying deposits

2 AIMS & METHODOLOGY

2.1 Aims

2.1.1 PPG 16 emphasises that early consultation on the results of archaeological assessment and consideration of the implications of a development proposal are the key to informing reasonable planning decisions. The aim of this report is to facilitate that process.

2.1.2 The Institute for Archaeologists (IfA) has published various *Standards and Guidance* papers seeking to amplify the guidance in PPG 16 and, in accordance with IfA *Standard* definition of a desk-based assessment (IfA, rev.2008), the aims of this report are to:

- Identify and assess the known and potential archaeological resource within a specified area (site), collating existing written and graphical information and taking full account of the likely nature and extent of previous impacts on the site, in order to identify the likely character, extent, quantity and worth of that resource in a regional context as appropriate.
- To define and comment on the likely impact of works (e.g. site clearance / reduction, construction, infrastructure etc.) resulting from the proposed scheme on the surviving archaeological resource
- Devise appropriate responses, which may consist of one or more of the following:
 - The formulation of a strategy to ensure the recording, preservation and management of the resource;
 - The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised;
 - The formulation of a project design for further archaeological investigation within a programme of research.

2.1.3 In accordance with PPG 16, the desk-based assessment forms the first stage in the planning process. If the archaeological potential warrants, this may lead to evaluation by fieldwork within the defined development area.

2.2 Methodology

2.2.1 The assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for Desk-Based Assessment* (2008).

2.2.2 The assessment has been undertaken with regard to relevant statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979;
- Planning (Listed Buildings and Conservation Areas) Act, 1990;
- Planning Policy Guidance Note 16: Archaeology and Planning; and
- Planning Policy Guidance Note 15: Planning and the Historic Environment.

2.2.3 A number of sources were consulted for this report, principally:

- Available topographic and geological evidence;
- Historical, documentary and cartographic evidence held at the Devon Records Office and Westcountry Local Studies Library;
- Ordnance Survey (and earlier) cartographic evidence for the study area;
- The Devon Historic Environments Record (DHER) database for archaeological sites, finds, events, monuments, listed buildings and designations;
- Aerial photographic evidence held at the DHER;
- Web based resources; primarily the Archaeological Data Service ArchSearch, English Heritage's Pastscape Database, and the Multi-Agency Geographic Information for the Countryside (MAGIC) mapping and datasets;
- Relevant published and unpublished archaeological sources, including reports from nearby previous archaeological investigations; and
- The Published sources listed in Section 10.

2.2.4 In order to place the proposed development site within context and understand the nature and extent of the surrounding archaeological resource, a study area of a 250m radius from the approximate centre site was used for the assessment of the Devon Historic Environments Record (DHER) data.

2.2.5 Relevant cultural heritage features, identified from the DHER have been described and presented chronologically in the Gazetteer of Cultural Heritage Features (Appendix A) and are displayed on the Cultural Heritage Features Maps (Figures 4a and 4b). Where identified relevant features appear within the text, a reference number is shown in round brackets e.g. (AOC X) and can be referred back to the details listed in the Gazetteer of Cultural Heritage Features (Appendix A).

2.3 Assessment of the Cultural Heritage Resource

2.3.1 There is currently no standard adopted statutory or government guidance for assessing impacts to the historic landscape; therefore the following methodology has been designed as an attempt at best practice in determining significance of effects.

2.3.2 The importance of a cultural heritage feature (such as an archaeological asset, a building, structure, settlement / area or park and garden etc.) is judged upon statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local character. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1 below).

TABLE 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance), Grade I and Grade II* Listed Buildings. Well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s)

REGIONAL	Designated or undesignated archaeological sites; well preserved structures or buildings of historical significance, historic landscapes or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Comprises undesignated sites with some evidence of human activity but which are in a fragmentary or poor state, or assets of limited historic value but which have the potential to contribute to local research objectives, structures or buildings of potential historical merit. Examples include sites such as historic field systems and boundaries, agricultural features such as ridge and furrow, ephemeral archaeological evidence etc.
NEGLIGIBLE	Historic assets with very little or no surviving archaeological interest or historic buildings and landscapes of no historical significance. Examples include destroyed antiquities, buildings of no architectural merit, or relatively modern landscape features such as quarries, field boundaries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. For previously unidentified sites where no designation has been assigned, an estimate has been made of the likely importance of that resource based on professional knowledge and judgement.

2.3.4 Adjustments to the above classification were occasionally made, where appropriate; for some types of finds or sites (e.g. Registered Battlefields, Conservation Areas or Historic Parks and Gardens) there is no consistent value and the importance may vary from local to national. Levels of importance for any such areas are generally assigned on an individual basis, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 This assessment has identified the baseline conditions for archaeology and built heritage within the study area and potential for previous unidentified archaeological resources. The magnitude of impact upon the cultural heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified in the assessment. This effect can be either adverse (negative) or beneficial (positive). The criteria for assessing the magnitude of impact are set out in Table 2 below.

TABLE 2: Criteria for Determining Magnitude of Impact

LEVEL OF MAGNITUDE	DEFINITION
ADVERSE	
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise or changes in sound quality; extensive changes to use or access.

MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; and changes in noise levels or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
BENEFICIAL	
NEGLIGIBLE	Barely distinguishable beneficial change from baseline conditions, where there would be very little appreciable effect on a known site and little long term effect on the historic value of a resource.
LOW	Minimal enhancement to key historic landscape elements, parcels or components, such as limited visual improvements or reduction in severance; slight changes in noise or sound quality; minor changes to use or access; resulting in a small improvement in historic landscape character.
MEDIUM	Changes to key historic elements resulting in welcome changes to historic landscape character. For example, a major reduction of severance or substantial reductions in noise or disturbance such that the value of known sites would be enhanced.
HIGH	Changes to most or all key historic landscape elements, parcels or components; visual changes to many key aspects of the historic landscape; significant decrease in noise or changes in sound quality; changes to use or access; resulting in considerable welcome changes to historic landscape character.

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. In such circumstances a professional judgement as to the scale of such impacts is applied.

2.5 Report Structure

2.5.1 The introduction provides a brief description of the project background, study area and proposed development scheme (**Section 1**) followed by an outline of the assessment criteria and methodology (**Section 2**); explanation of policy context (**Section 3**) and a description of the key cultural heritage designations and constraints, topographic and geological base line conditions and results of preliminary consultations (**Section 4**).

2.5.2 The archaeological and historical evidence is assessed (**Section 5**), followed by assessment of all other available sources (**Section 6**), including cartographic evidence, previous site investigations and a description of the site walkover survey.

2.5.3 The available evidence is used to determine the degree of previous impact upon the proposed development site and assess the archaeological potential and likely importance of this resource (**Section 7**). The development proposal is examined and where possible the Magnitude of Impact from the proposed development upon the known and potential cultural heritage resource is determined (**Section 8**).

- 2.5.4 The results of the assessment (the potential for and importance of the cultural heritage resource and the likely magnitude of impact from the proposed development) are used to determine recommendations for any further work and / or mitigation, if needed, (**Section 9**) and a bibliography of sources used (**Section 10**).

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instructions and solely for the use of ISG Pearce, Tesco Stores Ltd. and associated parties.
- 2.6.2 All the work carried out in this report is based upon AOC Archaeology's professional knowledge and understanding of current (March 2010) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AOC Archaeology does not accept responsibility for advising ISG Pearce, Tesco Stores Ltd or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed planning or design purposes.
- 2.6.4 The locations, descriptions and designations of identified cultural heritage features (for example, the National Grid References) are provided from various secondary sources (e.g. DHER, Pastscape, ArchSearch etc.) as detailed in the Gazetteer of Cultural Heritage Features (Appendix A) or referenced in the report text. Inaccuracies with this data lie within the source material.

3 PLANNING, LEGISLATIVE FRAMEWORK AND GUIDANCE

3.1 Planning Policy Guidance Note 16: Archaeology and Planning

- 3.1.1 The importance of archaeology in the planning process is detailed in PPG 16. The underlying principle is that archaeological remains should be seen as a finite non-renewable resource and should be regarded as apart of the environment to be protected and managed. The primary objective is to secure the best possible treatment of the archaeological heritage.
- 3.1.2 Where nationally important archaeological remains, whether Scheduled or not, and their settings are affected by a proposed development there should be a presumption in favour of their physical preservation *in situ*. If physical preservation *in situ* is not feasible, and archaeological excavation for the purposes of 'preservation by record' may be an acceptable alternative. From an archaeological point of view this should be regarded as a second best option.

3.2 Planning Policy Guidance Note 15: Planning and the Historic Environment

- 3.2.1 PPG 15 recognises that Listed Buildings, Conservation Areas and other historic sites, which together form some of the individual elements of the historic environment, are a unique and irreplaceable record that contributes to our understanding of both the present and the past.
- 3.2.2 In any development control decision, planning authorities are required to fully take account of this resource and mitigate the possibility of unnecessary erosion or damage. Paragraph 2.11 of PPG 15 states that the 'local planning authorities should expect developers to assess the likely impact of their proposals on the site or structure in question, and to provide such written information or drawings as may be required to understand the significance of a site or structure before an application is determined'.

3.3 South Hams Planning Policies

- 3.3.1 The South Hams District planning and development policy is currently made up of the Local Development Framework (LDF) and the South Hams Local Plan (adopted April 1996).
- 3.3.2 The LDF is currently in the process of being completed and the emerging LDF documents will over time replace the adopted policies of the 1996 Local Plan. Currently only the Core Strategy (December 2006), Affordable Housing Development Plan Document (September 2008), Sherford Area Action Plan (AAP) (August 2007) and Statement of Community Involvement have been adopted, although the Development Policies Development Plan Document is close to completion and will set out the main thrust of the new planning policies. These documents are available on the South Hams District Council website (http://www.southhams.gov.uk/index/business_index/ksp_development_and_planning.htm).
- 3.3.3 A number of policies from the 1996 Local Plan were saved for a period of three years from the commencement of the new Planning and Compulsory Purchase Act (September 2004). Under the regulations of the Act, the Secretary of State 'saved' certain policies beyond this initial three year period and, until superseded by the adopted LDF documents, these 'saved' policies retain development plan status and will still be used to determine planning applications.
- 3.3.4 The following 'saved' local plan policies are relevant to the cultural heritage of the proposed development site and have yet to be replaced by an adopted LDF document.

3.3.5 **POLICY SHDC 18: CONSERVATION AREAS**

3.3.6 Within Conservation Areas:

- The Council will make diligent use of all the powers available to it to preserve and enhance those features which contribute towards their special character and appearance;
- The Council will only permit development whose bulk, height, materials, colour, visual emphasis, design and siting are in keeping with the special character and appearance of the area, particularly with historic and attractive buildings in the immediate vicinity;
- The Council will normally only determine planning applications when provided with sufficient information to be able to assess the effect of the proposal on the special character and appearance of the area;
- Consent for the demolition of any non-listed building or structure will not normally be granted unless the Council is satisfied that its loss will not detract from the special character or appearance of the area or that it is wholly beyond repair and re-use. When consent for demolition is granted this may be subject to a condition which will ensure demolition does not take place before a contract is made and planning permission granted for new development on the site.

3.3.7 Outside Conservation Areas:

- The Council will consider the impact on any conservation area as material in reaching its decision on planning applications.

3.3.8 **POLICY SHDC 19: HISTORIC BUILDINGS**

- The Council will make diligent use of all the powers available to it to protect historic buildings in their setting, whether listed or not.
- The Council will not normally grant listed building consent for any alterations to, extensions to or partial demolitions of a listed building which would adversely affect its character, either internally or externally.
- The Council will not normally grant listed building consent for the demolition of a listed building unless the Council is satisfied that it is wholly beyond repair and re-use.
- The Council will not normally grant planning permission for the alternative use of a listed building unless it can be shown that the alternative use is compatible with and will preserve the character of the building in its setting.
- The Council may relax standards in circumstances where no other means would enable a threatened historic building to be conserved.

3.3.9 **POLICY SHDC 20: ARCHAEOLOGY AND ANCIENT MONUMENTS**

- Planning permission will not normally be granted for development which would damage or destroy a Scheduled Ancient Monument or other important archaeological site, or detract from its setting.
- Where appropriate the Council will:-
 - require prospective developers to arrange for an archaeological field evaluation of a site to be carried out before any decision on a planning application is taken, and/or

- seek an agreement with developers in order to enable archaeological investigation of a site to take place before development, and/or
- impose a condition on a planning approval requiring reasonable access during development to observe and record items of interest.

4 BASELINE CONDITIONS

4.1 Cultural Heritage Designations & Key Planning Considerations

Archaeology

- 4.1.1 The assessment has identified the site one cultural heritage feature (site of ropewalk - **AOC 74**), as identified on the Devon Historic Environments Record, which partially falls within the detached southern area of the proposed development site.
- 4.1.2 The proposed development site does not lie within any designated areas of archaeological priority. No Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields or World Heritage Sites lie within 250m of the proposed development site (MAGIC 2010).

Conservation Areas & Built Heritage

- 4.1.3 The site does not contain any identified built heritage or statutorily Listed Buildings as recorded on the DHER.
- 4.1.4 Part of the northern section of the main site extends into the Kingsbridge Conservation Area (**AOC 103**) as designated by South Hams District Council (see Figures 4a and 4b). A total of 73 statutory Listed Buildings have been identified within the 500m study area (as recorded on the DHER), the vast majority being Grade II structures of post-medieval (post-1700) date situated along Fore Street (see Figure 4b).

4.2 Published Geological Conditions and Site Topography

- 4.2.1 The British Geological Survey Map No 335 & 356 indicates that the underlying geology comprises bedrock of Slate, Siltstone and Sandstone of the Meadfoot Group, overlain by a band of alluvium following the route of a watercourse running through the area of the proposed development site (Figure 5).
- 4.2.2 On-site geotechnical site investigations were undertaken between October 2008 and January 2009 which fully recorded the geological conditions. These are discussed in Section 6.2.
- 4.2.3 Kingsbridge is situated at the head of a drowned river valley, or *ria*, formed when sea levels rose during the warmer periods between the last Ice Ages (Born 1986, 7), creating a large estuarine expanse, but without a significantly sized river flowing into. Instead a series of smaller streams, brooks and tributaries flow into the estuary through mostly wide, gently sloping river valleys (Born 1986, 7).
- 4.2.4 The settlement of Kingsbridge was first located on the brow of a spur of land at the head of the estuary with river valleys formed either side. The shape and size of the spur of land (on which the parish was constrained to until the late 19th century boundary changes) can be seen on Figure 7.
- 4.2.5 The majority of the main area of the proposed development site is situated to the west of the spur within, prior to development in the late 20th century, a gently sloping river valley. This can be seen from early 20th century photographs on Plates B–D below.



PLATES B – D: Early 20th century views of the area / valley of the proposed development site, viewed from the north / northwest of Kingsbridge (Westcountry Studies Library, Parish File)

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

5.1 Introduction

5.1.1 Today the area of the proposed development site lies within the County of Devon, District of South Hams and Civil Parish of Kingsbridge and Dodbrooke. However prior to 1893 boundary changes, the majority of the proposed development site lay within the civil and ecclesiastical Parish of Churchstow.

5.1.2 The Devonshire Historic Environments Record (DHER) is the primary source of information concerning the current state of archaeological and architectural knowledge within the site and surrounding study area. Together with available documentary and cartographic sources listed in Section 2 and web based resources (primarily the Archaeological Data Service ArchSearch, English Heritage's Pastscape Database, and the Multi-Agency Geographic Information for the Countryside (MAGIC) mapping and datasets), this information predominately forms the description of the archaeological baseline conditions.

5.2 The Prehistoric (c. 500,000 BC – AD 43) and Roman (AD 43 – AD 410) Periods

5.2.1 There is little previously recorded archaeological evidence to suggest significant prehistoric or Roman activity within the 250m study area. However, absence of evidence is not necessarily evidence of absence, and sites from the wider landscape around Kingsbridge attest to a degree of activity dating to these periods.

5.2.2 The desk-based assessment has identified no previously recorded sites, finds or features specifically dating to the Palaeolithic (c. 500,000 BC – 8500 BC), Mesolithic (c. 8500 BC to 4000 BC), Neolithic (4000-2200 BC) or Iron Age (c. 700 BC-AD 43) periods within the study area or immediate surrounding landscape around Kingsbridge. Bronze Age (c. 2200-700 BC) activity in the area is suggested through the location of a Barrow cemetery at West Charleton, c. 2km to the south-east of the proposed development site (Archaeological Data Service ArchSearch 2010).

5.2.3 There is a similar dearth of archaeological evidence to suggest a significant Roman presence within the Kingsbridge area, with the only find recorded within the study area on the DHER being the findspot of a Roman coin (**AOC 1**) of Nero, Emperor from AD 54 to 68, discovered 'in Kingsbridge', though the exact location is unknown.

5.2.4 Potential evidence of Roman or earlier activity in the wider landscape is suggested through curvilinear enclosures noted through cropmarks identified on aerial photographic evidence near Ledstone, c. 1.9km to the north-east and between Dodbrooke and Bowcombe c. 1.1km to the east of the proposed development site (Archaeological Data Service ArchSearch 2010; English Heritage Pastscape Database 2010). These cropmarks have not been archaeologically investigated and their specific date is not known, though the ArchSearch and Pastscape records describe them as 'possibly of prehistoric or Roman date' (Monument Nos. 1029739, 1029794, 1029732.)

5.3 The Early Medieval (AD 410 – AD 1066) and Medieval Periods (AD 1066 – AD 1536)

5.3.1 The assessment has identified no previously recorded physical archaeological evidence of early medieval date within the 250m study area or the landscape immediately surrounding Kingsbridge. Evidence of early medieval settlement activity in the wider area is, however, attested to through place-name evidence and historical documentary sources such as grants, charters and the Domesday Survey of 1086.

- 5.3.2 Numerous sites across the South Hams area contain Old English (OE) place name elements including, amongst others, endings such as *-ham* (South Hams itself is of OE origin), *-ton* (e.g. Chillington, West Alvington) *-leigh* (e.g. Leiogh, Woodleigh, Moreleigh) *-stow* (e.g. Churchstow), *-combe* (e.g. Salcombe) and *-well* (e.g. Loddiswell, Halwell), all of which suggest sites of early medieval settlement and activity (Born 1986, 14-15) which have developed over time into the farms, hamlets, villages and towns we see today.
- 5.3.3 The settlement of Kingsbridge was originally a *vill* within the manor and parish of Churchstow, which is thought to roughly equate to the lands of the earlier Manor of Norton (DHER 2010), recorded in the Domesday Book of 1086 as held by the Abbots of Buckfast Abbey. The Manor of Dodbrooke, the settlement of which has today become inter-mingled with ever expanding Kingsbridge to the south-east, is also recorded in the Domesday Book and was held by 'Bristric the sheriff' at the time of Edward the Confessor and belonging to his widow 'Godeva' following the Conquest (Lysons 1822, 152-174).
- 5.3.4 Kingsbridge itself, as part of the lands of Norton / Churchstow, is not recorded in the Domesday Survey and is not thought to have become a 'separate entity' until sometime in the 13th century. The origin of a settlement here, however, may date back to the 10th century when the name '*cinges bridge*' was recorded in a charter of AD 962 and some authors have suggested the site of the settlement, situated on a rising spur at the head of the estuary, would have been a prime location for a defensive 'burgh', which settlements commonly formed sometime in the early 10th century to protect against the invading Danes (Born 1986, 13). The name of Kingsbridge most likely refers to the crossing of the various streams in this area and the royal prefix (*Kings-*) could suggest the settlement was of some importance; though it may alternatively simply refer to a crossing linking the two royal estates of West Alvington and Chillington, located on either side of the estuary (Born 1986, 14).
- 5.3.5 The Abbots of Buckfast Abbey held Kingsbridge during the medieval period and secured the right to hold a market here in 1219, with the settlement subsequently recorded as a borough in the Hundred Rolls of 1276 (Southwest Archaeology 2006) and taxed as a borough in 1306 (DHER 2010). Dodbrook, to the south-east, was granted a market charter in 1256 (Lysons 1822, 152-174) and a grant of a tenement in Kingsbridge mentions a road leading to the '*new Borough of Dodbrooke*' in 1294, subsequently confirmed by Royal charter in 1319 (DHER 2010).
- 5.3.6 It appears a chapel, dedicated to St. Edmund the Martyr, was located here by the early 12th century and the DHER records the oldest fabric of the present day St. Edmunds Parish Church (**AOC 5**) as of 11th -12th century date (DHER 2010). Though a separate borough, Kingsbridge continued under the leadership of the mother church in Churchstow until sometime in the 15th century, when following numerous petitions from inhabitants, a cemetery was consecrated and burials could be performed in Kingsbridge; allowing a separation from the mother church in Churchstow where all burials had previously to be performed (Born 1986, 26).
- 5.3.7 Of particular note is the morphology of the medieval borough with the familiar pattern of burgage plots as can be seen in many similar medieval settlements, the shape of which can be roughly ascertained from the post-medieval 1841 parish map (Figure 7). Burgage plots comprised land, usually laid out as part of a planned settlement, with properties fronting on to a main street and long, narrow strips to the rear used as gardens, orchards and areas of outbuildings, workshops, stables etc. A secondary smaller back street can be found running along the rear of these plots.
- 5.3.8 Kingsbridge comprised a central main street on the crest of the spur (Fore Street) with the long individual burgage plots of land coming off at right angles, following the sloping topography of the

settlement down to back-ways situated to the rear of both the eastern and western sides of the town. Streams or leats are recorded as running along side these back-ways and powered the town's mills, situated in the south of the settlement, whilst various smaller alleys gave access along the plots between Fore Street and the back-ways (Southwest Archaeology 2006). This is described by local antiquarian Abraham Hawkins in 1819: *'Behind several houses (in Fore Street) are gardens and orchards with a few small closes of pasture; and as the street is on the brow of a hill, these grounds decline to the east and west, at the extremities of which, on each side of the tow, run two brooks'* (Hawkins 1819, 2).

- 5.3.9 Evidence of these back-ways are apparent on the 1841 parish map on the eastern side of the town and to the rear of properties in the south of Fore Street on the west of the town, however there does not appear to be a back-way along the rear of the Fore Street properties in the area east of the proposed development site, further north (possibly indicative of the extent of the town in the first half of the medieval period).
- 5.3.10 The Abbots of Buckfast are thought to have had a residence / banqueting house in the town, possibly located at No. 20 Fore Street (**AOC 8**), and endowed a mill in the south of the town by the early 14th century, probably close to where a 17th century or earlier structure now stands - **AOC 17**. The stream which fed into leats and powered the mill formed part of the settlement's boundaries on the western side of town and passed through the east of the proposed development site.
- 5.3.11 Other sites and features of medieval and medieval / post-medieval date, identified from the DHER within the 250m study area, include the identified sites of burgage plots to the rear of Nos. 20 Fore Street (**AOC 10**) and 70 – 74 Fore Street (**AOC 11**); St. Edmund's Church (**AOC 5**) and graveyard (**AOC 7**); the site of the medieval market house, known as the *'Chepe House'* (**AOC 12**) in the middle of Fore Street opposite the Church and the late 16th century market building 'The Shambles' (**AOC 13**) in front of the church (which in turn was rebuilt in the late 18th century and replaced by the present day Grade II* Butchers Shambles) (See figure 4a).

5.4 The Post-Medieval (AD 1536 – AD 1900) and Modern Period (AD 1900 – Present)

- 5.4.1 Buckfast Abbey was dissolved in 1539 with its various properties, including Kingsbridge and Churchstow, passing to the Crown. The Manor of Kingsbridge was subsequently granted into private hands and passed to Sir John Petre in the late 1550s whose decedents held the manor until 1793 (Southwest Archaeology 2006).
- 5.4.2 Relevant archaeological features and Listed Buildings of post-medieval date, as recorded on the DHER within the 250m study area, are shown on Figure 4a (pre-1700) and Figure 4b (post-1700).
- 5.4.3 The settlement was constrained in size by the adjoining parishes and as a result expansion was probably limited to the north of Fore Street, the area of Mill Street and Union Street in the south-west and areas of piecemeal infilling development. A 1799 copy of a 1586 plan of the new market building (**AOC 13**) shows settlement had by the beginning of the post-medieval period expanded further north of the church with a number of houses shown along either side of Fore Street (east of the proposed development site – see Plate D) including a large property shown in the area of No. 70 – 72 Fore Street (**AOC 18**). A watching brief to the rear of Nos. 70-74 Fore Street recorded post-medieval structural remains and unstratified pottery of 17th to 18th century date (**AOC 22**).

