

**THE FORMER TIVERTON AND DISTRICT  
HOSPITAL: ARCHAEOLOGICAL EVALUATION  
AND HISTORIC BUILDING APPRAISAL**

**Prepared for Devonshire Homes Ltd**

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## 1. INTRODUCTION (Fig. 1)

This report has been commissioned by Devonshire Homes Ltd and presents the results of an archaeological evaluation and historic building appraisal undertaken by Exeter Archaeology (EA) in February 2010 at the former Tiverton and District Hospital, William Street, Tiverton (SS 9564 1271; Fig. 1). The evaluation and appraisal represent the first stage of archaeological mitigation required under planning consents (condition 16 of application 09/01400/MFUL, Mid Devon District Council and condition 3 of application 09/01399/LBC, Mid Devon District Council) for the redevelopment of the site. The scheme involves the conversion of no. 57 Bampton Street into commercial premises, and the demolition of the other former hospital buildings to be replaced by a mixed residential and commercial development.

The former hospital site lies on the edge of the medieval settlement of Tiverton adjacent to a historic routeway leading northwards out of the town. The site lies within the Tiverton Conservation Area, and no. 57 Bampton Street is a Grade II listed building (no. 485209). The geology of the site is valley gravels overlying Permian and Triassic lower sandstone (Geological Survey 1974).

## 2. AIMS

The aim of the evaluation was to determine the presence of archaeological deposits across the development site, and if present to establish their age, character and extent. The information will be used by the Devon County Historic Environment Service (DCHES) to determine the requirement for any further archaeological mitigation.

The aim of the historic building appraisal was to identify the dates of the buildings occupying the site, and to assess in more detail the impact of development on no. 57 Bampton Street. A plan showing the dates of buildings up to 1932 has been prepared by Heritage Vision (2009a, Appendix 2), and during the present survey that plan has been updated as Fig. 7 to include later additions.

## 3. METHOD (Fig. 4)

The evaluation and appraisal were undertaken in accordance with a written scheme of investigation prepared by EA (Passmore 2010), with amendments to the methodology agreed by the DCHES. Fieldwork was preceded by the rapid collection of cartographic material held at the Devon Record Office and the Westcountry Studies Library. The recent history of the site is presented in a report prepared by Heritage Vision (2009a).

A total of 45m of trenches, each 1m wide, was excavated, less than originally envisaged due to a smaller area being available for evaluation (see Fig. 4). Trenches were excavated by machine fitted with a toothless grading bucket to expose the upper surface of archaeological deposits or *in situ* natural.

Where archaeological features were exposed, they were cleaned by hand. Small cut features (stakeholes) were fully excavated, with 50% or 100% of the exposed length of larger features (pits and ditches) removed by hand.

Deposits and features were recorded using standardised trench evaluation sheets, and plans and sections prepared at scales of 1:50 and 1:20. A full context listing is presented in Appendix 1. This was accompanied by a black-and-white print and colour digital photographic record. Pottery was retained from all features, with some post-1750 pottery discarded following quantification.

During the appraisal existing plans of the hospital and floor plans of no. 57 Bampton Street were annotated to show architectural features. This was accompanied by a brief written description and a digital photographic record of the main architectural features.

An OASIS entry (number exeterar1-73644) has been completed, and includes a digital version of this report.

#### 4. HISTORY OF THE SITE (Figs 2, 3 and 7)

The background to the history and archaeology of Tiverton is thoroughly covered by previous archaeological assessment reports prepared by EA, the most recent (Collings and Passmore 2008) including the latest discoveries on the area's prehistoric past. The post-medieval history of the site has been presented by Heritage Vision (2009a), and a summary of the key historical information is laid out below.

The site is situated on the edge of the core of the medieval settlement at Tiverton, and lies adjacent to Bampton Street, a historic routeway leading northwards out of the town. Historic mapping such as the Tiverton tithe map of 1842 (Fig. 2) depicts the Bampton Street frontage as being built up, with the area to the east occupied by open plots and outbuildings. This layout does not change until the late 19th-century when houses were constructed on the west side of Barrington Street. The earliest building on the site is no. 57 Bampton Street, a large property that dates from the early 17th century (see section 7). Further early post-medieval properties may have been present to the south of this building, but were probably demolished and replaced in the 19th century.

By the mid 19th century the site was in multiple ownership comprising domestic properties and a brewery. The latter occupied the northern two-thirds of the present site (Fig. 3), and incorporated no. 57 Bampton Street. The hospital started life in 1852 as a dispensary situated on Bampton Street. In the later 19th-century this was rebuilt, and further properties located to the south were annexed. Hospital wards were also added to the east and were later extended. Further additions were made in 1904 and 1906 when a laundry and mortuary, and the Coles Institute, were erected.