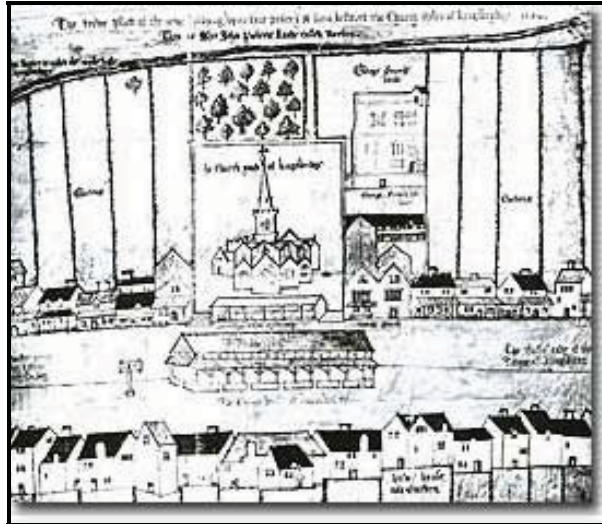


PLATE D: 'The trewe platt of the newe byldyng, upon fyve pyllers', a 1799 copy of original plan dated (Fox 1864)

- 5.4.4 Further expansion likely occurred to the south-east of the town, with Kingsbridge inter-mingling with the neighbouring borough of Dodbrook, resulting in these two parishes being amalgamated in 1893. At this time Kingsbridge's boundaries were also changed to include parts of Churchstow and West Alvington – including the area of the proposed development site.
- 5.4.5 The town continued as an important market place with estuary provide a perfect sheltered quay side for trade and industry. This included Kingsbridge Mill (**AOC 17**) which is Grade II listed (and of probable earlier origin), shipyards, and a large iron foundry.
- 5.4.6 In the 17th century a Baptist church was founded in the town in 1640 (later replaced by a new building in 1798 - **AOC 28**), followed by the Quakers (Society of Friends) in the mid to late 17th century (**AOC 29 & 30**). A free grammar school was founded in the town by Thomas Crispin in 1670 (**AOC 25** – Grade II * Listed). Some further buildings of 17th century date still survive within the town, though most much altered, including the Grade II Listed No. 49 Fore Street (**AOC 26**) and Nos. 42 – 44 Fore Street (**AOC 27**).
- 5.4.7 The DHER recorded further surviving Listed Buildings of 18th century and early 19th century date, the majority of which are strung out along either side of Fore Street (e.g. **AOC 33 – 69**). A barracks was formed in the town during the Napoleonic wars, decommissioned by 1816 (**AOC 70**), a Wesleyan Methodist Church by 1814 (**AOC 71**), a Town Hall adjacent the Church in 1850 (**AOC 76**), Brethren's Chapel in 1853 (**AOC 77**) and the Kingsbridge Union Workhouse (**AOC 72**), located to the west of the proposed development site, was opened in 1837.
- 5.4.8 The industrial activity seems to have been concentrated in the south-west of the town and this included a gasworks (**AOC 75**) shown on the 1841 parish map (Figure 7) and the site of a ropewalk (**AOC 74**) which extended into the detached portion of the proposed development site in the south. Two buildings are shown within the area of the site at the northern end of the ropewalk, most probably associated with it, though its function is unknown (possibly a steam house). The ropewalk is not shown as a solid building.
- 5.4.9 The population of the town increased through the 18th and 19th century, as can be seen across most towns in England during the late-post-medieval periods, and was recorded as 1,117 in 1801, 1,242 in 1811 (Lyssons 1812) and by 1861 it had climbed to 1,585. Neighbouring Dodbrook similarly saw a rise in population, climbing to 1,183 by 1861 (Kelly 1866, 883).

5.4.10 The late 19th century saw the foundation of a fire station in 1878, the railway in 1893 and a cottage hospital in 1898. The town's size and population appears to have remained relatively stable into the early years of the 20th century, with the population of the Kingsbridge and Dodbrook Civil Parish and Kingsbridge Unitary District recorded at 2,978 by 1931 (Kelly 1935, 377).

5.4.11 The nature of the proposed development site in the late 19th and early 20th century is noted in the cartographic analysis in Section 6.1, below. Significant development did not occur until the late 20th century, and photographs from the early 20th century give some impression of the nature of the site, including an image from 1937 following flooding which burst through the valley in which the site was located, flooding nearby houses along Fore Street and collapsing a retaining wall located in the approximate position of the modern-day footpath in the centre of the site (Plate E & F, below).

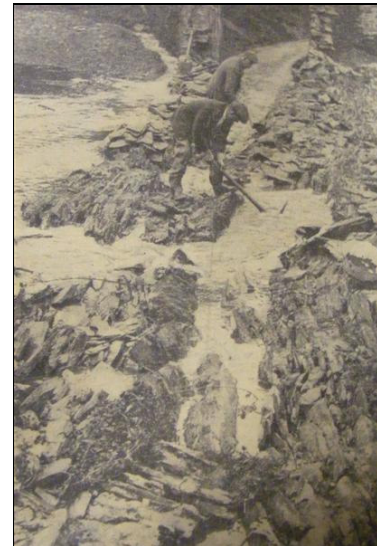


PLATE E: Views from the late 1930s showing the southern half of the main area of the proposed development site
(Western Morning Post, 09/02/1937 – Westcounty Studies Library, Kingsbridge Parish File)



PLATE F: View looking eastwards across the southern half of the main proposed development site, sometime in the late 19th or early 20th century

6 ADDITIONAL ARCHAEOLOGICAL AND HISTORICAL RESEARCH

6.1 Historic Map Regression

6.1.1 The earliest available cartographic evidence detailing the area of the proposed development site dates to the mid 19th century with Ordnance Survey maps providing detailed cartography from the late 19th century onwards. Relevant maps for the development site contribute to an understanding of land use and urban growth, providing indicators of what might be located subsurface. The following maps are referenced for the detail and information they provide on the development site.

Churchstow Tithe Map, 1841 & Plan of the Parish and Environs of Kingsbridge, 1841 (Figures 6 & 7)

6.1.2 The two earliest relevant sources are the Churchstow Tithe map of 1841 (Figure 6) and a Plan of the Parish of Kingsbridge, also dated 1841 (Figure 7). Tithe maps number each plot of land with the associated tithe apportionment listing the landowners and occupiers, the name, description, and state of cultivation and the size (measured in acres, roods and perches) of each numbered plot. Tithe maps are generally quite accurate in terms of the field patterns and approximate size of each plot shown and the relative size, shape and location of the buildings and other features; though the map is not drawn to scale and small structures and features are not necessarily always shown.

6.1.3 No tithe map was made for the Parish of Kingsbridge; however the 1841 survey shows the town in relative detail and labels the individual landowners within the parish. It is comparative to the Tithe Map in terms of the iconography used and the accuracy of the mapping.

6.1.4 During the mid-19th century the majority of the proposed development site lay within the Parish of Churchstow, although well away to the south-east from the main focus of settlement activity in that parish. The approximate area of the site on the Churchstow Tithe Map can be ascertained through comparison with later Ordnance Survey mapping and through the position of the Kingsbridge Union Workhouse (**AOC 72** – Figure 4b), which is shown to the west of the site (Plot 633 – Figure 6).

6.1.5 The majority of the main area of the site falls within Plot 641 and the southern half of Plot 629, and partly within Plots 630, 639 and possibly 638. The detached area of the proposed development site to the south (the present day WPD depot) lies within Kingsbridge parish and is not shown on the map. The tithe apportionment, dated 1839, records that all the plots were under the ownership of a Samuel Elliot and occupied by a William Shillabeen. Plots 641, 639, 638 and 629 are identified as ‘meadow’ and recorded as being (at the time of the survey) in a state of pasture, whilst plot 630 is identified as ‘Barn Field’ and was also pasture.

6.1.6 The field names do not indicate the presence of any development / activity or suggest sites of significant past land uses (Plot 630 likely named ‘Barn Field’ due to the presence of a Barn in neighbouring Plot 617). No identifiable buildings or significant development is shown within the area of the site, with the only feature of note being a lane forming the boundary between Plots 629 and 641, which doglegs through the approximate centre of the proposed development site and continues on towards the rear of Kingsbridge (specifically towards the rear of the parish church).

6.1.7 The 1841 Plan of the Parish of Kingsbridge highlights the relatively small size of the parish at this time (marked in pink), sandwiched between the Parishes of Churchstow (green), West Alvington (brown) and Dodbrooke (yellow), as well using hachures to show the topography of the rising promontory upon which the town was situated.

- 6.1.8 The lands of Samuel Elliot (Parish of Churchstow), in which the majority of the site lies, are labelled on the map with the field patterns shown in the area between the workhouse and the parish boundary. The detached southern area of the proposed development site lies to the south of this, within the north-western half of a triangular plot of land (within Kingsbridge Parish). Two buildings and the northern half of a long ropewalk (**AOC 74** – Figure 4b, Plate G) fall within this area of the site.



PLATE G: Details from the 1841 Kingsbridge Parish map showing ropewalk and buildings at northern terminus

- 6.1.9 Part of the eastern section of the main area of proposed development site also falls within Kingsbridge Parish and covers part of the rear of the burgage plots of those properties fronting onto the west of Fore Street and the stream which marks the boundary of the parish. It may also include the rout of a back-way running along side the stream, though it is not visible in this area on the map as can be seen further south; it is possible that may not have continued this far north.
- 6.1.10 The stream runs in a roughly north-south direction along the parish boundary before kinking and splitting; with one course continuing in a roughly south-easterly direction and passing partially through the area of the detached southern part of the proposed development site, and another course continuing towards the southern end of the town where it presumably originally went onto power the towns mills.
- 6.1.11 A number of small buildings are shown within the rear of the burgage plots falling within the approximate area of the proposed development site and are probably small ancillary and out buildings.

Ordnance Survey Map of 1886, 1:2,500 Scale (Figure 8)

- 6.1.12 The 1:2,500 scale Ordnance Survey (OS) Map is the earliest map of the proposed development site which could be considered to be measured and drawn in detail, though still not as accurate as its later successors.
- 6.1.13 The area of the proposed development site has been located using OS grid co-ordinates. The main section of the site encompasses those plots shown on the earlier 1841 tithe and parish maps and

there appears to be little significant difference in the general morphology and nature of the site in these areas.

- 6.1.14 The Kingsbridge Parish boundary is marked on the map and follows the course of a stream through the eastern part of the site. The abbreviations F.W. (Face of Wall), R.H. (Root of Hedge) and F.F (Face of Fence) are marked in a number of places along this boundary, referring to the surveying (or mereing) of the boundary in relation to the existing physical features on the ground and indicating that through the eastern part of the site the parish boundary was marked by a physical wall.
- 6.1.15 A second stream, possibly fed by a spring to the north-east of the site, flows through the western part of the main site, before turning alongside the existing lane (running thorough the centre of the site, as shown on the earlier mapping) and joining the courses along the parish boundary. A third, smaller, watercourse is shown running through the centre of this area of the site, fed by a spring to the north (outside the site).
- 6.1.16 The course of these steams is unlikely to be natural and it is probably part of a water management system. This may have been partly for the powering of the mills in the south of the settlement (medieval origin) or for agricultural reasons such as water meadows. If so features such as sluices may have been employed – though these are not marked on the mapping.
- 6.1.17 The main watercourse (along the parish boundary) disappears to the south of the lane, before re-emerging just south of the main site and passing partly through the detached southern area of the proposed development site, as shown on the earlier mapping. The buildings and ropewalk marked in this area on the 1841 map are no longer shown.
- 6.1.18 Several small buildings can be seen within the east of the main site at the rear of the properties fronting onto Fore Street and part of an orchard in the north of this area. The area of the access road into the present day town centre car park is marked within the site and covers the one of these former burgage plots, in which numerous buildings are marked.

Ordnance Survey Maps of 1906, 1:2,500 Scale (Figures 9)

- 6.1.19 There are a number of minor changes shown on the 1:2,500 Scale OS maps of 1906 within the area covered by the proposed development site; however the general morphology and shape of this area has remained much the same.
- 6.1.20 In the main area of the site the small watercourse fed by the spring to the north is no longer shown whilst in the east of this area several of the small outbuildings and the orchard are no longer marked on mapping – though this may be due to the detail of the mapping rather than their removal. The detached area of the site to the south is also largely unchanged, though is now marked as 'Allotments and Gardens'. The wider area shows Kingsbridge to have remained largely unchanged apart from minor piecemeal development and redevelopment and the construction of a railway line to the west of the site.

Ordnance Survey Map of 1955, 1:1,250 Scale (Figure 10)

- 6.1.21 The site remains largely unchanged until the OS map of 1955 which shows development within the detached southern area of the site, comprising three building (one of which being electricity substation) and electricity pylon and some hachures indicating a degree of landscaping.
- 6.1.22 The main area of the site has undergone some minor changes to the course of the stream now curving slightly to the north of the lane and a similar boundary to the south. A new boundary is shown passing north to south through the southern part of this area and may relate to the route of the culvert that presently exists in this area (see Section 6.4). It is not known what these curving

boundaries represent, but they may have something to do with the floods in the 1930s which breached this area (see Section 5.4).

- 6.1.23 The remaining area of the site is largely unchanged apart from the demolition of the majority of buildings within the area of the town centre car park access to the east.

Ordnance Survey Map of 1970, 1:2,500 Scale (Figure 11)

- 6.1.24 By the time of the 1970 OS map one of the buildings in the detached southern area of the site has been demolished and another has been extended to the south and west.
- 6.1.25 Within the main area of the site there has been little significant change apart from the demolition of the remaining building and construction of the town centre car park to the east.
- 6.1.26 There has been some further piecemeal development within the area of Kingsbridge to the east and south of the site and a new phase of development with several streets laid out in the area of the former workhouse to the west.

Ordnance Survey Map of 1979, 1:2,500 Scale (Figure 11)

- 6.1.27 By 1979 there has been considerable redevelopment within the vicinity of the site with brand new of street and buildings laid out to the west and north-west. This new development, part of the planned expansion of Kingsbridge, has resulted in a number of changes to the town's infrastructure which altered the layout and morphology of the area covered by the proposed development site.
- 6.1.28 The power lines formerly running past the main area of the site to the west / north-west (from the electricity sub station in the detached southern portion of the site) have been shifted eastwards and a pylon is now shown just within the west of the site (still present).
- 6.1.29 In the east of this area the creation of a town centre car park has required a build up of material to create a supporting embankment, indicated by hachures, and now forming the western boundary of this area of the site. The course of the stream along this boundary appears to have been altered and is now marked as a drain, as is the parallel stream in the east of this main area which has also been altered in the north to head eastwards and join the boundary drain, where 'sluice' and 'sink' are marked, just inside the northern boundary of the site.
- 6.1.30 In the central part of this area further changes have been shown to the central east-west lane, which is now probably no more than a footpath, and the word 'issues' is marked just to the south; indicating the emergence of a watercourse which has been culverted (the culvert point marked by 'sinks' in the north). A dotted line indicates a trackway, either temporary or under construction, leading from this point through the southern half of the main site and linking out onto Union Road to the south.
- 6.1.31 The detached southern area of the site is largely unchanged apart from a new small building is now shown in the east.

Ordnance Survey Map of 1983, 1:1,250 Scale (Figure 13)

- 6.1.32 The next available Ordnance Survey map dates to 1983 and shows the proposed development site as it largely appears today with Cookworthy Road now constructed along the west of the site and resulting in the formation of a supporting embankment, indicated by hachures, along the western boundary of the site.
- 6.1.33 The northern half of the main area is now marked as a car park and whilst the southern area has been developed with buildings in the west and is labelled 'Poplar Drive'.

6.1.34 The detached southern area of the site is largely unchanged apart from the removal of the electricity pylon and the new small building shown on the earlier mapping.

Ordnance Survey Map of 1997, 1:1,250 Scale (Figure 13)

6.1.35 The 1997 OS map shows the proposed development site as it appears today (prior to demolition works) with the only significant change being the construction of an access road to the town centre car park (adjacent to the west) which now forms the sites northern boundary.

6.2 Previous Geotechnical Site Investigations

6.2.1 On site geotechnical investigations were undertaken by WYG Environment in the main site area between 27th October and 3rd November 2008 and comprised six hand dug trial pits (HP1 to HP6) to investigate existing on-site retaining walls, five shallow hand dug trial pits (TP01 to TP05) in the northern half of the main site, eight rotary cored and window sampled boreholes (BH1 to BH8) and one subsequent trial trench excavated in January 2009 in the toe of the embankment on the west of the site (see location plan reproduced as Plate H).

6.2.2 The results of these investigations are detailed in Ground Conditions Assessment Report (WYG 2009) and are briefly summarised below. Relevant logs are displayed in Appendix C.

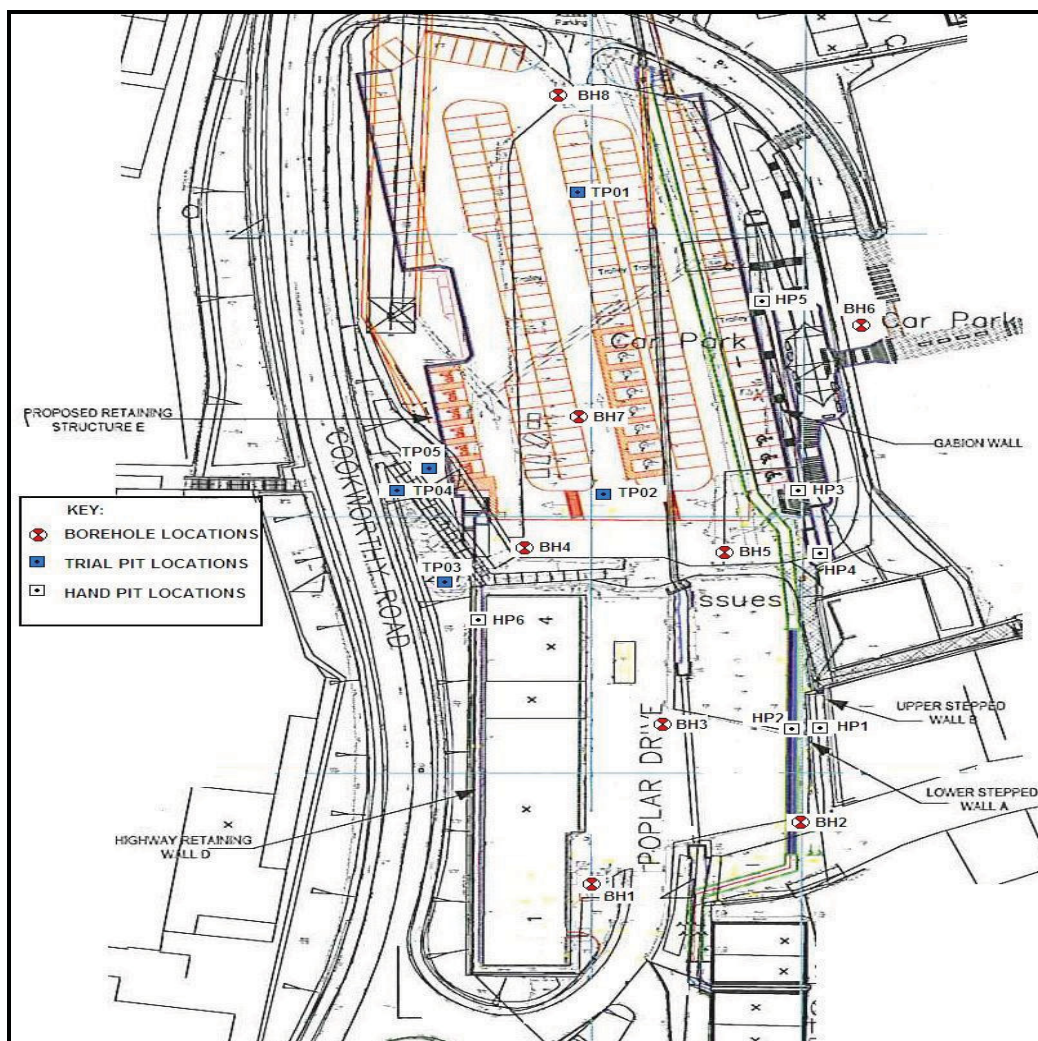


PLATE H: Location of geotechnical investigation holes in the main area of the proposed development site (WYG 2009)

- 6.2.3 The on-site investigations encountered made ground in all boreholes and hand pits locations except for HP02, in the east of the southern half of the site and HP03, in the east of the central area of the site. TP03, TP04 and TP05 encountered a minimal deposit of topsoil, c. 0.20 -0.25mbgl (metres below ground level) overlying weathered meadfoot group bedrock (WYG 2009, 13).
- 6.2.4 In the southern half of the main site the made ground varied in depth from between 0.80mbgl in BH2 and 1.20mbgl in BH1; in the central area between 0.60m in TP02 and 1.20mbgl in BH4 and to a maximum depth of c.3.50m in BH5; whilst in the northern half of the site made ground varied from 0.60mbgl in BH7 to 1.20mbgl in BH8 and a minimal level of 0.10mbgl in TP01.
- 6.2.5 The most extensive deposits of made ground were encountered in BH06, located in the east of the site on the western edge of the town centre car park, where deposits were encountered to a depth of 4.20mbgl and probably relate to imported material used to create the embankment and level gradient, currently supported by a gabion retaining wall (WYG 2009, 13).
- 6.2.6 Alluvial deposits were only encountered in the southern half of the site in BH1 – 3, underlying the made ground, and varying in thickness from 0.50m (BH2) to 1.40m (BH1) (WYG 2009, 14). In the remaining exploratory hole locations the made ground / topsoil was underlain by weathered meadfoot formation (also underlying BH2 and BH3), identified in the report as likely to have been softened by water due to the relatively shallow ground water table (c. 2m depth).
- 6.2.7 The underling bedrock was generally found to comprise weak, closely spaced, thinly bedded, red brown mottled slate. The report states that the bedrock showed a variable weathering profile, with effects decreasing with depth. The upper deposits (identified in the report as Weathering Grade V) were classified as 'residual soils' and found to comprises a soft, red to brown, mottled, slightly sandy, slightly gravely clay / silt (WYG 2009, 14)
- 6.2.8 Pottery was found in HP5, against the retaining wall, at a depth of 0.50mbgl, though no further information is available for this.
- 6.2.9 The results suggest the northern half of the site was likely truncated during development works in the 20th century, as alluvial deposits associated with the streams and brooks in this area would be expected to have been encountered. Archaeological evidence, if present, has a potential to be located within the alluvial deposits (e.g. palaeo-environmental evidence) whilst cut features could extended into the upper deposits of the weathered meadfoot formation.

6.3 Previous Archaeological Investigations

- 6.3.1 No previous archaeological investigations are recorded within the bounds of the area of proposed development works.
- 6.3.2 The nearest investigations were an archaeological watching brief undertaken to the rear of No. 70 – 74 Fore Street. No pre post-medieval features were encountered, however the monitoring did record cobbled surfaces, a flagstone floor and walls associated with post-medieval structures and unstratified pottery dating from the 17th – 18th centuries.

6.4 Site Walkover

- 6.4.1 A visit of the site was conducted on the 19th March 2010 to gain a greater understanding of existing land use and the potential for archaeological and built heritage constraints within the area of the site and surrounding landscape.

- 6.4.2 The survey comprised a street level external walkover of the main area of the site and the detached portion to the south.
- 6.4.3 At the time of writing the southern half of the main site was hoarded off and the industrial units in the west were in the process of being demolished. The western bounds of the southern area is formed by a concrete retaining wall behind the industrial units and suggest a significant degree of the existing slope was truncated to form this area.
- 6.4.4 This southern half of the main site is generally flat rising slightly from the south to north and the ground is made up of concrete hardstanding with areas of grass and tree cover in the sections where the culverted brook, which passes through the site, is visible.
- 6.4.5 The eastern half of this area is formed by a low c. 1m high retaining wall, with a second retaining wall approximately 2m further back and 2m in height, which in turn supports the elevated graveyard of St. Edmunds Parish Church. A footpath runs between these walls.
- 6.4.6 A second footpath enters the site to the north of this, running along the north side of the parish church, before doglegging into the site boundaries and cutting across the site, separating the southern half from the car park in the north. This second footpath is on the same alignment as the lane shown on 19th and early 20th century mapping and on a 1799 copy of a 1586 plan of Kingsbridge. The first footpath may be a remnant of a back-alley which would have originally traversed the rear of the burgage plots fronting onto Fore Street (if extending this far north), though this cannot be confirmed at this stage.
- 6.4.7 The northern half of the proposed development site is currently a public pay and display car park and is general flat, rising slightly from the south to north. The ground surface is a mix of gravel and tarmac / asphalt hardstanding, badly degraded in some places, with two small grassed areas located along the eastern boundary. To the east the ground rises up to the elevated town centre car park, the embankment supported by stone gabion walls, whilst to the west a steep vegetated embankment rises up to support Cookworthy Road and a large electricity pylon is located in the centre of the western boundary.
- 6.4.8 A culverted brook / stream passes through the main site and is open in the north-east and south-east corners of the southern half, but not visible in the northern half. The alignment of the culvert follows that marked on the late 1970s cartographic evidence in the southern half of this area, though it does not match the alignments of the three watercourses across this northern half of the site on the late 19th century mapping. It may be the remnant of the brook / stream which ran along the rear of the town (the original parish boundary), realigned when the embankment was created in the late 1970s.
- 6.4.9 The detached southern portion of the site is currently a depot for Western Power Distribution. This area appears to have been terraced or landscaped to some degree and is covered in tarmac. Three buildings are present within this site and, at the time of the walk-over, the site cabin for the demolition crew.



PLATE I: View looking northwards along Cookworthy Road and down to the northern area of the main site



PLATE J: View looking southwards from the north of the pay and display car park



PLATE K: View looking south and south-west across the central area of the pay and display car park, from adjacent the gabion wall supporting the eastern embankment



PLATE L: View looking westwards across the area of industrial units in the southern half of the main site area



PLATE M: View looking eastward across the southern half of the main site area towards St. Edmunds Church



PLATE N: View looking northwards from Poplar Drive into the southern half of the main site area



PLATE O: View of the WPD depot in the detached portion of the proposed development site

7 ASSESSMENT OF EVIDENCE

7.1 Identified Cultural Heritage Features

- 7.1.1 Within the detached area of the site to the south, the assessment has identified the location of a post-medieval ropewalk (**AOC 74**) which extended into the site, with three buildings located at its northern terminus (see Figures 4b and 7).
- 7.1.2 No previously identified features have been recorded within the area of the main site, however the following has been noted:
- The present day footpath crossing the site follows the alignment of a lane shown on the Churchstow Tithe Map and Kingsbridge Parish Maps of 1841 (Figures 6 & 7). The alignment of this lane is likely to be of earlier origin and part of it is shown running alongside the Church on a 1799 copy of a town plan dated 1586 (Plate, though the central and western part of it, passing through the site, is of obvious modern construction).
 - The late 19th century cartographic evidence shows three watercourses running north-south passing through the northern half of the site (Figure 6), one of which in the east of the site formed the original parish boundary of Kingsbridge and was one of the streams which flowed southwards to power the town's mills. The mapping suggests these watercourses were managed. The modern-day culverted stream may be the realigned boundary brook following development works in the late 20th century.

7.2 Past Impacts Within the Site Boundary

- 7.2.1 The available evidence has been assessed in an attempt to determine the nature and extent of any previous impacts upon the below ground deposits.
- 7.2.2 The cartographic evidence suggests the main proposed development site remained largely absent of significant development until the town centre car park was expanded in the late 1970s, requiring the deposition of a significant amount of material across the east of the main site. The 1979 OS map also shows that by this time alterations had been undertaken upon the watercourse in the western part of this area, the construction of the electricity pylon (which was piled) and alterations to the footpath / lane running across the centre of the site.
- 7.2.3 The geotechnical investigations suggest the eastern embankment comprises significant quantities of made ground and whilst there is likely to have been some impact, such as from the construction of retaining walls and demolition of pre-existing structures / features, archaeological evidence in this area may be preserved below the modern deposits.
- 7.2.4 The western embankment does not appear to have been significantly built up and may be close to the original sloping topography of the valley (as suggested by Plates I - K); though there will be obvious areas of impact from the electricity pylon, retaining works and the footpath climbing the slope.
- 7.2.5 Further development works in 1983 involved the construction of industrial units in the southern half of the site which required significant cutting into the western slope, which is now supported by a concrete retaining wall. There is likely to have also been a degree of truncation from the structures themselves, though they do not contain basements or work pits.
- 7.2.6 In the detached portion of the proposed development site to the south, the mapping shows modern development from c. 1955 onwards. The ground deposits in this area have not been examined,

however the morphology of the site suggest it has been terraced to some degree with parts likely to have been impacted in the east from the electricity pylon and building formerly in this area and further impact in the footprint of the existing buildings.

7.3 Assessment of Archaeological Potential

- 7.3.1 The potential for archaeological activity within the area of the development site is assessed on several factors, including the frequency, type and interpretation of the surrounding archaeology identified in this assessment; evidence from the available historical, cartographic and other relevant sources; the nature and extent of previous impacts which may have truncated surviving remains; advice from Devon Historic Environments Service; and AOC Archaeology's own professional knowledge and judgement.
- 7.3.2 The available evidence has shown a degree of prehistoric and Roman activity in the wider landscape around Kingsbridge and potentially early medieval origins for Kingsbridge itself. However, there is little physical archaeological evidence on which to suggest a potential for significant activity during these periods within the bounds of the proposed development site itself.
- 7.3.3 The possibility of encountering finds and features of these periods should not be completely discounted; with river valleys, in which the site is situated, often found to be attractive sites for human activity dating from the prehistoric periods onwards (dependent upon climatic conditions). However, based on the available sources there is considered to be a Low Potential for archaeological evidence of *significant* activity dating to the prehistoric, Roman and early medieval periods.
- 7.3.4 The most significant identified pre-post-medieval archaeological features within the area of the proposed development site is the burgage plots which partly fall within the east of the site (e.g. to the rear of No. 70 – 74 Fore Street – **AOC 11**). Along the rear of these plots a brook / stream may have flowed southwards and fed the town's mills and the area of the site may have been part of a managed landscape. A back-way is located alongside the brook to the rear of the burgage plots on the eastern side of town and on the western side of the town to the south / south-west of the site; however it is not know if this continued along the rear of the plots located within the east of the proposed development site.
- 7.3.5 The potential for encountering medieval archaeological evidence is lessened by the impacts within the main area of the site, specifically the build up of material in the east of the site to create the town centre car park. However, ground reductions in these areas which extend through these deposits could potentially impact find and features of medieval date related to back yard activities and to the stream / brook (also the parish boundary) which flowed through this area.
- 7.3.6 There is little evidence to suggest any features of significance of post-medieval date within the main area of the site, apart from the rear of the burgage plots, watercourses and lane / footpath which would have continued in use into the post-medieval. In the detached portion of the proposed development site to the south a ropewalk is shown on the 1841 parish map, with three buildings at it's northern terminus.
- 7.3.7 There is a potential that evidence of this rope walk and these buildings may be encountered, depending upon the magnitude of past impact in this area and / or extent of any build up, which is currently unknown. The ropewalk itself does not appear to be covered (as can be found at other sites such as in Chatham) though there may have been an awning or temporary structure which is not shown on the plan. Evidence for the ropewalk may comprise floor surfaces and / or evidence of

temporary buildings. The buildings at the northern terminus may also be encountered, and whilst their specific functions are unknown, they may have comprised stores, facilities and the small building at the end could have been a steam house employed to bind the rope together (following introduction of steam power in 1830s).

- 7.3.8 The high water table within the site and general wet nature of the ground conditions indicate the potential for the preservation of organic remains. This environmental evidence preserved within the underlying alluvial and lower deposits, if present, could contain important information on the climatic and ecological conditions of this area dating from the mid to late 20th century back to prehistoric periods.
- 7.3.9 Based upon the available evidence, the potential for encountering significant archaeological remains within the area of proposed development works is assessed below. There is considered to be:
- A **Low Potential** for evidence of *significant* activity within the proposed development site dating to the later prehistoric, Roman and early medieval periods, though there is possibility of evidence of less substantial activities or artefactual material.
 - A **Low to Medium Potential** for evidence of activity within the proposed development site dating to the medieval period and early post-medieval periods.
 - A **Medium Potential** for evidence of activity within the main area of the proposed development site dating to the latter half of the post-medieval period and into the early 20th century and a medium to High potential for evidence of activity within the detached portion of the proposed development site to the south.
 - A **Medium to High Potential** for preserved environmental evidence within the underlying deposits, the date range of which is currently unknown.
- 7.3.10 Based upon the surrounding recorded archaeological resource, it is considered that the archaeological resource within the site is most likely to comprise remains and features which, if present, are considered being of likely **Local to Regional Importance, at most**, in line with the methodology in Section 2.

8 ASSESSMENT OF IMPACTS

8.1 Forms of Heritage Impact

- 8.1.1 An archaeological resource can be affected by development in a number of ways: the removal of material during works; the destruction to sensitive deposits caused by heavy plant; and the alteration of stable ground conditions that may lead to degradation of the quality and survival of archaeological remains. Equally, the built heritage can be affected by development, typically in the form of possible demolition or loss of part of a structure or its grounds; increased visual intrusion; effects from noise or vibration; changes in the original landscape; severance from linked features (gardens or outbuildings etc.); or through the loss of an amenity.
- 8.1.2 The Scale of Importance (the Cultural Heritage Value of the site) was assessed in line with the methodology shown in Section 2. Based upon this value a determination as to the Significance of Impact upon the Cultural Heritage Resource of the application site was given.

8.2 Impacts of Proposed Development

- 8.2.1 Based upon the current proposed development schemes and likely construction recommendations presented in the WYG geotechnical report (WYG 2009), the following impacts have been identified:
- 8.2.2 The proposed development scheme will require levelling works across the entire area of the main site to create level construction gradients. In the southern half of this area (where the proposed new superstore will be located – see Figure 3a), this will result in the raising of the current ground level with new fill material by approximately 2–3m. The superstore's foundations will likely include a ground bearing floor slab located directly upon the imported fill, and bored, cast in-situ, piled foundations have been recommended, the final depth of which is unknown (WYG 2009, 28).
- 8.2.3 The superstore footprint will extend over the area of the present day footpath, the alignment of which is of a medieval / post-medieval date. The retaining wall currently existing to the west of the industrial units will be retained, apart from the east-west return of this wall which supports the footpath climbing up the western embankment which will be demolished.
- 8.2.4 An attenuation tank will be installed along the east of the superstore's footprint to provide flood protection. Ground reductions of approximately 1m below current ground level may be required (WYG 2009, 27).
- 8.2.5 Areas of fill will also be deposited across the east of the northern half of the main site area (proposed car park) with areas cut across the north and west, including significant cutting into the western embankment to increase the size of the car park (see Plate M below). The cutting into the western embankment will require support or reinforcement, the details of which are not yet available. Suggested options (WYG 2009, 23 – 25) include bored piled retaining walls, soil nailed reinforced cut or gravity retaining walls – all of which likely impact through upper deposits and into underlying bedrock.
- 8.2.6 The existing culverted stream, running north-south through the main area of the proposed development site (see Plate M), will require realignment along the eastern boundary of the site, and a c. 1.5m wide and c. 1m deep concrete box culvert will be excavated along side the exiting retaining walls through the car park before flowing along an open channel to the east of the proposed superstore.
- 8.2.7 The retaining walls along the east of the existing car park will also require some realignment and the current proposal in this area included a degree of terracing on the embankment to create a

- pedestrian walkway linking the store car park with the existing town centre car park. The terraced footpath is unlikely to impact through the made ground identified in this area on the geotechnical site investigations (part of the land building up in the late 1970s).
- 8.2.8 Within the detached portion of the proposed development site to the south, proposed works included the demolition of two existing mid–late 20th century buildings and creation of a new local authority car park. The nature of any ground reductions in this area, if required, is not yet known (see Plate N). In the town centre car park to the east of the main site and the access road leading onto Fore Street, current proposals do not include any significant ground reductions (outside the area of the pedestrian terrace link). Works may include soft landscaping or repaving.
- 8.2.9 Overall, the regrading of the main area of the site to incorporate fill material across the superstore’s footprint and half of the car park will reduce adverse impact upon any potential below ground archaeological deposits.
- 8.2.10 The primary impact upon potential archaeological deposits will likely come from the foundations of the proposed store. At the time of writing the foundation scheme has not yet been finalised and the two primary options are piled design or pad foundations on vibro treated ground improvements. The piled foundations will likely extend through the made up fill deposits and into the underlying deposits (Made ground and alluvium).
- 8.2.11 The pad foundations themselves are unlikely to extend through the fill deposits, however the vibro-treatment will comprise the installation of bottom feed vibro stone columns beneath the building slab and external yard area, likely extending through newly placed fill material, existing made ground and underlying alluvial soils. There is potential that where these columns are placed within granular soils leaching of contaminants may occur.
- 8.2.12 Further impact will result from the reduction of levels in the west of the car park and cutting into the western embankment, the attenuation tank adjacent the east of the superstore and the realignment of the culvert along the east of the site. The culvert realignment will likely constitute the greatest potential impact, Medium to High Magnitude, being located close to or upon the course of the brook / stream which ran along the rear of the medieval / post-medieval burgage plots. The impact from cutting in the western embankment, the car park and from stores foundations will vary between Low and Medium magnitude depending upon the nature of made ground and fill material in these areas and the adopted foundation scheme.
- 8.2.13 The impact from proposed works in the detached portion of the proposed development site to the south is currently unknown, however if only light regrading works, this is likely to be Low.

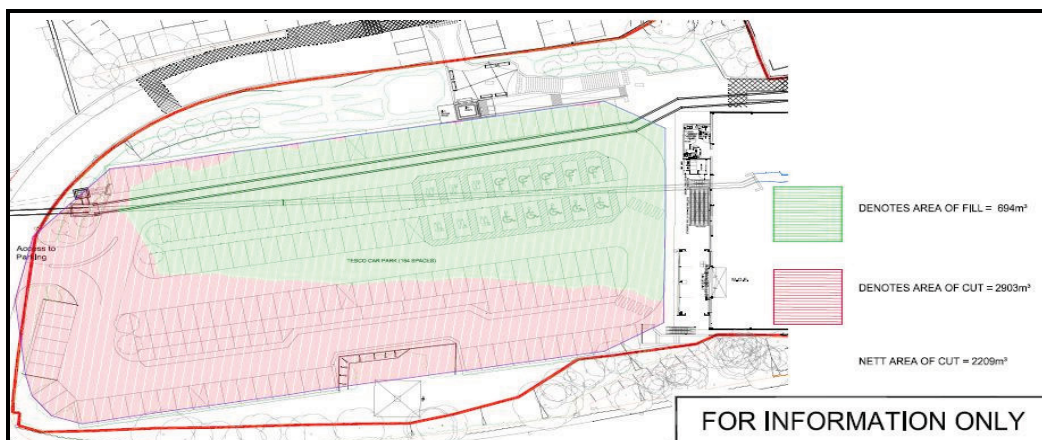


PLATE P: Basic areas of cut and fill in the area of the proposed Tesco store car park (WYG 2010)

9 CONCLUSIONS & RECOMMENDATIONS FOR FURTHER WORK AND / OR MITIGATION

9.1 Potential & Impacts

9.1.1 Based upon the available evidence, there is considered to be:

- A **Low Potential** for evidence of *significant* activity within the proposed development site dating to the later prehistoric, Roman and early medieval periods, though there is possibility of evidence of less substantial activities or artefactual material.
- A **Low to Medium Potential** for evidence of activity within the proposed development site dating to the medieval period and early post-medieval periods.
- A **Medium Potential** for evidence of activity within the main area proposed development site dating to the latter half of the post-medieval period and into the early 20th century and a medium to High potential for evidence of activity within the detached portion of the proposed development site to the south.
- A **Medium to High Potential** for preserved environmental evidence within the underlying deposits, the date range of which is currently unknown.

9.1.2 Such evidence, if encountered, is considered likely to be of **Local to Regional Importance at most**. In line with the methodology set out in Section 2.4, it is considered that the majority of the proposed development will potentially constitute a between Low to Medium Magnitude of Impact, with a Medium to High Magnitude along the eastern boundary of the site.

9.2 Further Works / Mitigations Recommendations

Below Ground Archaeological Evidence

9.2.1 The nature of the proposed development impact (e.g. ground raising etc.) and likely nature of the archaeological resource in the main area of the site would suggest that evaluation trenching is unlikely to be required.

9.2.2 The most notable impact will be in the eastern part of the site with the realignment of the culvert and creation an attenuation tank and in these areas where reductions will extend below the depth of modern made ground it is recommended that a watching brief be undertaken during ground works to identify any evidence associated with the rear of the medieval / post-medieval the brook / stream (parish boundary) and / or potential back-way (if existing) which ran along this area.

9.2.3 Through the superstore itself will be created over fill material, the foundations (depending upon the adopted design) could extend through the underlying modern made ground and into alluvial and lower deposits which could contain preserved environmental evidence. Due to this potential, it is recommended that some form of geoarchaeological sampling is undertaken across this area (and partially in the area of cutting in the northern car park) prior to development works. The strategy of any such sampling would be defined following consultation with a geoarchaeological specialist.

9.2.4 The result of this strategy can be used to inform on the need for any further archaeological works in this area, if relevant.

9.2.5 It is difficult to mitigate against the impact of the proposed development in the area of cutting on the western embankment, without further details of the below ground deposits (investigations limited due to heavy vegetation, and presence of electricity cables etc.) and proposed development scheme.

The WYG report recommended the excavation of trial pits or trial trenching in this area and if appropriate it is recommended these be archaeologically monitored to assess the nature and extent of below ground conditions.

- 9.2.6 Further trial pits were also recommended in the area of the lift shaft in the east of the site, which if undertaken, should also be monitored. Depending upon the results of the trial pit monitoring, the impact of groundworks in these areas could be mitigated against through a watching brief during groundworks (if viable, depending upon form of construction etc.) and / or environmental sampling.
- 9.2.7 Within the detached portion of the proposed development site to the south it is recommended that an archaeological watching brief be undertaken during any groundworks which extend below the depth of modern made ground. If more significant works are planned in this area a small targeted programme of archaeological evaluation may be required to assess the nature and extent of any surviving archaeological evidence, including remains associated with the ropewalk (**AOC 74**).
- 9.2.8 In the area of the town centre car park to the east of the main site no further works are recommended unless significant ground reductions extending through modern made ground deposits is required (including trenches for services etc.). Any works which to extended below this level, particularly within the access road onto Fore Street, should be monitored with a programme of archaeological watching brief during groundworks to record any medieval / post-medieval evidence which may be encountered.
- 9.2.9 It is advised that prior to any groundworks the full construction methodology be discussed with qualified archaeological contractors and the Devon HES to ensure the type of proposed archaeological investigations are a viable option. For example if large areas are to be reduced by bulldozed, this form of works would not be suitable for a watching brief and evaluation works would be a better alternative.
- 9.2.10 These recommendations area subject to review and approval by Devon Historic Environments Service.

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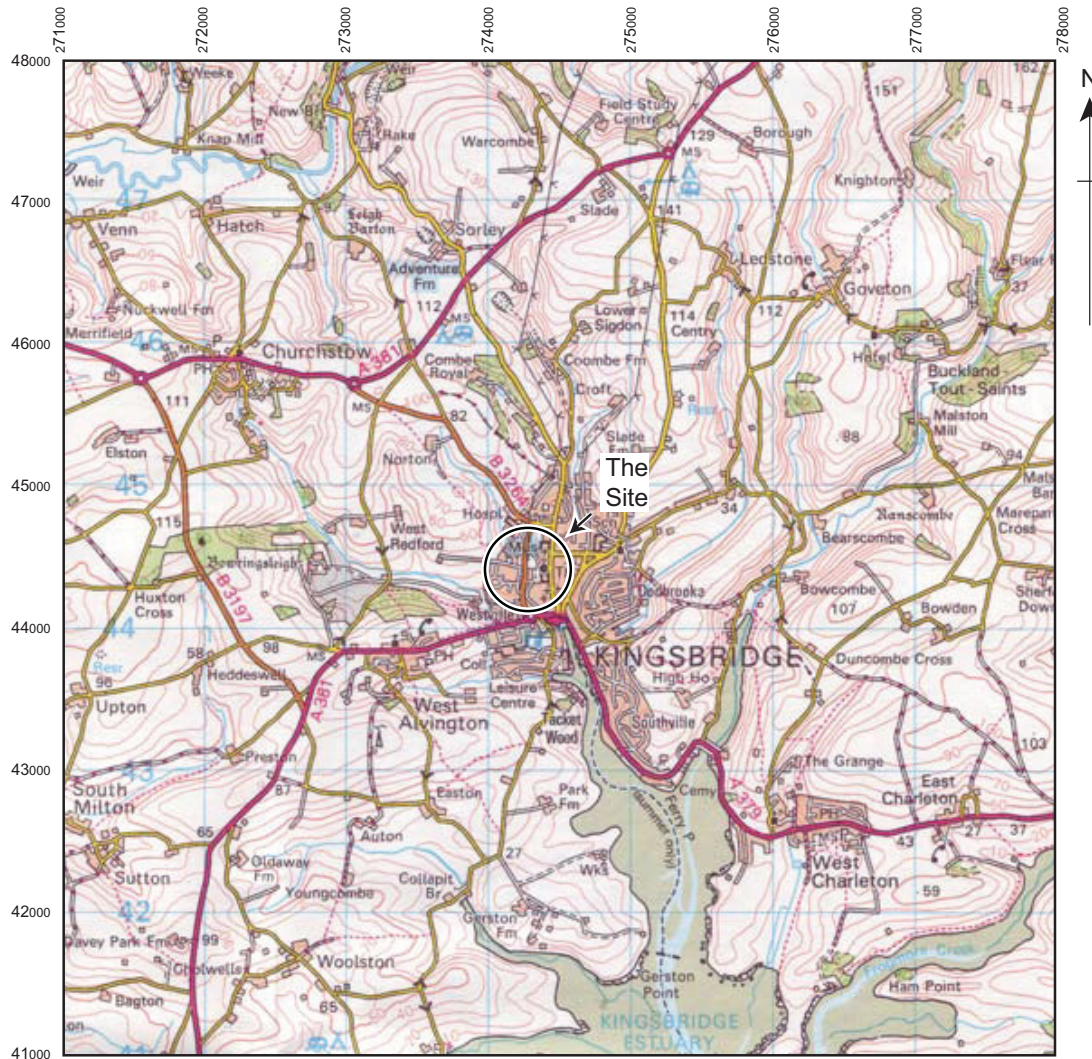
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10.2 Cartographic Sources

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- Plan of the Parish and Environs of Kingsbridge, 1841, John Wood (Devon Records Office)
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- 1:2,500 Ordnance Survey Map of 1906 (Envirocheck Landmark 2010)
- 1:1,250 Ordnance Survey Map of 1955 (Envirocheck Landmark 2010)
- 1:1,250 Ordnance Survey Map of 1970 (Envirocheck Landmark 2010)
- 1:1,250 Ordnance Survey Map of 1979 (Envirocheck Landmark 2010)
- 1:1,250 Ordnance Survey Map of 1983 (Envirocheck Landmark 2010)
- 1:1,250 Ordnance Survey Map of 1997 (Envirocheck Landmark 2010)

10.3 Electronic Resources

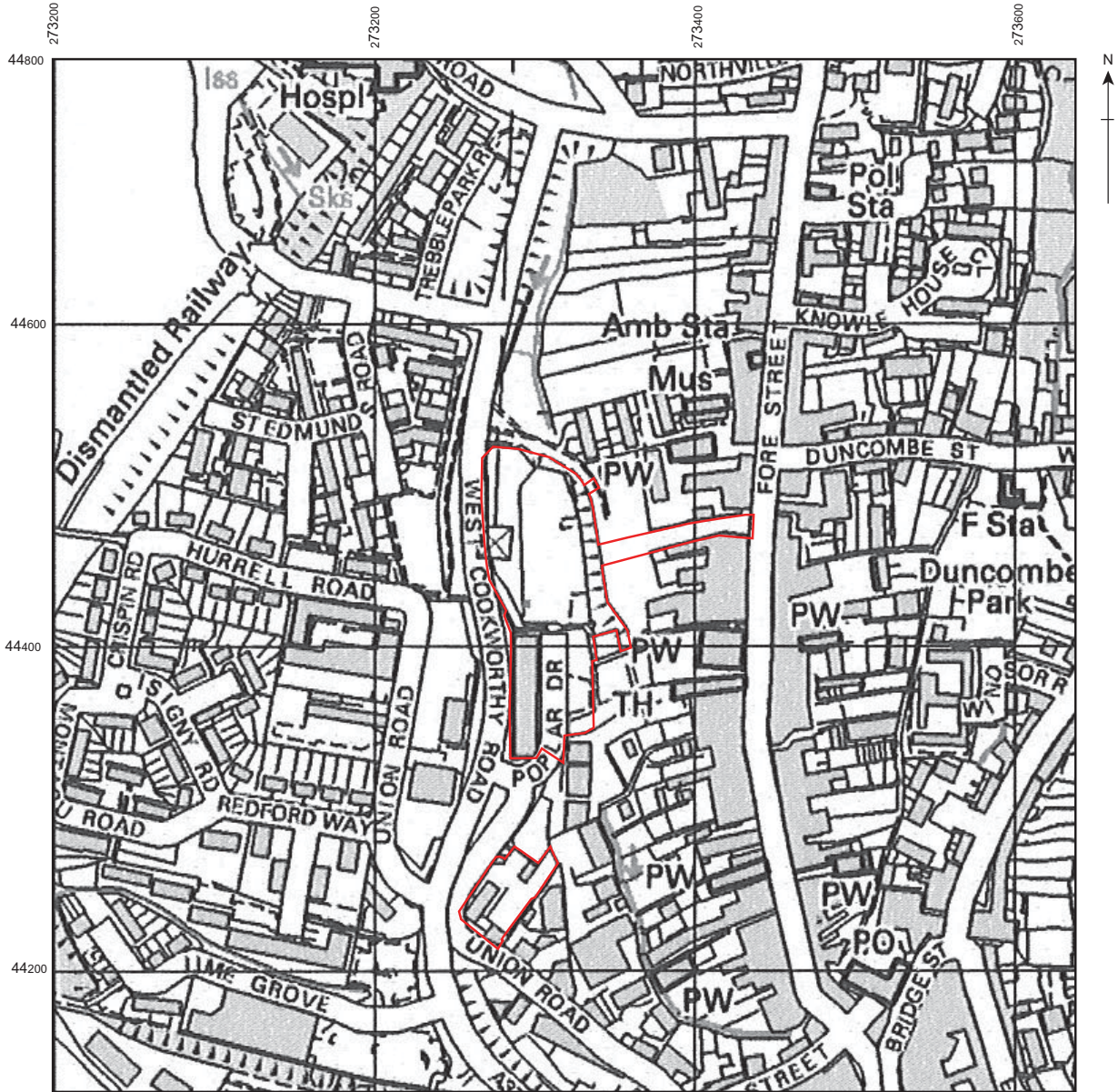
- Archaeology Data Service (ADS): <http://ads.ahds.ac.uk/>
- British Geological Survey: www.bgs.ac.uk
- British History Online: www.british-history.ac.uk
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- Heritage Gateway: www.heritagegateway.org.uk
- Listed Buildings Online (LBO): <http://lbonline.english-heritage.org.uk>
- Multi-Agency Geographic Information for the Countryside (MAGIC): www.magic.gov.uk



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Figure 1: Site Location



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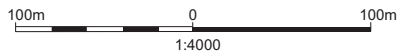
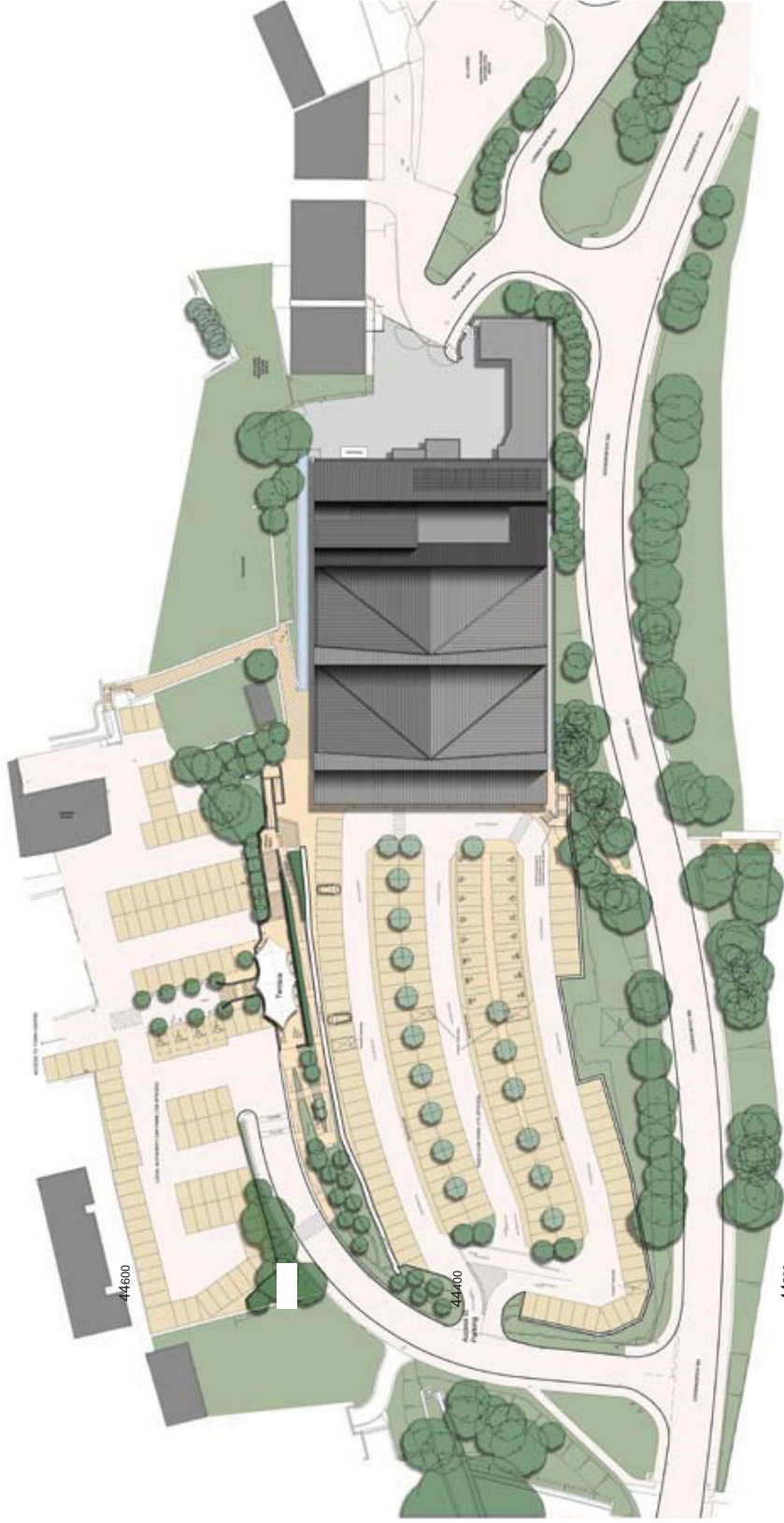


Figure 2: Detailed Site Location Plan

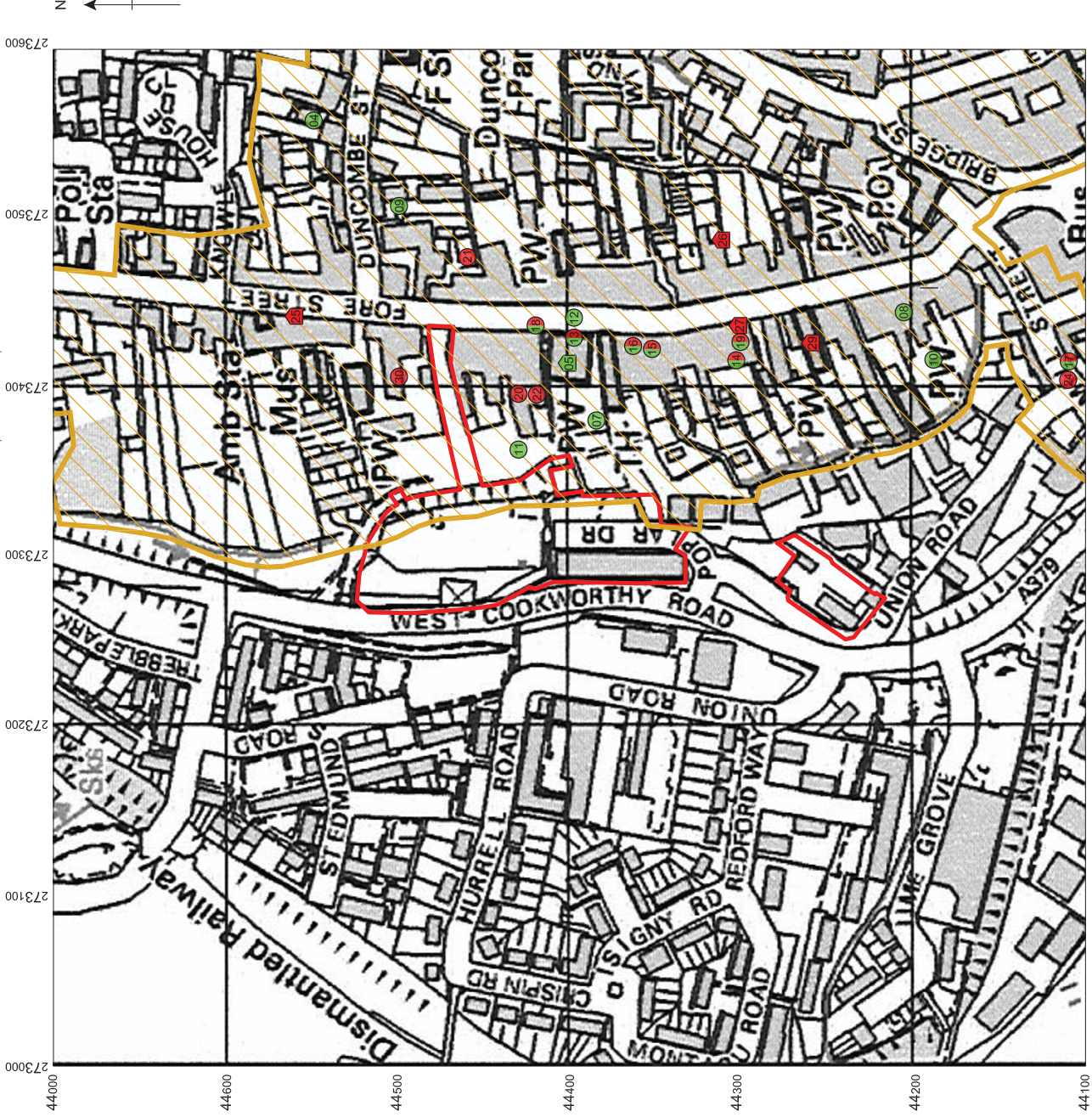
POPLAR DRIVE, KINGSBRIDGE, DEVON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT



Based on the Plans Provided by Santon Lawray Partnership

Figure 3a: Development Proposal: Site Plan

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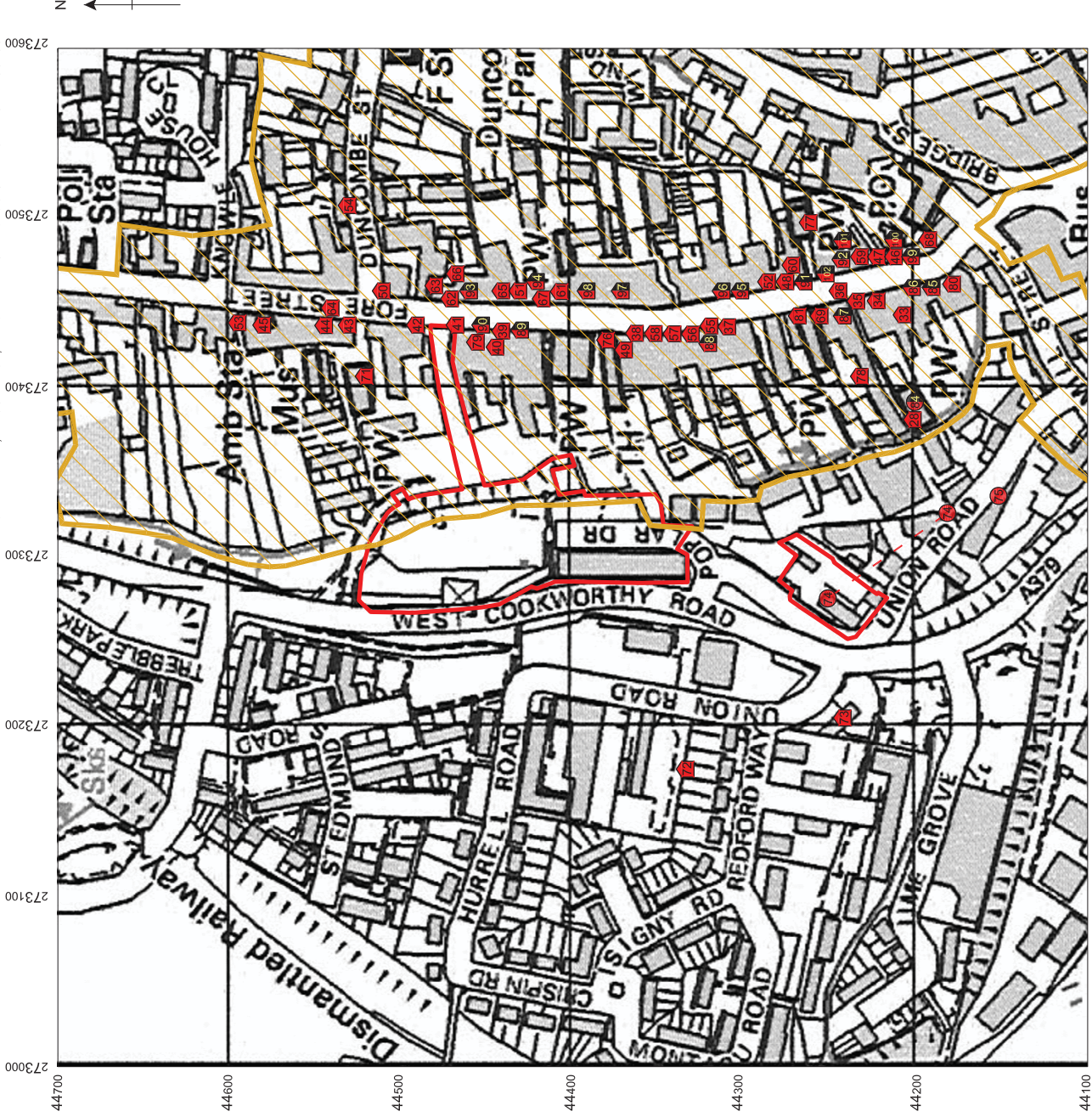


- Medieval
- Post Medieval Pre-1700
- ▨ AOC 103: Kingsbridge Conservation Area
- Listed Buildings

50m 0 100m
1:2500

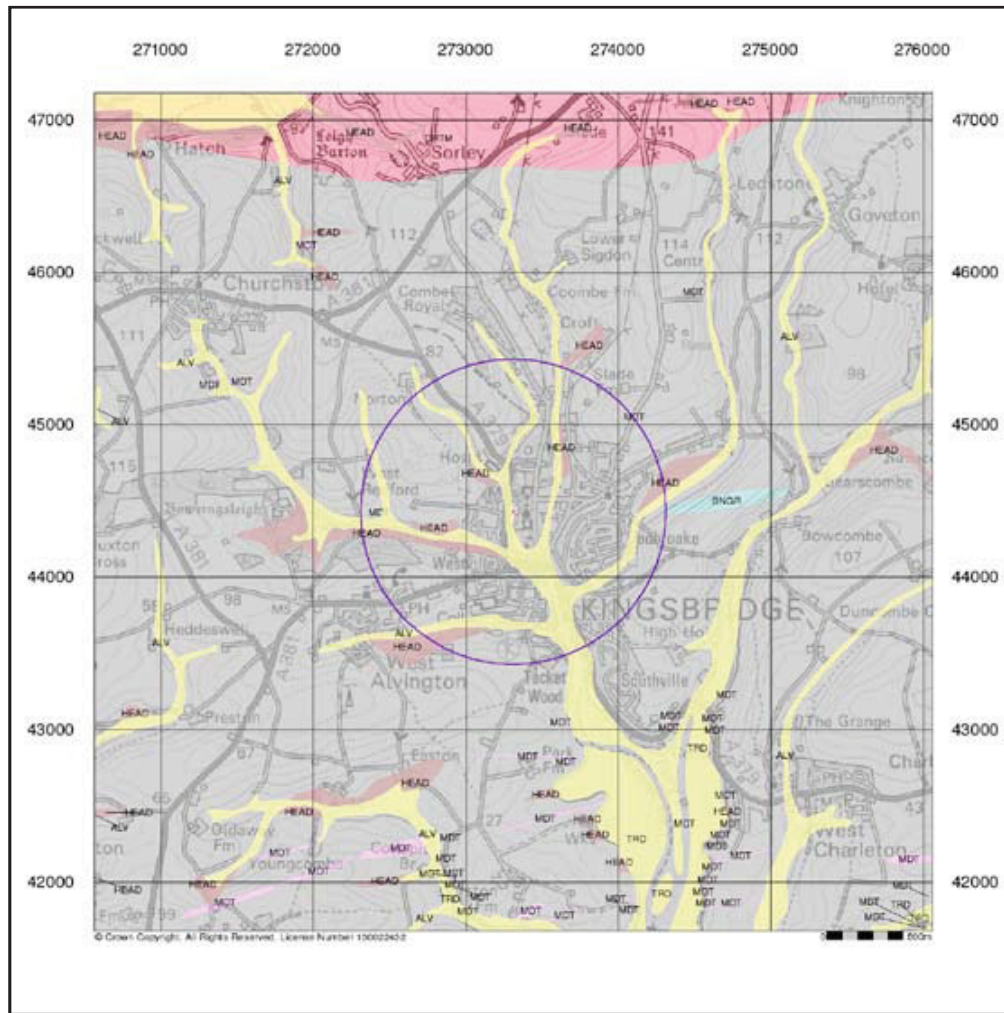
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Figure 4a: Cultural Heritage Features Map Pre-1700



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Figure 4b: Cultural Heritage Features Map Post-1700



Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	ALV	Alluvium	Clay, Silt, Sand and Gravel	Flandrian - Flandrian
	TRD	Tidal River Or Creek Deposits	Clay and Silt	Flandrian - Flandrian
	HEAD	Head	Clay, Silt, Sand and Gravel	Quaternary - Quaternary





Map Colour	Lex Code	Rock Name	Rock Type	Min and Max Age
	MDT	Meadfoot Group	Basaltic-rock	Emsian - Praghian
	MDT	Meadfoot Group	Slate, Siltstone and Sandstone	Emsian - Praghian
	DRTM	Dartmouth Group	Slate, Siltstone and Sandstone	Praghian - Lochkovian
	BNGR	Beeson Grits Formation	Slate and Sandstone, Interbedded	Early Devonian - Early Devonian

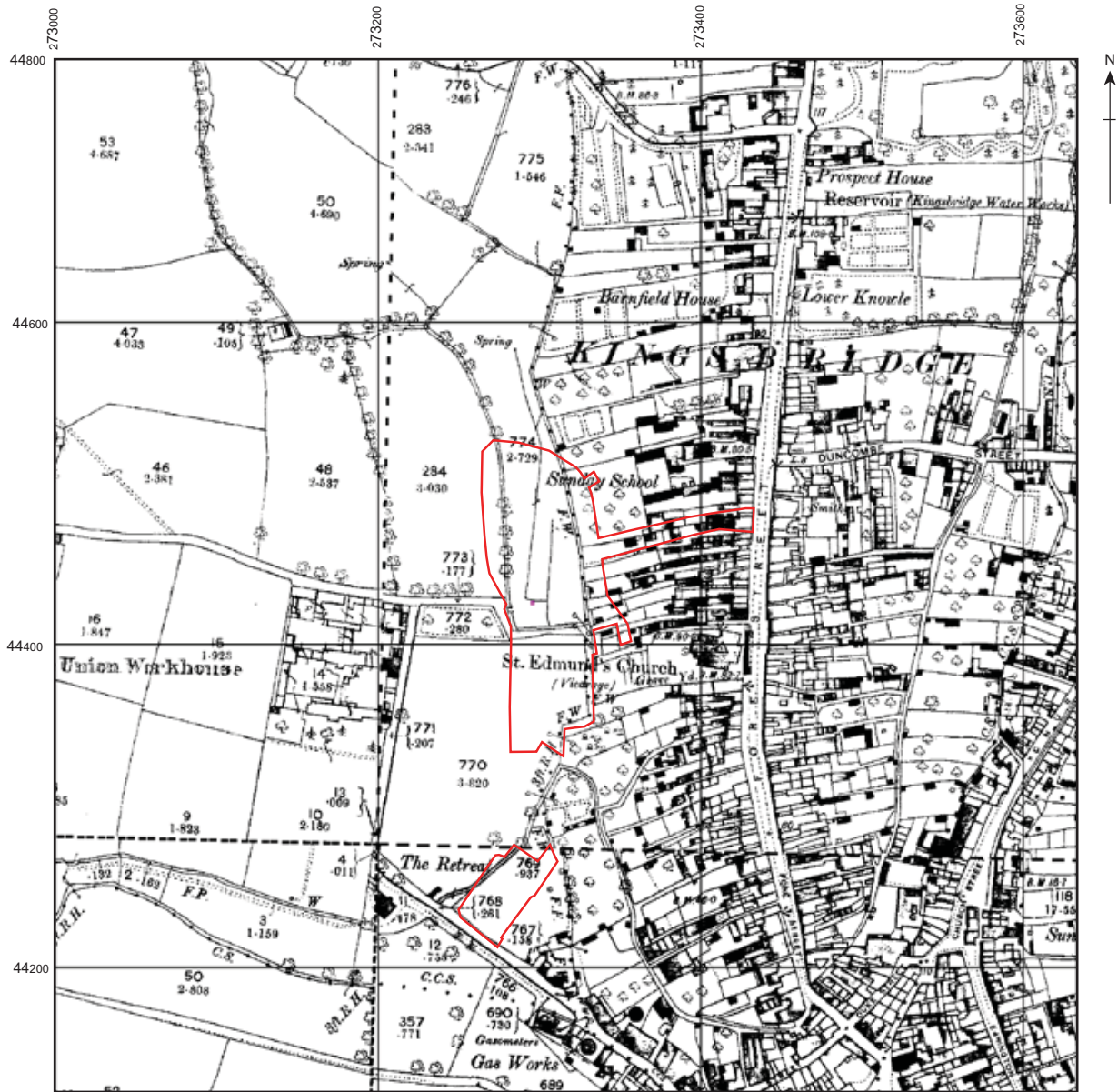
Figure 5: Geology Map



Figure 6: Churchstow Tithe Map, 1841.
(Devon Records Office)



Figure 7: Plan of the Parish and Environs of Kingsbridge, 1841, John Wood (Surveyor). (Devon Records Office)



Based on the Ordnance Survey's 1:2,500 map of 1886
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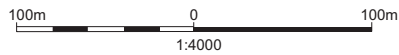
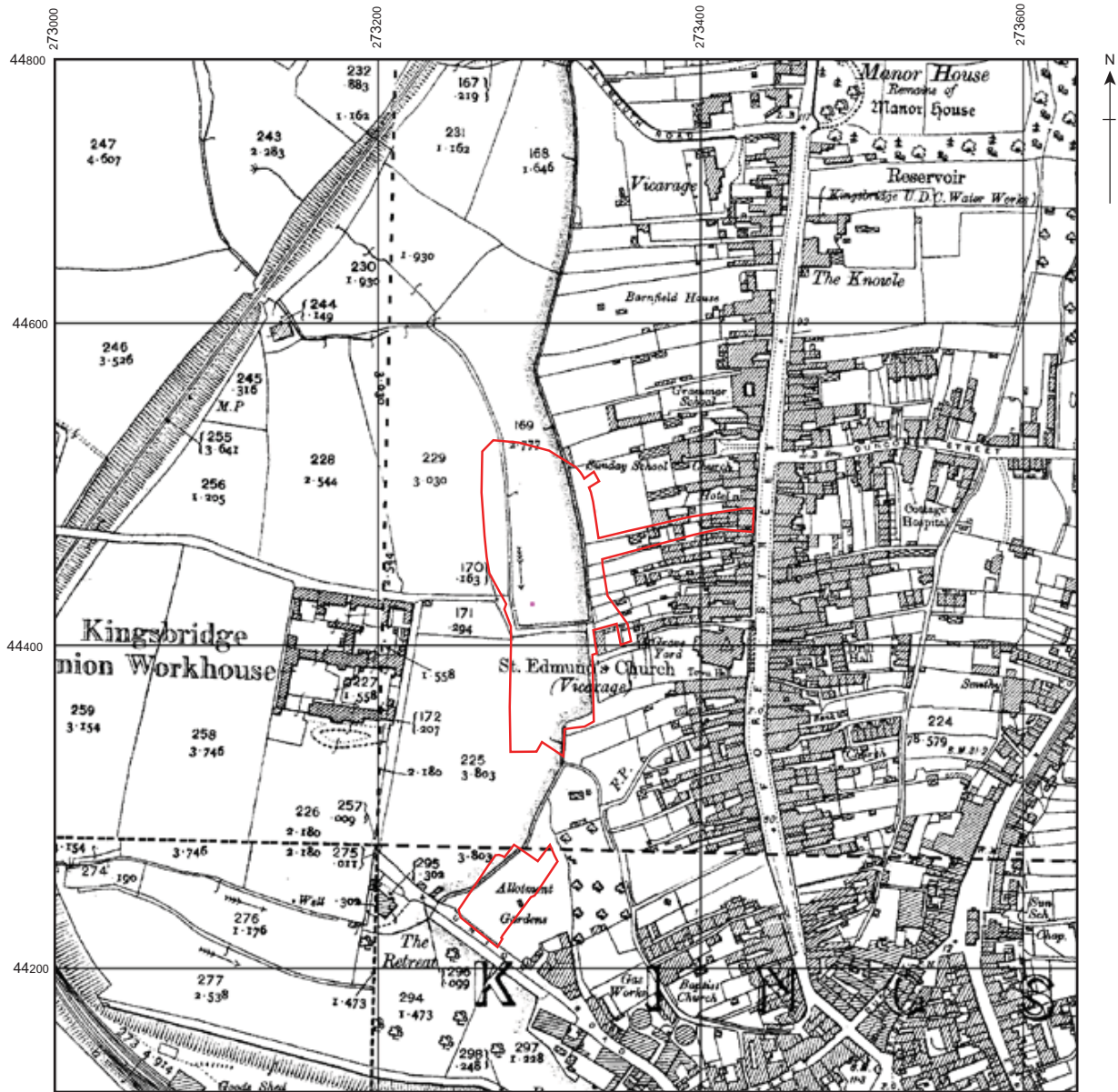


Figure 8: Ordnance Survey 1:2,500 Map of 1886



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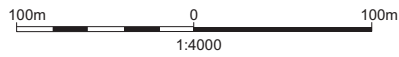
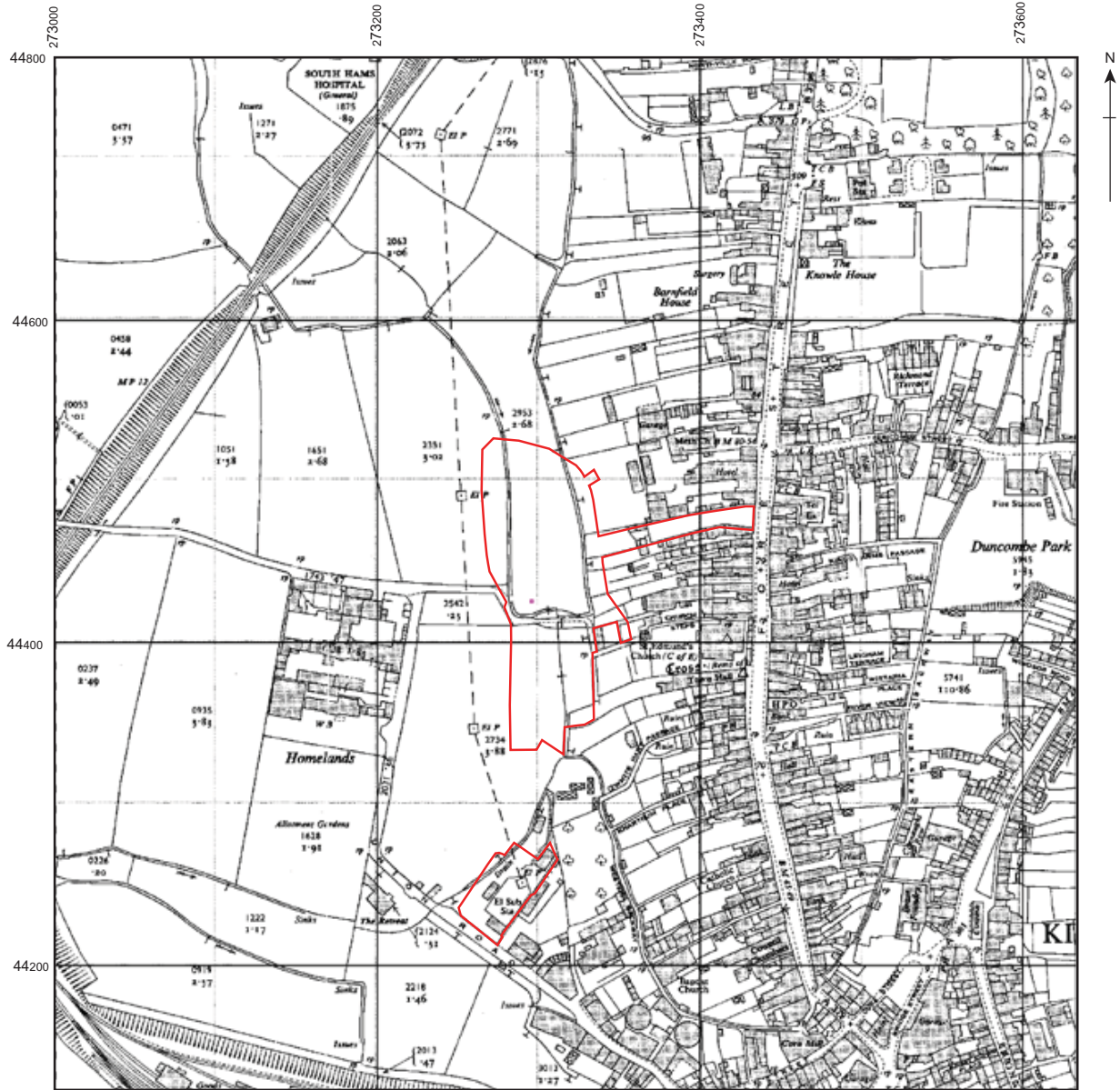


Figure 9: Ordnance Survey 1:2,500 Map of 1906



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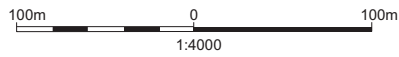
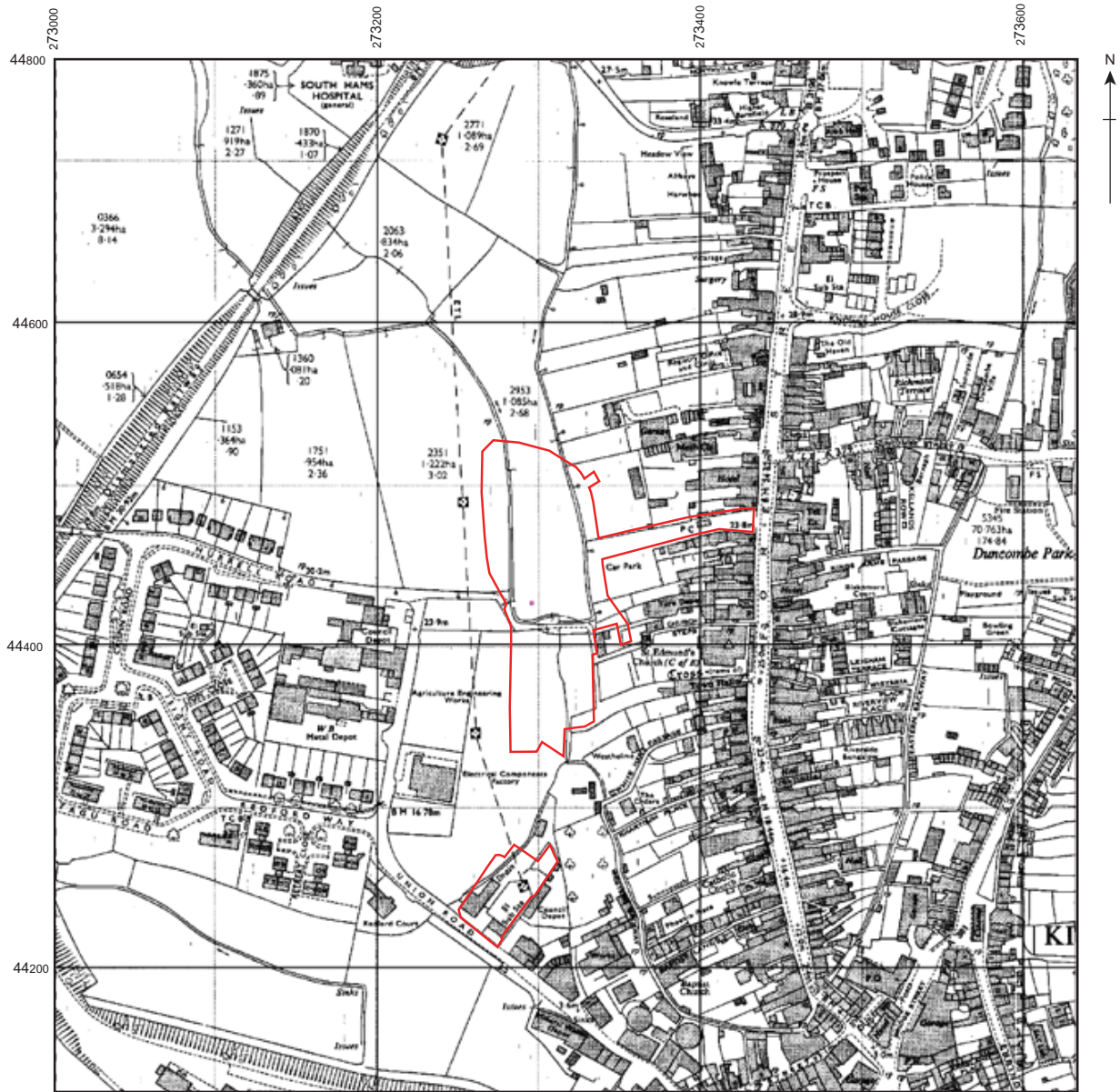


Figure 10: Ordnance Survey 1:2,500 Map of 1955



Based on the Ordnance Survey's 1:2,500 map of 1970
with the permission of the Controller of Her Majesty's Stationery Office,
© Crown Copyright. Licence No. AL 1000 16114

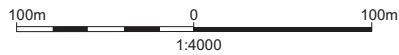


Figure 11: Ordnance Survey 1:2,500 Map of 1970



Based on the Ordnance Survey's 1:2,500 map of 1979
with the permission of the Controller of Her Majesty's Stationery Office,
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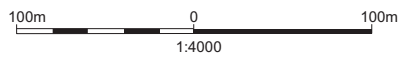
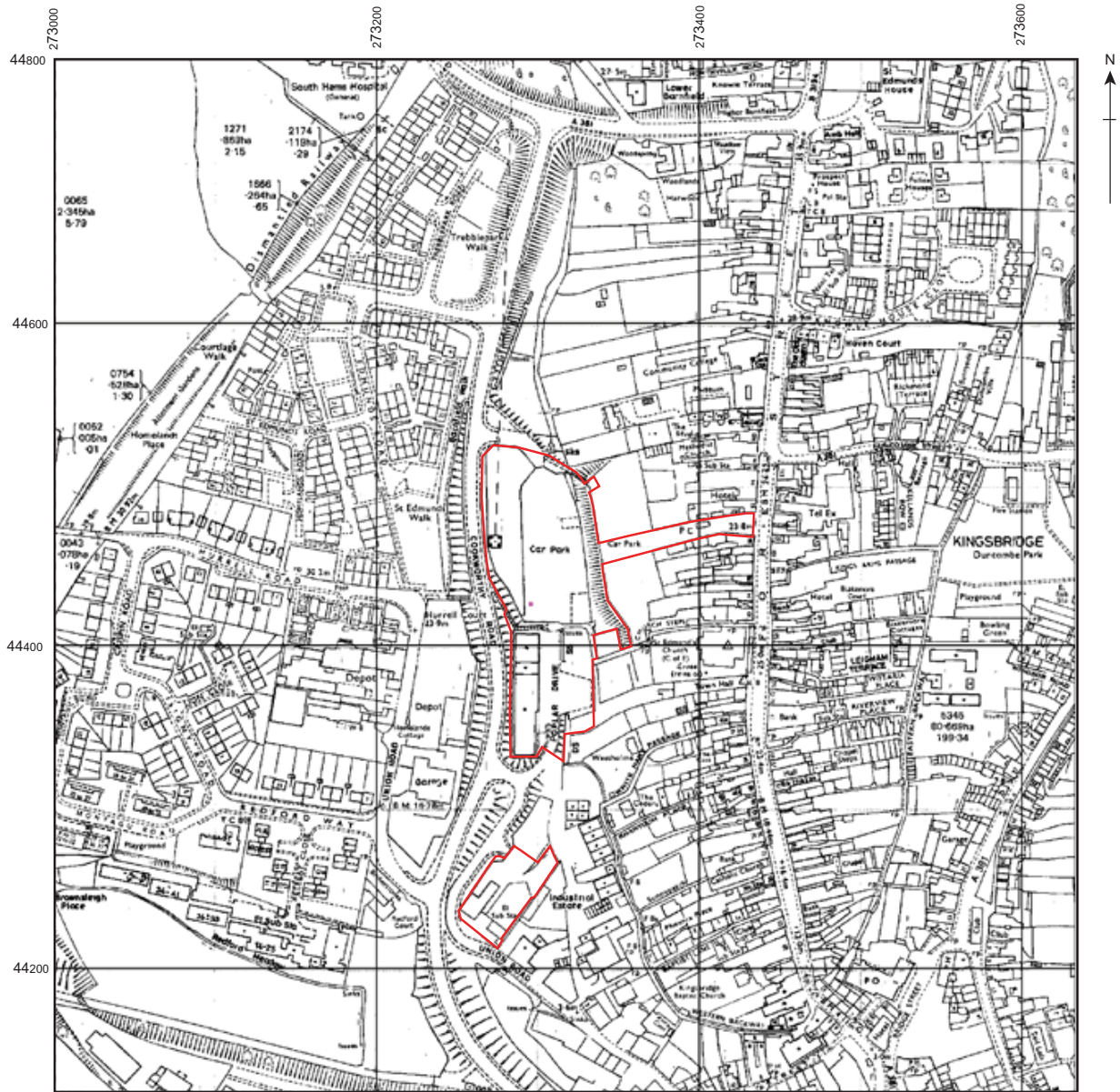


Figure 12: Ordnance Survey 1:2,500 Map of 1979



Based on the Ordnance Survey's 1:2,500 map of 1983
with the permission of the Controller of Her Majesty's Stationery Office,
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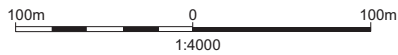
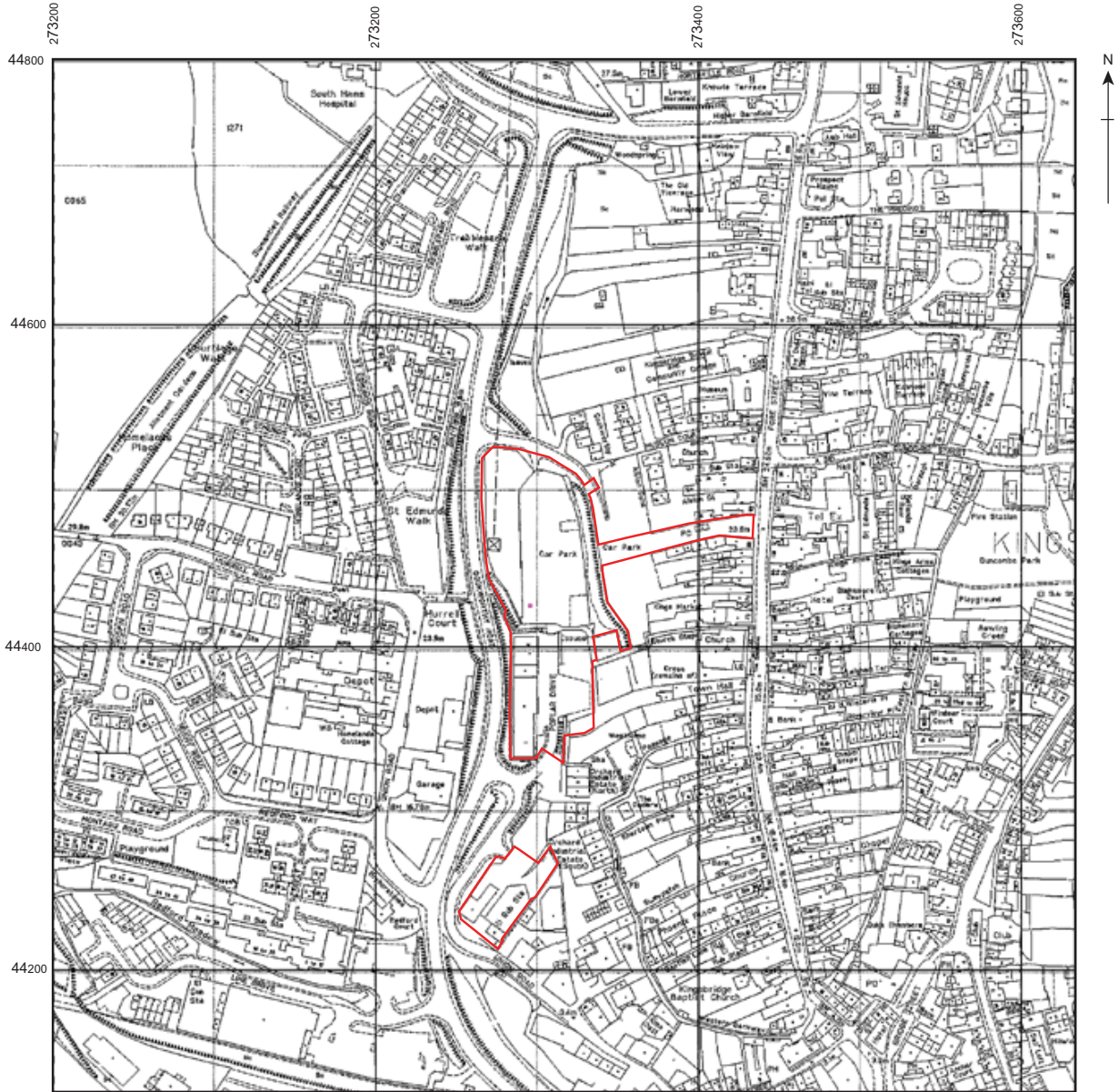


Figure 13: Ordnance Survey 1:2,500 Map of 1983



Based on the Ordnance Survey's 1:2,500 map of 1997
with the permission of the Controller of Her Majesty's Stationery Office,
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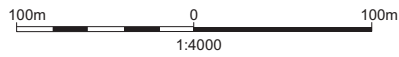


Figure 14: Ordnance Survey 1:2,500 Map of 1997



Appendices

APPENDIX A:
Devon Historic Environments Service: Archaeological Brief

BRIEF FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT

Location: Poplar Drive, Kingsbridge
Parish: Kingsbridge
District: South Hams
County: Devon
NGR: SX7334344370

Planning Application nos: 28/2431/06/O and 28/2685/07/RM

Proposal: Erection of 3,716sqm Food Retail Store plus car parking, service access & pedestrian links to Fore Street

Historic Environment Service ref: Arch/dc/sh/11394

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief, prepared by the Devon County Council Historic Environment Service (HES), relates to the Archaeological Assessment which is being commissioned by Mark Jackson of DTZ, on behalf of Tesco, in order to identify the archaeological impact of the above proposed development (South Hams District Council application numbers 28/2431/06/O and 28/2685/07/RM). The Archaeological Assessment is being commissioned in accordance with paragraphs 19 and 20 of Central Government's *PPG16 - Archaeology and Planning* (1990).

1.2 In accordance with PPG16 (1990) Archaeology and Planning Policy, and the Local Development Framework Policy on archaeology, outline consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

22. No development shall take place on the site until a programme of archaeological work has been implemented in accordance with a written scheme of investigation which has previously been submitted to and approved in writing by the Local Planning Authority.

This Assessment is the **first stage** of a programme of archaeological works. **Depending upon the results of this stage further evaluative and/or recording works will be required** in mitigation for the impact of the development upon the archaeological resource.

1.3 The principal objectives of the Assessment shall be to gather sufficient information to identify areas of archaeological potential which are likely to be affected by the proposed development and to provide recommendations for archaeological preservation and/or recording (as appropriate).

1.4 In the light of the results of the Assessment it may be possible to determine the nature and scope of the archaeological mitigation required by the impact of the development. However, if the results of the Assessment are insufficient to determine the mitigation further archaeological works may be required. If any further archaeological work is found to be necessary, a proposed Specification may be prepared by the Archaeological Consultant, for approval by the HES in its role as the Local Planning Authority's Archaeological Advisor.

1.5 The proposed development is centred on NGR SX7334344370.

1.6 The County Historic Environment Record (HER) records that the area of this application lies to the edge of the historic core of the town of Kingsbridge. The eastern part of the development site overlies burgage plots (long thin plots, typical of medieval towns, that may have archaeological deposits associated), as well as being close to the parish church of St. Edmund the Martyr which has early medieval origins. However, some of the area of development may have been affected by more modern developments, destroying any earlier archaeological evidence.

1.7 This Brief covers the application area as defined in the plans submitted in support of this application. No alteration shall be made to this brief without prior consultation with the HES.

2. WRITTEN SCHEME OF INVESTIGATION

This document sets out the scope of the works required to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate. This document will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).

3. ASSESSMENT AREA

This Brief covers the application area as defined in the submitted plans.

[NB: Applicant should provide archaeological consultants with a site layout plan].

4. PROGRAMME OF ARCHAEOLOGICAL WORKS

The assessment shall include the study of the following:

- 4.1 The programme of work shall include detailed desk-based research to allow the historic and archaeological context of the site to be fully understood. This work will, as a minimum, consist of:
 - 4.2 Examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter - to also include examination of the HER and any other relevant sources of information.
 - 4.3 Examination of cartographic, printed and documentary sources available in the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ.
 - 4.4 Examination of cartographic, printed and documentary sources available in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter.
 - 4.5 Site inspection of the development.
 - 4.6 Inspection of any available test pits or geotechnical logs.
 - 4.7 Local/National museums/collections, Public Record Office, NMR, etc.
 - 4.8 Depending upon the results of the above work, and the likely suitability of the proposal site for geophysical survey, consideration shall be given to targeted geophysical investigation of the site.
 - 4.9 Field walking
- 4.10 Any other assessment technique as agreed to be appropriate in consultation with the HES.

5. ASSESSMENT REPORT

5.1 The report shall collate the written, graphic and visible information outlined above. It shall be illustrated, and shall show the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context. A copy of this brief and a statement of the assessment method used shall be included in the report.

5.2 The report shall include a statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further Evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended (but these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority).

5.3 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.4 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

6. PERSONNEL

The Assessment shall be carried out by a professional archaeological consultant to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a Member of the Institute of Field Archaeologists (MIFA), or by a person of similar standing. The work shall be carried out in accordance with the IFA Standard and Guidance for Archaeological Assessment (1999).

7. FURTHER WORK

Should the results of this Assessment indicate a need for further archaeological works to be undertaken, this will be required. These may be further evaluative and/or archaeological recording works.

8. CONTACT NAME

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Tel: 01392-382214 Fax: 01392-383011 E-mail: graham.tait@devon.gov.uk

9. USEFUL ADDRESSES

Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter, EX2 7NL. 01392-384253
devrec@devon.gov.uk

Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ. 01392-384216
westcountry.library@devon.gov.uk

15th February 2008

APPENDIX B

Gazetteer Of Cultural Heritage Features Within A 250m Study Radius Of the Proposed Development Site

This gazetteer incorporates all entries relating to archaeological and historical sites and designated Listed Buildings identified from Devon Historic Environments Record (DHER) for the study area, which is defined as a 250m radius from the centre of the proposed development site for archaeology and a 200m radius from the centre of the proposed development site for listed buildings.

The search of the DHER was requested in March 2010 for the purposes of this assessment. Any inconsistencies with the data presented below originate with the data supplied.

Abbreviations:

DHER: Greater London sites and Monuments Record.

NGR: National Grid Reference.

AOC No.: Number assigned to sites, monuments, buildings etc. referred to in the text in round brackets e.g. (AOC 1)

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
1	ROMAN	FINDSPOT	COIN One coin of Nero found 'in Kingsbridge'. No further details are known.	SX 73 44 (Arbitrary)	58851 (SX74SW/249)	
2	MEDIEVAL	SETTLEMENT	THE MEDIEVAL BURGH OF DODBROOKE Grant of a tenement in Kingsbridge, mentioning the road leading to the new Borough of Dodbrooke in 1294. Taxed as a vill, thereafter as a Borough in 1313. Borough said to exist here by royal charter in 1319	SX 73 44 (Arbitrary)	21806 (SX74SW/65)	
3	MEDIEVAL	SETTLEMENT	THE MEDIEVAL BURGH OF KINGSBRIDGE Kingsbridge was carved out of Churstow Parish c.1220 when the market was granted to the Abbot of Buckfast. The lands of Churstow Parish equated roughly to the Domesday estate of Norton held by the Abbot of Buckfast in 1086. Kingsbridge was represented at the eyre (a shire circuit court) by six jurors of its own in 1244. Taxed as a borough in 1306	SX 73 44 (Arbitrary)	21807 (SX74SW/66)	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
4	MEDIEVAL	RELIGIOUS RITUAL AND FUNERARY	<p>SITE OF CHAPEL IN KINGSBRIDGE</p> <p>A Chapel of Ease was erected in Kingsbridge in the 14th century. It seems that a chapel of ease was erected at Kingsbridge without rights of sepulture. In 1410 a deed gave a tenement and garden to the Chapel of St Edmund, Kingsbridge when a cemetery had apparently been provided but not used. The importance of Kingsbridge led to the consecration of a church for the town in 1414.</p>	SX 7355 4455	30057 (SX74SW/3)	
	MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	<p>CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE</p> <p>Parish church in existence in 1250, and probably built 80 or 90 years earlier by the monks of Buckfast Abbey. Enlarged and deconsecrated in 1414. Oldest fabric being the pillars supporting the tower, which are thought to date from the 11th-early 12th century.</p>	SX 734 444	7241 (SX74SW/14)	GRADE A LISTED BUILDING
5	MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	<p>ROOD SCREEN, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE</p> <p>Rood screen; parclose screens in bad condition. Doors and some lower panelling removed for choir pews. Rood screen destroyed; ten of its panels are incorporated in the pulpit and reading desk</p>	SX 734 444	7244 (SX74SW/14/3)	
	MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	<p>STAINED GLASS WINDOW, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE</p> <p>Stained glass window in the north chancel aisle of church (not the original position). May date from the 14th century.</p>	SX 7340 4438	7246 (SX74SW/14/5)	
	MEDIEVAL	RELIGIOUS RITUAL AND FUNERARY	<p>REMAINS OF CROSS, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE</p> <p>Granite socket stone of Medieval Cross survives on the south side of St. Edmunds church</p>	SX 7340 4438	7264 (SX74SW/14/8)	
	POST-MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	<p>COMMEMORATIVE MONUMENT, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE</p> <p>Epitaph on tomb of George Geffry. Dated 1641.</p>	SX 734 444	7245 (SX74SW/14/4)	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
	POST-MEDIEVAL	RELIGIOUS	CHURCH PLATE, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE Patented by Samuel Willmott, 1734	SX 734 444	43994 (SX74SW/14/6)	
	POST-MEDIEVAL	RELIGIOUS	MONUMENTS AT CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE Memorials in St. Edmunds church	SX 734 443	51261 (SX74SW/14/9)	
	MODERN	GARDEN FEATURES	SUNDIAL, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE	SX 734 444	7242 (SX74SW/14/1)	
	UNKNOWN	UNCLASSIFIED	STOCKS, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE In the porch of St. Edmund's church are the stocks. Of the usual two-plank pattern containing four holes for miscreants. They are in a very worm-eaten condition. No information as to their date or origin	SX 7340 4438	7243 (SX74SW/14/2)	
7	MEDIEVAL	RELIGIOUS RITUAL AND FUNERARY	CHURCHYARD, CHURCH OF ST. EDMUND THE MARTYR, KINGSBRIDGE A petition by parishioners in 1309 requested the right to bury their dead in their own churchyard to avoid climbing 'up the high mountain' to Churchstow. Specific date of consecration not known. 215 churchyard inscriptions recorded in 1987-88. Record also incorporates names from 272 gravestones which were removed from the upper lawn in 1962	SX 734 444	51151 (SX74SW/14/7)	
8	MEDIEVAL	DOMESTIC / RELIGIOUS,	SITE OF ABBOT'S BANQUETING HOUSE, DODDBROOKE The banqueting house of the Abbot of Buckfast is thought to have stood towards the top of Fore Street.	SX 73 44 (Arbitrary)	7255 (SX74SW/21)	
9	MEDIEVAL	AGRICULTURAL / COMMERCIAL	SITE OF MILL Site of Duncombe street mill.	SX 735 445	21144 (SX74SW/59)	
10	MEDIEVAL	AGRICULTURAL	BURGAGE PLOT, REAR OF NOS. 20 FORE STREET, KINGSBRIDGE Burgage plot to the rear of 20 Fore Street in Kingsbridge was created in the 13th century & remained unaltered until the early 19th century	SX 73410 44187	73122 / 4148	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
11	MEDIEVAL	AGRICULTURAL	<p>BURGAGE PLOT, REAR OF NOS. 70-74 FORE STREET, KINGSBRIDGE</p> <p>The rear of 70-74 Fore Street in Kingsbridge was developed in 2004. The plot occupies an area of late c13 burgage plots although the plots shown on modern maps appear to be wider than their earlier counterparts & the plot straddles two east west strips. During a watching brief in 2004 no medieval features or artefacts were revealed.</p>	SX 7340 4443	69827 (SX74SW/273/1)	
12	MEDIEVAL	COMMERCIAL	<p>SITE OF MEDIEVAL MARKET HOUSE (THE CHEPE HOUSE)</p> <p>In the middle of the street, opposite the Church, stood the timber built exchange or market house, then called the Chepe House. It was taken down in 1796. Shown on 1586 plan (copied in 1799 and in 1819) as a long two-storey building in the centre of the street, the pillory is shown to the south and the new market building on west side of Fore Street in front of the Church which was replaced in late 18c by the existing butcher's shambles</p>	SX 7343 4439	7263 (SX74SW/29)	
13	MEDIEVAL / POST- MEDIEVAL	COMMERCIAL	<p>THE SHAMBLES (MARKET BUILDING), FORE STREET, KINGSBRIDGE.</p> <p>Shown as the 'newe building' on 1799 copy of 1586 plan of Kingsbridge and therefore presumably erected in late sixteenth century. 1799 plan shows single storey open-fronted building of six bays with five piers. Shambles rebuilt as two-storey building in 1796, reusing five of the 16th century supporting piers.</p>	SX 7343 4439	21804 (SX74SW/53)	GRADE II * LISTED BUILDING
14	MEDIEVAL / POST- MEDIEVAL	DOMESTIC	<p>SITE OF BUILDING, CORONET PLACE</p> <p>Evidence of building suggested by a 'True cruck' recorded here.</p> <p>A Cruck is a bladed or inclined curved timber, meeting a similar timber to form an approximately triangular frame on which the subsidiary structure rests. A true cruck has two blades serving as the principals of a roof, rising from near ground level to the ridge, and supporting both walls and roof (www.encyclopedia.com)</p>	SX 734 443	22091 (SX74SW/62)	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
15	MEDIEVAL / POST-MEDIEVAL	DOMESTIC	<p>SITE OF COTTAGES, OFF FORE STREET, KINGSBRIDGE Located on 'Church Steps', off Fore Street, between St. Edmunds Church and butcher's shop, over 2 levels. At church level were once the front doors of the 4 cottages, each with sitting room and bedroom on upper floor, and stairs down to kitchen, pantry and back door at butcher's shop level. Residents shared a backyard with the butcher's stable. Demolished c 1930</p>	SX 734 443	51153 (SX74SW/30)	
16	MEDIEVAL / POST-MEDIEVAL	DOMESTIC	<p>SITE OF COTTAGE, OFF FORE STREET, KINGSBRIDGE Separated from the 4 cottages (see AOC 15) was a fifth, known as "well house". Demolished late 1960's. Remnants can be seen as forming part of the steps from the existing car park.</p>	SX 734 443	51154 (SX74SW/30/1)	
17	MEDIEVAL / POST-MEDIEVAL	AGRICULTURAL / COMMERCIAL	<p>KINGSBRIDGE MILL 17th century or earlier woollen mill and later corn mill. In fair state of preservation last date of operation was in 1965. Building of 14th century of local stone with flat arches to windows. Four storeys. The Abbot of Buckfast Abbey had a mill at Kingsbridge at an early date, the earliest reference occurring in a deed of 1341 where the mill stream of the Abbot of Buckfast is given as the boundary and Mill Street is mentioned in 1377. The mill wheel was fed from streams coming down the Norton and Dodbrooke valleys joining just above the mill,</p>	SX 734 441	7254 (SX74SW/20)	GRADE II LISTED BUILDING
18	MEDIEVAL / POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NOS. 70 AND 72, FORE STREET, KINGSBRIDGE Harris's 1799 copy of 1586 plan of Kingsbridge shows a fine town house belonging to George French on this site. Three storeys, with detached range parallel to the street at rear and a formal garden beyond that. Probably eighteenth century altered</p>	SX 7343 4442	21805 (SX74SW/54)	GRADE II LISTED BUILDING
19	MEDIEVAL / POST-MEDIEVAL	DOMESTIC	<p>NOS 46B AND 48B & OUTBUILDING, FORE STREET, KINGSBRIDGE At rear of Nos 46 + 48. Probably c16 or earlier and maybe the building recently found to contain c14 cruck (AOC 14). Outbuilding, parallel, probably c17 or earlier</p>	SX 7342 4430	24234 (SX74SW/107)	GRADE II LISTED BUILDING

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
20	POST-MEDIEVAL	COMMERCIAL	<p>SITE OF MARKET BUILDING, REAR OF NOS. 70-74 FORE STREET, KINGSBRIDGE</p> <p>The building shown as 'king's market' on c20 maps appeared to be a c19 pannier market building. It had recently been destroyed by fire</p>	SX 7339 4443	69828 (SX74SW/273/2)	
21	POST-MEDIEVAL	FINDSPOT	<p>POT SHERD</p> <p>Sherd of 'Westerweld' pottery dated to the c17-c18 found during groundwork for development at the 'Trindle Centre' on the north side of Kings Arms Passage</p>	SX 7347 4446	64410 (SX74SW/260)	
22	POST-MEDIEVAL	DOMESTIC	<p>SITE OF WALLS, FLOOR AND SURFACE</p> <p>Archaeological observations in 2004 during development to the rear of Nos. 70-74 Fore Street revealed a 5.5m section of cobbled surface up to 0.2m deep. A flagstone floor and the remains of two mud-bonded stone walls were also exposed and unstratified artefacts recovered included pot sherds from c17-c18 and a c18 clay pipe fragment. . The surfaces were probably associated with post medieval structure</p>	SX 7340 4442	69511 (SX74SW/273)	
23	POST-MEDIEVAL	HEALTH AND WELFARE	<p>DODBROOK ALMSHOUSES</p> <p>Built 1640, mentioned in records. Specific location is unknown.</p>	SX 73 44 (Arbitrary)	42494 (SX74SW/200)	
24	POST-MEDIEVAL	COMMERCIAL	<p>SITE OF BISHOP BLAISE INN, KINGSBRIDGE</p> <p>Either on the site of the Seven Stars Inn, or a little further to the west, was situated the Bishop Blaise Inn (this was related to the mill nearby). Closed down circa 1746</p>	SX 734 441	26793 (SX74SW/168/1)	
25	POST-MEDIEVAL	CIVIL	<p>NOS. 108 & 110 (THE OLD GRAMMAR SCHOOL), FORE STREET, KINGSBRIDGE</p> <p>1670 founded and built by Thomas Crispin, 2 storey. 4 storey gabled stone annex, probably early c19 (in tudor style) goes well with the older building which was probably restored at same time</p>	SX 7344 4456	24253 (SX74SW/126)	GRADE II* LISTED BUILDING
26	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NO 49A (MYRTLE HOUSE), FORE STREET, KINGSBRIDGE</p> <p>C17 2 storey portion on the west, c18 3 storey portion on the east.</p>	SX 7348 4431	24277 (SX74SW/150)	GRADE II LISTED BUILDING

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
27	POST-MEDIEVAL	COMMERCIAL	NOS. 42 AND 44, FORE STREET, KINGSBRIDGE Probably c17, altered, 3 storey. Mid c19 shops	SX 7343 4430	24232 (SX74SW/105)	GRADE II LISTED BUILDING
28	POST-MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	BAPTIST CHURCH, BAPTIST LANE, KINGSBRIDGE Baptist Church in Kingsbridge founded in 1640 in Baptist Lane, with new building erected in 1798 beyond it.	SX 73385 44199	24194 (SX74SW/69)	GRADE II LISTED BUILDING
29	POST-MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	FRIENDS MEETING HOUSE, FORE STREET, KINGSBRIDGE A piece of land known as old walls or cutler's tenement was bought in June 1697 and a meeting house was built on it which still stands. Last used 28 September 1864. After a period of occupation by the Salvation Army the meeting house is now a Roman Catholic Church. Graveyard to rear is still in the care of the Society of Friends - No burials are dated earlier than 1819, none later than 1891	SX 734 442	7258 (SX74SW/24)	GRADE II LISTED BUILDING
30	POST-MEDIEVAL	RELIGIOUS, RITUAL AND FUNERARY	SITE OF QUAKERS MEETING HOUSE, SUGAR LANE, KINGSBRIDGE Site of house of William Hingston used as a Quaker Meeting House for many years in 17th century. Land belonging to Hingston in Sugar Lane was used as a Friends' burial ground for perhaps 30 years before it was formally conveyed to the society in 1693 and went out of use about the middle of the 18th century. In 1881, during demolition for road improvements, about 50 graves were discovered and the ones exhumed removed to the yard adjoining the Meeting-House in Fore Street (AOC 29)	SX734- 445-	7259 (SX74SW/25)	
31	POST-MEDIEVAL	MARITIME / COMMERCIAL	SITE OF HARBOUR, KINGSBRIDGE Kingsbridge was once an important port with shipyards, a tide-mill, a flourmill, and a large foundry of which the main building still stands	SX 735 442	7253 (SX74SW/19)	

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
32	POST-MEDIEVAL	RELIGIOUS / DOMESTIC	<p>SITE OF VICARAGE, DODBROOKE</p> <p>Glebe terrier of 1601 refers to rectory with an old parlour with chamber over, a hall and great chamber over the porch, and a study. Also a buttery and other houses, stable, barn, cowhouse, garden and orchard.. Precise location is unknown and it is unclear whether the terrier places the rectory close to the Church (Dodbrooke?), or at a different location.</p>	SX 73 44 (Arbitrary)	51263 (SX74SW/18/6)	
33	POST-MEDIEVAL	DOMESTIC / CIVIL	<p>NO. 20, FORE STREET, KINGSBRIDGE</p> <p>Built in the 18th century with later alterations, 3 storey. Site of No 20 Fore Street was probably the town residence of the Abbot of Buckfast during Medieval period.</p> <p>The property passed to the Order of St Thomas of Villanova in the early 20th century who built a convent school to the rear. In 1921 the buildings were occupied by Kingsbridge Grammar School & then by the Town Council. The front part of the buildings then became shops with solicitors' offices to the rear.</p>	SX 73436 44205	24225 (SX74SW/98)	GRADE II LISTED BUILDING
34	POST-MEDIEVAL	DOMESTIC	<p>NO. 22, FORE STREET, KINGSBRIDGE</p> <p>18th century altered, 2 storey,</p>	SX 73444 44227	24226 (SX74SW/99)	GRADE II LISTED BUILDING
35	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NO.24, FORE STREET, KINGSBRIDGE</p> <p>18th century with a 19th century shop front</p>	SX 73444 44232	24227 (SX74SW/100)	GRADE II LISTED BUILDING
36	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NO.26, FORE STREET, KINGSBRIDGE</p> <p>C18, 3 storey. C18 or early c19 shop front</p>	SX 7345 4424	24228 (SX74SW/101)	GRADE II LISTED BUILDING
37	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NOS. 46 AND 48, FORE STREET, KINGSBRIDGE</p> <p>C18, altered, 3 storey. Mid and late c19 shop fronts.</p>	SX 7343 4431	24233 (SX74SW/106)	GRADE II LISTED BUILDING
38	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NOS. 62 AND 64, FORE STREET, KINGSBRIDGE</p> <p>Probably c18 altered. Modern ground floor shop fronts</p>	SX 7343 4436	24240 (SX74SW/113)	GRADE II LISTED BUILDING
39	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NOS. 76, FORE STREET, KINGSBRIDGE</p> <p>Probably c18, 3 storey. C19 wood shop.</p>	SX 7343 4444	24243 (SX74SW/116)	GRADE II LISTED BUILDING

POPLAR DRIVE, KINGSBRIDGE, DEVON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
40	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 78, FORE STREET, KINGSBRIDGE Probably c18 altered, 3 storey. Wood shop front	SX 7343 4444	24244 (SX74SW/117)	GRADE II LISTED BUILDING
41	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 84, FORE STREET, KINGSBRIDGE C18 altered, 3 storey. C19 wood shop front	SX 7343 4446	24247 (SX74SW/120)	GRADE II LISTED BUILDING
42	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 92, FORE STREET, KINGSBRIDGE Probably c18 altered, 3 storey. Early or mid c19 wood shop front	SX 7343 4449	24248 (SX74SW/121)	GRADE II LISTED BUILDING
43	POST-MEDIEVAL	DOMESTIC	NOS. 100, FORE STREET, KINGSBRIDGE Probably c18 altered, 3 storey.	SX 7343 4453	24250 (SX74SW/123)	GRADE II LISTED BUILDING
44	POST-MEDIEVAL	DOMESTIC	NOS. 102, FORE STREET, KINGSBRIDGE C18 altered, 3 storey and attic. Ground floor garage	SX 7344 4454	24251 (SX74SW/124)	GRADE II LISTED BUILDING
45	POST-MEDIEVAL	DOMESTIC	NO. 112, FORE STREET, KINGSBRIDGE Probably c18 altered, 2 storey. Early or mid c19 cast iron spear railings	SX 7343 4458	24254 (SX74SW/127)	GRADE II LISTED BUILDING
46	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 19, FORE STREET, KINGSBRIDGE Probably c18 with alterations, 2 storey. Early c19 altered wood shop front.	SX 7347 4421	24265 (SX74SW/138)	GRADE II LISTED BUILDING
47	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 21 & 23, FORE STREET, KINGSBRIDGE C18 altered pair, 3 storey. 2 early c19 wood shop fronts.	SX 7347 4422	24266 (SX74SW/139)	GRADE II LISTED BUILDING
48	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 39, FORE STREET, KINGSBRIDGE Probably c18 with alterations or restoration, 3 storey. Late c19 altered shop	SX 7346 4427	24273 (SX74SW/146)	GRADE II LISTED BUILDING
49	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO.66, FORE STREET, KINGSBRIDGE Probably c18, 3 storey. C19 ornamental wood shop front	SX 7342 4437	24306 (SX74SW/179)	GRADE II LISTED BUILDING

POPLAR DRIVE, KINGSBRIDGE, DEVON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
50	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 115, FORE STREET, KINGSBRIDGE Probably c18, 2 storey and attic	SX 7345 4451	24289 (SX74SW/162)	GRADE II LISTED BUILDING
51	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	KING'S ARMS HOTEL, NO. 93 FORE STREET, KINGSBRIDGE Built 1775, 3 storey.	SX 7345 4443	24283 (SX74SW/156)	GRADE II LISTED BUILDING
52	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 41 & 43, FORE STREET, KINGSBRIDGE Late c18, 3 storey	SX 7346 4428	24274 (SX74SW/147)	GRADE II LISTED BUILDING
53	POST-MEDIEVAL	DOMESTIC	NO 114 (STANBROOK COURT), FORE STREET, KINGSBRIDGE Late c18, 3 storey	SX 7344 4460	24255 (SX74SW/128)	GRADE II LISTED BUILDING
54	POST-MEDIEVAL	DOMESTIC	NO 5 (DUNCOMBE HOUSE), DUNCOMBE STREET, KINGSBRIDGE C18 or early c19, 3 storey	SX 7350 4453	24211 (SX74SW/84)	GRADE II LISTED BUILDING
55	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 52 AND 54, FORE STREET, KINGSBRIDGE C18 altered or early c19, 3 storey. Modern shops	SX 7343 4432	24236 (SX74SW/109)	GRADE II LISTED BUILDING
56	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 56, FORE STREET, KINGSBRIDGE C18 or early c19 altered, 3 storey. Modern wood shop	SX 7343 4433	24237 (SX74SW/110)	GRADE II LISTED BUILDING
57	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 58, FORE STREET, KINGSBRIDGE C18 altered, C19 wood shop front	SX 7343 4434	24238 (SX74SW/111)	GRADE II LISTED BUILDING
58	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	THE WHITE HART INN, PUBLIC HOUSE, NO. 60, FORE STREET, KINGSBRIDGE C18 altered or early c19, 3 storey	SX 7343 4435	24239 (SX74SW/112)	GRADE II LISTED BUILDING
59	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 25 & 27, FORE STREET, KINGSBRIDGE C18 altered or early c19, 3 storey. Circa 1830-40 matching shop fronts	SX 7347 4423	24267 (SX74SW/140)	GRADE II LISTED BUILDING

POPLAR DRIVE, KINGSBRIDGE, DEVON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
60	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 37, FORE STREET, KINGSBRIDGE C18 or early c19 with alterations or restoration, 3 storey. Modern shop	SX 7346 4427	24272 (SX74SW/145)	GRADE II LISTED BUILDING
61	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 85 TO 87, FORE STREET, KINGSBRIDGE C18 or early c19, 3 storey. Modern shop fronts	SX 7345 4441	24280 (SX74SW/153)	GRADE II LISTED BUILDING
62	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 105, FORE STREET, KINGSBRIDGE C18 or early c19, 3 storey	SX 7345 4447	24287 (SX74SW/160)	GRADE II LISTED BUILDING
63	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 107 & 109, FORE STREET, KINGSBRIDGE C18 or early c19, altered, 3 storey	SX 7345 4447	24288 (SX74SW/161)	GRADE II LISTED BUILDING
64	POST-MEDIEVAL	DOMESTIC	NOS 104 & 106, FORE STREET, KINGSBRIDGE C18 altered or early c19, 3 storey	SX 7344 4454	24252 (SX74SW/125)	GRADE II LISTED BUILDING
65	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 95 & 97, FORE STREET, KINGSBRIDGE Probably early c19, 4 storey. Mid c19 wood shop front	SX 7345 4444	24284 (SX74SW/157)	GRADE II LISTED BUILDING
66	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 101 & 103, FORE STREET, KINGSBRIDGE Probably early c19 altered, 3 storey. Altered shop front	SX 7346 4446	24286 (SX74SW/159)	GRADE II LISTED BUILDING
67	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 89 & 89A, FORE STREET, KINGSBRIDGE Probably early c19, 3 storey	SX 7345 4442	24281 (SX74SW/154)	GRADE II LISTED BUILDING
68	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 13, FORE STREET, KINGSBRIDGE Probably early c19, 2 storey. Early c19 shop front right.	SX 7348 4419	24262 (SX74SW/135)	GRADE II LISTED BUILDING
69	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO.30, FORE STREET, KINGSBRIDGE Probably early c19, 2 storey, modernised shop front.	SX 7344 4425	24230 (SX74SW/103)	GRADE II LISTED BUILDING

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
70	POST-MEDIEVAL	MILITARY	<p>SITE OF EARLY 19TH CENTURY BARRACKS IN KINGSBRIDGE</p> <p>Barracks constructed in 1803 with 506 men and 25 officers. Housed 810 men in 1805. Decommissioned in 1816 and hospital and bakehouse were converted to private use.</p>	SX 73 44 (Arbitrary)	42861 (SX74SW/202)	
71	POST-MEDIEVAL	RELIGIOUS, RITUAL & FUNERARY,	<p>WESLYAN METHODIST CHURCH, FORE STREET, KINGSBRIDGE</p> <p>Dated 1814, 2 storey</p>	SX 7340 4452	24249 (SX74SW/122)	GRADE II LISTED BUILDING
72	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>SITE OF KINGSBRIDGE UNION WORKHOUSE, HIGHER UNION ROAD, KINGSBRIDGE</p> <p>Shown on 19th century map on the west side of Higher Union Road</p> <p>Opened in 1837 with accommodation for 350 but the highest total was 167 in 1871. Parallel ranges. Large 3 storey, centre destroyed by enemy action during Second World War. Smaller range to south, 2 storey. Symmetrical centre block. 2 storey</p>	SX 73170 44332	24304 (SX74SW/177)	GRADE II LISTED BUILDING
73	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>REDFORD COURT, GATE PIERS AND GATES, UNION ROAD, KINGSBRIDGE</p> <p>Circa 1840. Tudor style. 2 storey</p>	SX 7320 4424	24303 (SX74SW/176)	GRADE II LISTED BUILDING
74	POST-MEDIEVAL	INDUSTRIAL	<p>SITE OF KINGSBRIDGE ROPEWALK</p> <p>Ropewalk shown on Kingsbridge parish map of 1841 running northwest to southeast from sx73274425 to sx73324418</p>	SX 733 442	63972 (SX74SW/253)	
75	POST-MEDIEVAL	INDUSTRIAL	<p>SITE OF GAS WORKS</p> <p>Gasworks shown on kingsbridge parish map of 1841</p>	SX 7333 4415	63973 (SX74SW/254)	
76	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	<p>NO. 68 (TOWN HALL), FORE STREET, KINGSBRIDGE</p> <p>Town Hall, 1850, 2 storeys. Clock turret added in 1875</p>	SX 7342 4438	24241 (SX74SW/114)	GRADE II LISTED BUILDING
77	POST-MEDIEVAL	RELIGIOUS RITUAL AND FUNERARY	<p>EVANGELICAL CHURCH (FORMERLY LISTED AS BRETHREN'S CHAPEL), FORE STREET, KINGSBRIDGE</p> <p>1853, Restored after damage by bomb blast during the Second World War</p>	SX 7349 4426	24270 (SX74SW/143)	GRADE II LISTED BUILDING

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
78	POST-MEDIEVAL	DOMESTIC	NOS. 1 TO 3, BAPTIST LANE Mid c19 stuccoed terrace. 2 storeys	SX 7340 4423	24193 (SX74SW/68)	GRADE II LISTED BUILDING
79	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NO. 80, FORE STREET, KINGSBRIDGE Mid c19 stucco facade possibly to an earlier house.3 storey. C19 shop front	SX 7343 4445	24245 (SX74SW/118)	GRADE II LISTED BUILDING
80	POST-MEDIEVAL	DOMESTIC / COMMERCIAL	NOS. 12, 12A & 14, FORE STREET, KINGSBRIDGE Nos. 12, 12a & 14 Fore Street in Kingsbridge built in 18th or early 19th century, 2 storey, Modern shop, left, Mid or late 19th century shop right.	SX 73454 44176	24222 (SX74SW/95)	GRADE II LISTED BUILDING
81	POST-MEDIEVAL	COMMERCIAL	BANK, NO.32 FORE STREET, KINGSBRIDGE Probably mainly mid to late c19, 3 storey	SX 7344 4427	24231 (SX74SW/104)	GRADE II LISTED BUILDING
82	POST-MEDIEVAL	HEALTH AND WELFARE	SITE OF KINGSBRIDGE AND DISTRICT HOSPITAL. Cottage hospital opened in a terraced house in Duncombe Street in 1898. Seven beds and 2 cots.	SX 73 44 (Arbitrary)	42495 (SX74SW/201)	
83	POST-MEDIEVAL / MODERN	COMMERCIAL	SITE OF MARKET PLACE, DODBROOKE The Kingsbridge and Dodbrooke cattle markets combined in the 19 th century and were held in Dodbrooke at market cross at the s end of church street. Replaced in the 1930	SX 735 442	55334 (SX74SW/241)	
84	POST-MEDIEVAL / MODERN	RELIGIOUS	MONUMENTS AT KINGSBRIDGE BAPTIST CHURCH 11 monuments were recorded in forecourt of Kingsbridge Baptist Church in 1987-88.	SX 73385 44199	51156 (SX74SW/69/1)	
85	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NOS. 16, FORE STREET, KINGSBRIDGE Built in the 18th century with a 20th century wooden shop front	SX 73452 44188	24223 (SX74SW/96)	GRADE II LISTED BUILDING
86	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NOS. 18 & 18A, FORE STREET, KINGSBRIDGE Built in 18th century with later alterations, 2 storey. Modern shop left at No 18.	SX 73452 44198	24224 (SX74SW/97)	GRADE II LISTED BUILDING
87	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO.28, FORE STREET, KINGSBRIDGE C18 altered or early c19, 2 storey. Modern shop front	SX 7344 4424	24229 (SX74SW/102)	GRADE II LISTED BUILDING

POPLAR DRIVE, KINGSBRIDGE, DEVON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
88	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 50, FORE STREET, KINGSBRIDGE C18, much altered, 3 storey. Modern shop with recessed entrance	SX 7343 4432	24235 (SX74SW/108)	GRADE II LISTED BUILDING
89	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 74, FORE STREET, KINGSBRIDGE C18 or early c19, 3 storey. Late c19 or c20 wood shop	SX 7343 4443	24242 (SX74SW/115)	GRADE II LISTED BUILDING
90	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 82, FORE STREET, KINGSBRIDGE C18 altered. Modern shop.	SX 7343 4445	24246 (SX74SW/119)	GRADE II LISTED BUILDING
91	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 35, FORE STREET, KINGSBRIDGE C18 or early c19, 3 storey, Modern shop.	SX 7346 4426	24271 (SX74SW/144)	GRADE II LISTED BUILDING
92	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 31, FORE STREET, KINGSBRIDGE C18 altered or restored, 3 storey. Modern shop.	SX 7347 4424	24305 (SX74SW/178)	GRADE II LISTED BUILDING
93	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 99, FORE STREET, KINGSBRIDGE C18 or early c19, 3 storey. Modernised shop front.	SX 7345 4446	24285 (SX74SW/158)	GRADE II LISTED BUILDING
94	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NATIONAL WESTMINSTER BANK, NO. 91 FORE STREET, KINGSBRIDGE C18 or early c19 altered, 3 storey. Modern stone bank front on ground floor	SX 7345 4442	24282 (SX74SW/155)	GRADE II LISTED BUILDING
95	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NOS. 45 & 47, FORE STREET, KINGSBRIDGE Probably c18 altered. Shop with early c19 entablature partly covered by fascia of modern shop	SX 7345 4430	24275 (SX74SW/148)	GRADE II LISTED BUILDING
96	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NOS. 49 & 51, FORE STREET, KINGSBRIDGE Probably c18 altered, 2 storey. Mid c19 wood shop front (no 49). Modern bank ground floor left	SX 7345 4431	24276 (SX74SW/149)	GRADE II LISTED BUILDING
97	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 75, FORE STREET, KINGSBRIDGE Probably c18 altered, 3 storey. C20 wood shop front	SX 7345 4437	24278 (SX74SW/151)	GRADE II LISTED BUILDING

POPLAR DRIVE, KINGSBRIDGE, DEVON: ARCHAEOLOGICAL DESK-BASED ASSESSMENT

AOC NO.	PERIOD	TYPE	NAME & DESCRIPTION	N.G.R.	DHER REFERENCE	DESIGNATION
98	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 77 TO 83, FORE STREET, KINGSBRIDGE C18 or early c19, 3 storey. No 77 modern shop front; the remainder with wood shop fronts with some alterations.	SX 7345 4439	24279 (SX74SW/152)	GRADE II LISTED BUILDING
99	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 15, FORE STREET, KINGSBRIDGE Probably early c19 with alterations. Mid c19 ornamental shop front	SX 7347 4420	24263 (SX74SW/136)	GRADE II LISTED BUILDING
100	POST-MEDIEVAL / MODERN	DOMESTIC / COMMERCIAL	NO. 17, FORE STREET, KINGSBRIDGE Probably c18 with alterations and restoration, 3 storey. Somewhat modern shop front	SX 7347 4421	24264 (SX74SW/137)	GRADE II LISTED BUILDING
101	POST-MEDIEVAL / MODERN	COMMERCIAL	NO. 29 (BANK), FORE STREET, KINGSBRIDGE C18 altered or restored, 3 storey. Probably c20 bank front	SX 7347 4424	24268 (SX74SW/141)	GRADE II LISTED BUILDING
102	POST-MEDIEVAL / MODERN	COMMERCIAL	NO. 33, FORE STREET, KINGSBRIDGE C18 with early to mid c19 front, 3 storey. Modern shop.	SX 7346 4425	24269 (SX74SW/142)	GRADE II LISTED BUILDING
103	/	DESIGNATION	KINGSBRIDGE CONSERVATION AREA	/	/	CONSERVATION AREA

APPENDIX C: Geotechnical Investigation Logs



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Borehole Number **BH1**

Sheet 1 of 1
 1:50

Project Kingsbridge	Client Kier Western
Method Rotary Percussive	Ground Level 10.40m OD
	Easting: 1033.52 Northing: 1794.80

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Grey Concrete (MADE GROUND)	10.10	0.30									
Grey, GRAVEL. Gravel is fine to coarse, sub-angular to sub-rounded. Gravel of fine to medium, sub-angular to sub-rounded, igneous sub-base. Occasional Cobbles (MADE GROUND)	9.80	0.60									
Soft, brown to dark brown, slightly sandy very gravelly CLAY. Sand is fine to coarse. Gravel is sub-angular to sub-rounded and fine to coarse igneous sub-base. (MADE GROUND)	9.20	1.20									
Firm, brown to red mottled, slightly sandy slightly gravelly SILT/CLAY. Sand is fine to coarse. Gravel is angular to sub-angular, fine to medium Slate. (Alluvial Deposits)	8.00	2.40							2.00		
Very Dense, brown to grey, slightly silty slightly sandy GRAVEL. Sand is fine to coarse. Gravel is angular to sub-angular, fine to coarse. MEADFOOT GROUP (Weathering grade is IV Highly Weathered)	7.40	3.00		3.00							50/150mm (6,7,12,38)
Very Weak, laminated, grey brown mottled, SLATE. MEADFOOT GROUP (Weathering Grade III moderately weathered) Discontinuities are sub-horizontal dipping at 45 degrees, extremely closely spaced, planar, moderately open.	6.40	4.00		(1.00)	85	40	0	>30			
Weak, laminated, grey brown mottled, SLATE, MEADFOOT GROUP. (Weathering grade II slightly weathered) Discontinuities are sub-horizontal dipping at 45 degrees, extremely closely spaced to very closely spaced, planar, moderately open, clean.	5.80	4.60		(0.60)	100	84	0	>30			
Very weak, slightly laminated, grey brown mottled, SLATE. MEADFOOT GROUP. (Weathering Grade III - Moderately weathered) Discontinuities, are sub-horizontal, dipping at 30 degrees, extremely closely spaced, stepped, tight clean.	4.30	6.10		(1.50)	27	15	0	>30			
Very weak, laminated, grey brown mottled, SLATE. MEADFOOT GROUP (Weathering Grade II, Slightly Weathered) Discontinuities are sub-horizontal dipping at 30 degrees, extremely closely spaced, stepped, tight, clean.	3.30	7.10		(1.00)	70	15	0	>30			50/150mm (11,14,25,25)
Borehole completed at 7.10m				7.10							50/75mm (25,50)

Remarks:
 Drilling Method/Casing: Hand dug -0.0 to 1.2m Window Sampled -1.2m to 3.0m Rotary Cored - 3.0 to 7.1m
 Groundwater: Water Encountered at 2.0mbgl.
 Observations: None
 Installation/Backfill: 1m Plain and 6m slotted standpipe.

PROJECT NO. **A012415-1**
 Logged By **JR**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **30/10/08**
 End Date **30/10/08**



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Borehole Number **BH2**

Sheet 1 of 1
 1:50

Project **Kingsbridge**

Client **Kier Western**

Method **Rotary Percussive**

Ground Level **9.90m OD**

Easting: **1064.26**
 Northing: **1807.51**

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Grass over, soft, brown to dark brown, slightly sandy SILT/CLAY. Sand is fine to medium. (Topsoil)	9.70	0.20									
Grey, slightly sandy GRAVEL. Sand is fine to medium. Gravel is fine to coarse, sub-rounded to sub-angular of Sub-base. (MADE GROUND)	9.10	0.80									
Soft, brown to dark brown slightly sandy slightly gravelly CLAY. Gravel of Sub-angular to Sub-rounded, fine to medium igneous rock. Occasional cobbles (Alluvium)	8.60	1.30									
Soft, brown reddy brown sandy gravelly CLAY. Sand is fine to medium. Gravel is fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade V completely weathered)	7.70	2.20							2.00		
Very stiff, brown to red slightly sandy, gravelly CLAY. Sand is fine to medium, gravel is fine to coarse angular to sub-angular, Slate. MEADFOOT GROUP (Weathering grade IV Highly Weathered)	6.70	3.20		3.20							
Weak to moderately weak, laminated, brown to red mottled, SLATE. MEADFOOT GROUP. (Weathering grade II slightly weathered) Discontinuities are sub-horizontal, dipping at 30 degrees, extremely closely spaced, planar, tight to moderately open, clean.	5.20	4.70		(1.50)	75	40	0	>30			
Very weak to weak, laminated, red grey, SLATE. MEADFOOT GROUP. (Weathering grade II slightly weathered) Discontinuities are sub-horizontal, dipping at 30 degrees, extremely closely spaced, planar, tight to moderately open, clean.	4.10	5.80		(1.10)	91	45	0	>30			
Moderately weak, laminated, brown to red mottled, SLATE. MEADFOOT GROUP. (Weathering grade II slightly weathered) Discontinuities are sub-horizontal, dipping at 30 degrees, extremely closely spaced, planar, tight to moderately open, clean.	2.90	7.00		(1.20)	50	25	0	>30			
Borehole completed at 7.00m				7.00							50/75mm (25,50)

Remarks:

Drilling Method/Casing: Hand-dug - 0.0 to 1.2m. Window Sampled 1.2m to 3.2m. Rotary Cored 3.2m to 7.0m.

Groundwater: Water Encountered at 2.0m bgl.
 Observations: None
 Installation/Backfill: 1m of Plain pipe and 6m of Slotted.

PROJECT NO. **A012415-1**
 Logged By **JR**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **31/10/08**
 End Date **31/10/08**



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Borehole Number **BH3**

Sheet 1 of 1
 1:50

Project Kingsbridge	Client Kier Western
Method Rotary Percussive	Ground Level 10.20m OD
	Easting: 1043.86 Northing: 1827.09

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Grey, concrete, re-barred (MADE GROUND)	9.90	0.30									
Grey brown slightly sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, sub-angular to sub-rounded, sub-base. (MADE GROUND)	9.00	1.20									
Soft, brown to dark brown gravelly CLAY/SILT. Gravel is sub-angular to angular, fine to medium Slate. (Alluvial Deposits)	8.70	1.50									N=5 (2,3,1,1,2,1)
Soft grey brown slightly sandy SILT/CLAY. Sand is fine to medium. (Alluvial Deposits)	8.10	2.10							▽ 2.00		
Soft brown to dark brown SILT/CLAY (Alluvial Deposits)	7.00	3.20									N=4 (1,1,1,1,1,1)
Stiff, brown to red slightly sandy, gravelly CLAY. Sand is fine to medium, Gravel is sub-angular to angular, medium to coarse Slate. MEADFOOT GROUP (Weathering Grade V completely weathered)	5.00	5.20									N=23 (4,6,5,6,5,7)
Very Stiff, brown red brown, slightly gravelly CLAY. Gravel is angular to sub-angular, fine to coarse, Slate. MEADFOOT GROUP (Weathering grade V Completely weathered)	4.50	5.70		5.70							N=37 (7,8,8,9,10,10)
Very weak, laminated, grey brown mottled, SLATE. MEADFOOT GROUP (Weathering Grade IV highly weathered) Discontinuities are sub-horizontal dipping at 45 degrees, extremely closely spaced, stepped and tight to very tight, clean.	3.00	7.20		(1.50)	50	14	0	>30			
Moderately weak, laminated, grey red brown mottled, SLATE, MEADFOOT GROUP. (Weathering Grade II slightly weathered) Discontinuities are sub-horizontal, dipping at 45 degrees, extremely closely spaced, planar, tight, clean.				7.20							50/150mm (17,8,21,29)
				(1.50)	47	27	0	>30			
Borehole completed at 8.70m	1.50	8.70		8.70							

Remarks: Drilling Method/Casing: Hand-dug - 0.0 to 1.2m. Window Sampled 1.2m to 5.7m. Rotary Cored 5.7m to 8.2m Groundwater: Water Encountered at 2.0mbgl. Observations: None Installation/Backfill: Not Installed.	PROJECT NO. A012415-1 Logged By JR Checked By JF Release Status Preliminary Start Date 03/11/08 End Date 03/11/08
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Borehole Number **BH4**

Sheet 1 of 1
 1:50

Project **Kingsbridge**

Client **Kier Western**

Method **Rotary Percussive**

Ground Level **12.01m OD**

Eastings: **1023.71**
 Northings: **1862.75**

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Tarmac MADE GROUND	11.81	0.20									
Dark red gravelly SAND. Gravel of fine to medium, sub-rounded to sub-angular Slate and occasional rounded Chert. (MADE GROUND)											
Firm dark red sandy gravelly CLAY. Gravel of fine to coarse angular to sub-rounded grey Slate and quartz. (Weathering Grade V completely weathered Meadfoot Slate)	10.81	1.20									
Becoming soft at 2.6											
Very weak, thinly laminated light brown and red mottled very clayey silty SLATE. MEADFOOT GROUP (Weathering Grade IV Highly weathered) Recovered as fine to coarse, friable, angular slate gravel.	8.71	3.30									
Very weak, thinly laminated, red brown and grey, friable SLATE. MEADFOOT GROUP (Weathering Grade III moderately weathered) Sub-horizontal discontinuities, inclined at 45 degrees, extremely closely spaced, planar, tight, clean.	7.01	5.00									
No Recovery - MEADFOOT GROUP	6.31	5.70									
Very weak, laminated, grey, SLATE. MEADFOOT GROUP (Weathering Grade IV, highly weathered) Discontinuities are sub-horizontal, dipping at 25 degrees, extremely closely spaced, planar, tight, clean.	5.31	6.70		6.70							
(1.00) 70 30 0 >30											
Very weak, laminated, grey SLATE. MEADFOOT GROUP (Weathering grade II, slightly weathered) Discontinuities are sub-horizontal, dipping at 45 degrees, extremely closely spaced, planar, tight, clean.	4.31	7.70		7.70							
(1.00) 70 40 1 >30											
1 RQD @ 8.3mbgl											
Borehole completed at 8.70m	3.31	8.70		8.70							

Remarks:

Drilling Method/Casing: hand-dug 0.0 to 0.2. Window Sampled 1.2 to 5.7. Rotary Cored 5.7 to 8.7

Groundwater: Water Encountered at 2.6mbgl.
 Observations: None
 Installation/Backfill: 1m of plain pipe and 7.7m of Slotted.

PROJECT NO. **A012415-1**
 Logged By **AK**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **27/10/08**
 End Date **27/10/08**



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Borehole
 Number **BH5**

Sheet 1 of 2
 1:50

Project Kingsbridge		Client Kier Western									
Method Rotary Percussive		Ground Level 10.80m OD		Easting: 1053.12 Northing: 1862.03							
Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Grass and vegetation over firm dark brown gravelly CLAY/SILT. Gravel is fine to coarse angular to sub-rounded grey slate(Topsoil)	10.40	0.40									
Loose to medium dense, dark brown very Silty gravelly SAND. Sand is fine to coarse, Gravel is fine to coarse angular to sub-rounded Slate. (MADE GROUND)	9.60	1.20									
Soft to firm, dark brown, very sandy slightly organic CLAY/SILT. Frequent rootlets.	9.10	1.70									
Soft to firm, red brown gravelly organic CLAY/SILT (MADE GROUND)											
No Recovery									▽ 2.50		N=3 (1,0,1,1,0,1)
Soft becoming firm, grey, very gravelly CLAY. Gravel of fine to medium, friable, sub-angular to sub-rounded Slate. (Weathering Grade V Completely Weathered)	7.30	3.50									
Firm, red and grey very gravelly CLAY/SILT. Grading into very clayey GRAVEL. Gravel of fine to coarse, angular, friable, very weak, platy Slate. MEADFOOT GROUP (Weathering Grade V completely weathered Meadfoot Group)	6.60	4.20									N=5 (2,2,1,2,1,1)
Very Stiff, red to brown, gravelly CLAY. Gravel is angular to sub-angular, fine to medium Slate. MEADFOOT GROUP (Weathering grade V-Completely weathered)	6.00	4.80									50/285mm (2,7,9,11,15,15)
No Recovery - MEADFOOT GROUP	3.60	7.20									

Remarks:
 Drilling Method/Casing: Hand-dug 0.0 to 1.2m Window Sampled 1.2m to 5.7m. Rotary Cored 5.7-10.2m .
 Groundwater: Water Encountered at 2.5mbgl.
 Observations: None
 Installation/Backfill: Not Installed.

PROJECT NO. **A012415-1**
 Logged By **AK**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **27/10/08**
 End Date **27/10/08**



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Borehole
 Number **BH5**

Sheet 2 of 2
 1:50

Project **Kingsbridge** Client **Kier Western**
 Method **Rotary Percussive** Ground Level **10.80m OD** Easting: **1053.12**
 Northing: **1862.03**

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
No Recovery - MEADFOOT GROUP	0.70	10.10									
Soft to Firm, red to brown, gravelly CLAY/SILT. Gravel is angular to sub-angular, fine to medium, Slate. MEADFOOT GROUP (Weathering grade V-Completely weathered)	0.60	10.20									50/245mm (3,5,9,14,20,7)
Borehole completed at 10.20m											

Remarks:
 Drilling Method/Casing: Hand-dug 0.0 to 1.2m Window Sampled 1.2m to 5.7m. Rotary Cored 5.7-10.2m .
 Groundwater: Water Encountered at 2.5mbgl.
 Observations: None
 Installation/Backfill: Not Installed.

PROJECT NO. **A012415-1**
 Logged By **AK**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **27/10/08**
 End Date **27/10/08**



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Borehole
 Number **BH6**

Sheet 1 of 2
 1:50

Project **Kingsbridge**

Client **Kier Western**

Method **Rotary Percussive**

Ground Level **18.95m OD**

Easting: **1072.10**
 Northing: **1908.47**

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Concrete (MADE GROUND)											
Red brown mottled, slightly silty gravelly SAND. Sand is fine to coarse. Gravel is medium to coarse, angular to sub-angular, sub-base. (MADE GROUND)	18.65	0.30									
Loose, slightly clayey gravelly SAND. Gravel is fine to medium, angular to sub-angular Slate. Sand is fine to coarse. Occasional cobbles of brick. (MADE GROUND)	17.75	1.20									#=6 (2,2,2,1,2,1)
Soft, red brown mottled, slightly sandy gravelly CLAY. Sand is fine to coarse, Gravel is fine to coarse, angular to sub angular Slate. (MADE GROUND)	16.25	2.70									#=7 (1,1,2,1,2,2)
Soft to firm, brown, slightly sandy CLAY. Sand is fine to coarse. Occasional gravel of fine to medium red brick. (MADE GROUND)	15.35	3.60									
Firm, red brown mottled slightly sandy CLAY. Sand is fine to medium. MEADFOOT GROUP (Weathering Grade V completely weathered)	14.75	4.20									#=9 (2,1,2,2,3,2)
Medium dense, light grey, slightly clayey slightly sandy GRAVEL. Sand is fine to medium. Gravel is fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade IV highly Weathered)	14.25	4.70									#=18 (4,4,4,5,5,4)
Not Recovered - MEADFOOT GROUP	12.25	6.70									
Light grey, slightly sandy GRAVEL. Sand is fine to medium. Gravel is fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade IV highly Weathered)	11.75	7.20									
Very weak, laminated, brown grey SLATE. MEADFOOT GROUP (Weathering Grade III moderately weathered) Discontinuities are, sub-horizontal, dipping @ 30 degrees, extremely closely spaced, planar, tight, clean.	10.25	8.70									50/225mm (15,10,22,14,14)
				9.50	(0.70)	86	0	0	>30	▽ 9.50	

Remarks:

Drilling Method/Casing: Hand-dug 0.00mbgl to 1.2mbgl. Window Sampled 1.2mbgl to 8.7mbgl. RC 8.7mbgl 10.2mbgl

Groundwater: Water Encountered at 9.5mbgl.
 Observations: None
 Installation/Backfill: 4m of Plain pipe and 6m of slotted.

PROJECT NO. **A012415-1**
 Logged By **JR**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **29/10/08**
 End Date **29/10/08**



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Borehole
 Number **BH6**

Sheet 2 of 2
 1:50

Project **Kingsbridge**

Client **Kier Western**

Method **Rotary Percussive**

Ground Level **18.95m OD**

Easting: **1072.10**
 Northing: **1908.47**

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Very weak, laminated, brown grey SLATE. MEADFOOT GROUP (Weathering Grade III moderately weathered) Discontinuities are, sub-horizontal, dipping @ 30 degrees, extremely closely spaced, planar, tight, clean. Borehole completed at 10.20m	8.75	10.20		10.20							50/135mm (8,10,14,36)

Remarks:

Drilling Method/Casing: Hand-dug 0.00mbgl to 1.2mbgl. Window Sampled 1.2mbgl to 8.7mbgl. RC 8.7mbgl 10.2mbgl

Groundwater: Water Encountered at 9.5mbgl.
 Observations: None
 Installation/Backfill: 4m of Plain pipe and 6m of slotted.

PROJECT NO. **A012415-1**
 Logged By **JR**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **29/10/08**
 End Date **29/10/08**



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Borehole
 Number **BH7**

Sheet 1 of 1
 1:50

Project	Kingsbridge	Client	Kier Western
Method	Rotary Percussive	Ground Level	11.90m OD
		Easting: 1031.27 Northing: 1889.44	

Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Concrete (MADE GROUND)											
Dark grey, very sandy GRAVEL. Gravel is fine to coarse, angular to sub-rounded, sub-base. (MADE GROUND)	11.60	0.30									
Soft, dark red, very gravelly CLAY. Gravel of fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (weathering Grade V completely Weathered) Becoming soft at 0.9	11.30	0.60									
Soft, dark red, very gravelly CLAY. Gravel of fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade V completely Weathered)	9.60	2.30									B=5 (1,1,1,2,1,1)
Soft, dark red grey mottled, gravelly CLAY. Gravel of fine to coarse, angular platy, very weak, grey Slate. MEADFOOT GROUP (Weathering Grade V completely Weathered)	8.70	3.20							▽ 2.50		B=5 (1,2,2,1,2,1)
Very weak, laminated, red brown, very clayey SLATE. MEADFOOT GROUP (Weathering Grade IV Highly weathered) Discontinuities are sub-horizontal, inclined at 45 degrees, extremely closely spaced, planar, with clay infill.	7.80	4.10		4.10							B=29 (5,8,7,8,7,7)
Very weak, laminated, grey SLATE, MEADFOOT GROUP. (Weathering Grade IV, highly weathered) Discontinuities are sub-horizontal, dipping at 35 degrees, extremely closely spaced, planar, tight, with clay infill.	6.80	5.10		(1.00)	100	40	0				
Very weak, laminated, grey to brown, SLATE, MEADFOOT GROUP (Weathering grade II slightly weathered) Discontinuities are sub-horizontal dipping at 35 degrees, extremely closely spaced, stepped, tight, clean.	6.30	5.60		(0.50)	100	0	0				
No Recovery - MEADFOOT GROUP	5.80	6.10		6.10							1 RQD @ 6.6m to 7.0m
Very weak, laminated, grey SLATE MEADFOOT GROUP (Weathering grade II slightly weathered) Discontinuities are sub-horizontal, dipping at 35 degrees, extremely closely spaced, planar, tight, clean.				(1.00)	70	45	1				
Borehole completed at 7.10m	4.80	7.10		7.10							

Remarks:

Drilling Method/Casing: Hand dug to 1.1m. Window Sampled to 1.1m to 5.6m. RC from 5.6-7.1

Groundwater: Water Encountered at 2.5m
 Observations: None
 Installation/Backfill:

PROJECT NO. **A012415-1**
 Logged By **AK**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **28/10/08**
 End Date **28/10/08**



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Borehole Number **BH8**

Sheet 1 of 1
 1:50

Project Kingsbridge		Client Kier Western									
Method Rotary Percussive		Ground Level 12.80m OD		Easting: 1028.34 Northing: 1954.80							
Description	Reduced Level (mOD)	Depth (m)	Legend	Core Run (m)	TCR %	SCR %	RQD %	Fracture Index	Water Strike (m)	Installation	Notes
Soft, brown to dark brown slightly sandy SILT (TOPSOIL)	12.60	0.20									
Soft, brown to red brown, slightly silty gravelly cobbly SAND. Sand is fine to medium. Gravel is fine to coarse angular to sub-angular. Slate. Coarsional Cobbles (MADE GROUND)											
Soft, brown to red brown, slightly sandy gravelly CLAY Sand is fine to coarse, Gravel is angular to sub-angular, fine to medium, Slate. MEADFOOT GROUP (Weathering Grade V completely weathered)	11.60	1.20									
No Recovery - MEADFOOT GROUP	10.60	2.20									
Medium dense, brown slightly sandy GRAVEL. Sand is fine to medium. Gravel is fine to medium sub-angular to sub-rounded, Slate. MEADFOOT GROUP (Weathering Grade V completely Weathered)	10.10	2.70							2.70		
Medium dense, red brown mottled, clayey silty GRAVEL. Gravel is fine to coarse, angular to sub-angular, Slate. MEADFOOT GROUP (Weathering Grade V completely weathered)	9.70	3.10									
Medium dense, red brown mottled, clayey silty GRAVEL. Gravel is fine to coarse, angular to sub-angular. Slate. MEADFOOT GROUP (Weathering Grade IV highly Weathered)	9.30	3.50									
No Recovery - MEADFOOT GROUP	8.60	4.20									
Very weak to weak, laminated, red brown, SLATE, MEADFOOT GROUP. (Weathering Grade III, moderately weathered) Discontinuities are sub-horizontal, dipping at 35 degrees, extremely closely spaced, planar, tight, clean.	7.80	5.00		5.00							
No Recovery - MEADFOOT GROUP	7.10	5.70		(0.70)	100	14	0	>30			
Moderately weak, laminated, red to brown, SLATE, MEADFOOT GROUP. (Weathering Grade II, slightly weathered) Discontinuities are sub-horizontal, dipping at 45 degrees, extremely closely spaced, stepped, tight, clean.	6.60	6.20		6.20							
				(1.00)	80	20	0	>30			
Borehole completed at 7.20m	5.60	7.20		7.20							
											50/150mm (11,14,35,15)
											50/10mm (25,50)

Remarks:
 Drilling Method/Casing: Hand-dug to 1.2m. Window sampled from 1.2m to 4.2m. Rotary Cored 4.2m to 7.2m.
 Groundwater: Water Encountered at 2.7m bgl.
 Observations: None
 Installation/Backfill: 1m of Plain and 6m of Slotted

PROJECT NO. **A012415-1**
 Logged By **JR**
 Checked By **JF**
 Release Status **Preliminary**
 Start Date **29/10/08**
 End Date **29/10/08**



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Trial Pit
 Number **HP1**

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western						
Method Hand-dug		Ground Level 11.60m OD						
		Easting: 1066.41 Northing: 1826.55						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test Depth (m)	Type	Notes
Very soft to soft, brown to dark brown, slightly sandy SILT. Sand is fine to medium. Frequent rootlets. (TOPSOIL)		11.40	0.20			0.10	D	
Soft, brown to dark brown, slightly sandy CLAY. Sand is fine to medium. (MADE GROUND)						0.30	ES	
		11.10	0.50			0.40	D	
						0.50	ES	
Soft to firm brown red dark brown, slightly sandy gravelly CLAY. Sand is fine to medium. Gravel is fine to medium, angular to sub-angular Slate, MEADFOOT GROUP (Weathering Grade V, completely weathered)						1.00	B	
----- Trial Pit Completed at 1.20 m		10.40	1.20					
Remarks: Stability: Stable Groundwater: None Backfill Details: Backfilled with Arisings Other Observations: None		Pit Dimensions: Length: 0.50m Width: 0.50m Orientation of Long Side: 0 degrees		PROJECT NO. A012415-1 Logged By JR Checked By JF Release Status Excavation Date 28/10/2008				



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Trial Pit
 Number **HP2**

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western		Easting: 1063.48 Northing: 1826.87				
Method Hand dug		Ground Level 9.87m OD						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test Depth (m)	Type	Notes
Grass over, soft to very soft, brown to dark brown, slightly sandy CLAY/SILT. Sand is fine to medium. Occasional rootlets (TOPSOIL)		9.67	0.20					
Soft to firm brown to dark brown slightly sandy slightly gravelly CLAY/SILT. Sand is fine to medium. Gravel is fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade V - Completely weathered)		9.27	0.60					
Soft to firm, brown to red brown, slightly sandy slightly gravelly cobbly CLAY. Sand is fine to medium. Gravel is fine to coarse, angular to sub angular Slate. Occasional cobbles. MEADFOOT GROUP (Weathering Grade IV - Highly weathered)		8.37	1.50					
----- Trial Pit Completed at 1.50 m -----								
Remarks: Stability: Stable Groundwater: Groundwater encountered at 1.4mbgl. Backfill Details: Backfilled with Arisings Other Observations: None				Pit Dimensions: Length: - Width: - Orientation of Long Side: -		PROJECT NO. A012415-1 Logged By JR Checked By JF Release Status Excavation Date 28/10/2008		



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Trial Pit
 Number **HP3**

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western						
Method Hand Dug		Ground Level 11.20m OD						
		Easting: 1062.31 Northing: 1875.01						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Depth (m)	Sample Test Type	Notes
Soft, brown to dark brown, slightly sandy SILT. Sand is fine to medium. Occasional rootlets, (TOPSOIL)						0.10	ES	
		10.90	0.30					
Medium dense, brown to light brown, slightly sandy cobbly GRAVEL. Sand is fine to coarse. Gravel is medium to coarse, sub-angular to sub-rounded, igneous rock. (MADE GROUND)								
		10.60	0.60					
Soft, brown to dark brown slightly gravelly, sandy CLAY. Sand is fine to medium. Gravel is fine to coarse, sub-angular to sub-rounded, Slate. MEADFOOT GROUP (Weathering grade V - Completely weathered)						0.70	ES B	
Trial Pit Completed at 0.70 m								
Remarks:		Pit Dimensions:		PROJECT NO. A012415-1				
Stability:	Stable	Length:	1.00m	Logged By	JR			
Groundwater:	None	Width:	0.50m	Checked By	JF			
Backfill Details:	Backfilled with Arisings	Orientation of Long Side:	-	Release Status				
Other Observations:	None			Excavation Date	29/10/2008			



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Trial Pit
 Number **HP4**

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western						
Method Hand dug		Ground Level 12.60m OD						
		Easting: 1066.50 Northing: 1862.20						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test Depth (m)	Type	Notes
Soft, brown to dark brown, slightly sandy SILT. Sand is fine to coarse. Occasional roots large diameter. (TOPSOIL)		12.40	0.20			0.10	ES	
Soft, brown to dark brown, slightly sandy slightly gravelly CLAY. Sand is fine to coarse. Gravel is medium to coarse, angular to sub-angular, igneous rock. (MADE GROUND)						0.50	ES	
Metal and plastic found at 0.5m bgl.		11.90	0.70					
Soft to firm, brown red mottled, slightly clayey sandy GRAVEL. Sand is fine to medium. Gravel is medium to coarse angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade V - completely weathered)						1.00	B	
----- Trial Pit Completed at 1.50 m								
		11.10	1.50					
Remarks:		Pit Dimensions:		PROJECT NO. A012415-1				
Stability:	Stable	Length:	0.50m	Logged By	JR			
Groundwater:	None	Width:	0.50m	Checked By	JF			
Backfill Details:	Backfilled with Arisings	Orientation of Long Side:	-	Release Status				
Other Observations:	None			Excavation Date	29/10/2008			



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Trial Pit
 Number **HP5**

Sheet 1 of 1
 Scale 1:20

Project **Kingsbridge** Client **Kier Western**

Method **Hand dug** Ground Level **12.10m OD** Easting: **1057.22**
 Northing: **1913.51**

Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test		Notes
						Depth (m)	Type	

Grass over, very soft to soft, brown to dark brown, SILT. Occasional angular gravel clasts of igneous rocks. (TOPSOIL)		12.00	0.10					
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Soft to firm, brown to light brown, CLAY. Occasional gravel of fine to coarse angular Slate. (MADE GROUND) Pottery found @ 0.5mbgl		11.45	0.65					
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Firm, brown to light brown, fine gravelly CLAY. Gravel is fine to coarse, angular to sub-angular Slate. MEADFOOT GROUP (Weathering Grade V - completely weathered)		10.70	1.40					
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 Trial Pit Completed at 1.40 m

Remarks:
 Stability: Stable
 Groundwater: None
 Backfill Details: Backfilled with Arisings
 Other Observations: None

Pit Dimensions:
 Length: 0.50m
 Width: 0.50m
 Orientation of Long Side: -

PROJECT NO. **A012415-1**
 Logged By **JR**
 Checked By **JF**
 Release Status
 Excavation Date **28/10/2008**



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Trial Pit
 Number **HP6**

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western						
Method Hand Dug		Ground Level 10.64m OD						
		Easting: 1016.12 Northing: 1848.55						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test Depth (m)	Type	Notes
Concrete (MADE GROUND)		10.44	0.20					
Medium dense to dense, red grey, slightly sandy GRAVEL. Sand is fine to coarse Gravel is fine to coarse, angular to sub-angular, sub-base. (MADE GROUND)								
		9.94	0.70					
----- Trial Pit Completed at 0.70 m								
Remarks:		Pit Dimensions:		PROJECT NO. A012415-1				
Stability:	Stable	Length:	0.40m	Logged By JR				
Groundwater:	None	Width:	0.40m	Checked By JF				
Backfill Details:	Backfilled with Arisings	Orientation of Long Side:	-	Release Status				
Other Observations:	None			Excavation Date 29/10/2008				



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Trial Pit
 Number **TP01**

Sheet 1 of 1
 Scale 1:20

Project **Kingsbridge**

Client **Kier Western**

Method **Hand dug**

Ground Level **12.37m OD**

Easting: **1030.78**
 Northing: **1935.09**

Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test		Notes
						Depth (m)	Type	
Tarmac (MADE GROUND)		12.27	0.10			0.00		
Medium dense, brown to light brown, very sandy, GRAVEL. Sand is fine to coarse. Gravel is sub-angular to sub-rounded, fine to coarse, sub-base. Occasional cobbles (Drift deposits)						0.40		CBR Value 14.0%
		11.67	0.70					
Soft to firm, red to brown, slightly sandy CLAY. Sand is fine to medium. MEADFOOT GROUP (Weathering grade V, completely weathered)						0.95		CBR Value 5.5%
		11.42	0.95					
----- Trial Pit Completed at 0.95 m								

Remarks:

Stability: Stable
 Groundwater: None
 Backfill Details: Backfilled with Arisings
 Other Observations: None

Pit Dimensions:

Length: 0.50m
 Width: 0.50m
 Orientation of Long Side: -

PROJECT NO. **A012415-1**

Logged By **JR**
 Checked By **JF**
 Release Status
 Excavation Date **03/11/2008**



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Trial Pit
Number TP02

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western						
Method Hand dug		Ground Level 11.25m OD						
		Easting: 1034.65 Northing: 1874.15						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test Depth (m)	Type	Notes
Tarmac (MADE GROUND)		11.15	0.10					
Medium dense, brown to light brown, slightly sandy GRAVEL. Sand is fine to medium. Gravel is fine to coarse, sub-angular to sub-rounded, sub-base (MADE GROUND)		11.00	0.25			0.30		CBR Value 13.5%
Medium dense, grey to green slightly sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, sub-angular to sub-rounded, sub-base. (MADE GROUND)		10.95	0.30					
Soft to firm, brown to red brown, slightly sandy very gravelly CLAY. Sand is fine to medium, Gravel is fine to coarse, sub-angular to sub-rounded, sub-base. (MADE GROUND)		10.65	0.60					
Medium dense, yellow to brown, very sandy GRAVEL. Sand is fine to coarse. Gravel is fine to coarse, sub-angular to sub-rounded, igneous rock. (Drift deposit)		10.50	0.75			0.75		CBR Value 14.0%
Trial Pit Completed at 0.75 m								
Remarks:		Pit Dimensions:		PROJECT NO. A012415-1				
Stability:	Stable	Length:	0.50m	Logged By	JR			
Groundwater:	None	Width:	0.50m	Checked By	JF			
Backfill Details:	Backfilled with Arisings	Orientation of Long Side:	-	Release Status				
Other Observations:	None	Excavation Date	03/11/2008					



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Trial Pit
 Number **TP03**

Sheet 1 of 1
 Scale 1:20

Project **Kingsbridge**

Client **Kier Western**

Method **Hand Excavated**

Ground Level **13.30m OD**

Easting: **73289.00**
 Northing: **44415.00**

Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test		Notes
						Depth (m)	Type	
Vegetation over, soft brown to dark brown, slightly sandy SILT. Sand is fine to medium. Frequent rootlets. (TOPSOIL)		13.05	0.25					
----- Trial Pit Completed at 0.25 m								

Remarks:
 Stability: Stable
 Groundwater: None
 Backfill Details: Backfilled with Arisings
 Other Observations: Man-hole cover found underneath the 0.25m of Soil and vegetation.

Pit Dimensions:
 Length: 0.50m
 Width: 0.50m
 Orientation of Long Side: -

PROJECT NO. A012415-1
 Logged By **JR**
 Checked By
 Release Status
 Excavation Date **11/12/2008**



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Trial Pit
 Number **TP04**

Sheet 1 of 1
 Scale 1:20

Project Kingsbridge		Client Kier Western						
Method Hand Excavated		Ground Level 16.28m OD						
		Easting: 73282.00 Northing: 44434.00						
Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test Depth (m)	Type	Notes
Vegetation over, soft, brown to dark brown, slightly sandy, SILT. Sand is fine to medium. Frequent rootlets. (TOPSOIL)		16.08	0.20					
Soft to firm, red-brown, very gravelly CLAY. Gravel is fine to coarse, sub-angular to angular Slate. MEADFOOT GROUP (Weathering Grade IV - highly weathered)								
----- Trial Pit Completed at 0.70 m		15.58	0.70					
Remarks: Stability: Stable Groundwater: None Encountered Backfill Details: Backfilled with Arisings Other Observations: None		Pit Dimensions: Length: 0.50m Width: 0.50m Orientation of Long Side: -		PROJECT NO. A012415-1 Logged By JR Checked By Release Status Excavation Date 11/12/2008				



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Trial Pit
 Number **TP05**

Sheet 1 of 1
 Scale 1:20

Project **Kingsbridge** Client **Kier Western**

Method **Hand Excavated** Ground Level **13.22m OD** Easting: **73285.00**
 Northing: **44431.00**

Description	Legend	Reduced Level (mOD)	Depth (m)	Water Strike (m)	Installation / Backfill	Sample Test		Notes
						Depth (m)	Type	

Vegetation over, soft, brown to dark brown, slightly sandy SILT. Sand is fine to medium. Frequent rootlets (TOPSOIL)		13.02	0.20					
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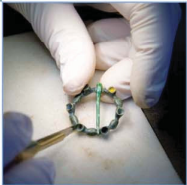
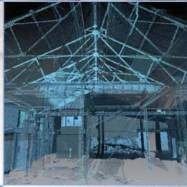
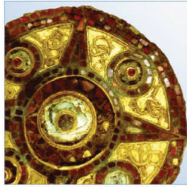
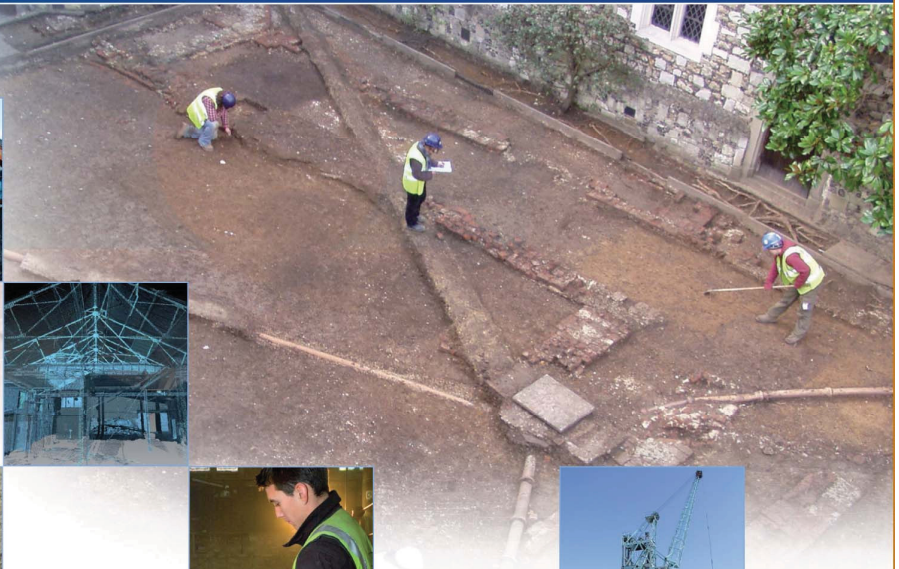
Soft to firm, grey reddy brown, very gravelly CLAY. Gravel is fine to coarse, sub-angular to angular Slate. MEADFOOT GROUP (Weathering Grade IV - Highly weathered)		12.72	0.50					
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 Trial Pit Completed at 0.50 m

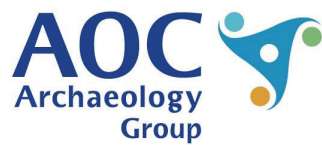
Remarks:
 Stability: Stable
 Groundwater: None Encountered
 Backfill Details: Backfilled with Arisings
 Other Observations: None

Pit Dimensions:
 Length: 0.50m
 Width: 0.50m
 Orientation of Long Side: -

PROJECT NO. A012415-1
 Logged By **JR**
 Checked By
 Release Status
 Excavation Date **11/12/2008**



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