The brewery was demolished in phases during the first half of the 20th century, and by 1947 the whole of the present site was occupied by the hospital. The hospital buildings were further extended during the 20th century with new additions constructed on the site of the old brewery. From 1947 onwards no. 52 Bampton Street was used as nurses' accommodation, and most recently as offices.

The overall development of the buildings on the site has been presented by Heritage Vision (2009a, appendix 3), and an updated version of their plan is presented as Fig. 7 to include phasing of the 20th-century hospital buildings.

## 5. THE EVALUATION (Figs 4-6; Pls 1-3)

### 5.1 Trench 1 (Fig. 5; Pl. 1)

Natural gravel and clay was encountered between 74.83 and 74.95m AOD, approximately 0.60m below the present surface. In the centre of the trench this was cut by a shallow, flat-based, roughly linear feature (101), backfilled with stony silt (102) that contained later post-medieval pottery and an 18th- or 19th-century clay pipe stem. In the base of the feature was a series of small stakeholes (108, 110, 114 and 112) and a possible posthole or planting feature (104). A small posthole (106) was exposed to the south of feature 101.

These features were sealed by late 19th- or early 20th-century demolition and levelling deposits (103 and 100 respectively) overlain by the present tarmac car park surface and its associated make-up layers.

### 5.2 Trench 2 (Fig. 5)

Natural gravel and clay was encountered between 74.89 and 74.97m AOD, up to 0.45m below the present surface. Two modern features were exposed within this trench, a shallow north-west to south-east aligned ditch (204) and north-south aligned ditch (202). The former contained 18th-20th-century pottery, whilst the latter was filled with a demolition deposit (201) that was also present throughout the trench. This was sealed by a contemporary levelling layer (201) with inclusions of yellow Candy bricks as used in the hospital extensions of 1897, 1904 and 1906, overlain by the present tarmac car park surface and its associated make-up layers

### 5.3 Trench 3 (Fig. 5)

This trench was located in an area of raised ground adjacent to laundry and mortuary of 1904. Within the hospital grounds level access is provided to the first floor with a ramp down to the ground floor.

Natural gravel and clay was encountered at 75.61m AOD, up to 1.90m below the surface. This was overlain by a probable post-medieval garden soil (306), in turn overlain by a 19th-century cobbled surface (302) and its associated make-up layer (305). A small north-south aligned drain had been incorporated into the cobbled surface. The west end of the surface had been truncated, and the east end cut away by the construction trench (303) for the 1904 laundry. Following construction of the laundry, ground level was raised up by 1.40m using layers of rubble and clay (301), here sealed with topsoil (300) forming part of a garden adjacent to the building.

### 5.4 Trench 4 (Fig. 6; Pl. 2)

Natural clay was exposed at the north end of the trench at a height of 75.60m AOD, 0.50m below the present surface. This clay was truncated by a shallow, east-west aligned ditch (412), whose fill (411) contained 17th-18th-century pottery, along with two sherds of residual medieval pottery. The north side of the ditch was not exposed, the feature having been truncated by the excavation of a geotechnical pit.

The ditch was sealed by a cobbled surface (408) laid on a thin make-up layer (411), both of which were exposed for a distance of 2.30m. The surface incorporated a limestone post-pad (410) that had been inserted flush with the top of the cobbles. At the south end of the trench a brick surface (403) was exposed immediately below the present tarmac surface. The bricks were laid on edge in stretcher bond in rows aligned both north to south and east to west. The

latter arrangement incorporated a shallow brick-lined drain (404). The surface represents an internal floor within the 19th-century brewery.

Surfaces 408 and 403 were truncated by a modern concrete surface (405) laid flush with the level of bricks 403. This concrete was overlaid by the existing tarmac surface and its associated make-up.

### 5.5 Trench 5 (Fig. 6; Pl. 3)

Natural clay was exposed at the south end of the trench at a height of 75.09m AOD, 0.50m below the present surface. Part of a shallow, small pit (513), possibly of 17th-century date, was exposed cutting into this clay. The pit was sealed by a cobbled surface (511) laid on a thin make-up layer (512).

The cobbled surface was truncated by a large construction trench (510) that continued below the level of the natural clay. Within this trench a series of features associated with the 19th-century brewery were had been constructed. Two walls were exposed; the south wall (507), represented by a footings of cement-bonded rubble and slate, and the north wall, which comprised two builds, an earlier stone structure (505) with a later rebuild (or extension westwards) in brick (504). Respectively, these walls represent the outside (southern) wall of the main brewery building (as depicted on the 1889 OS map), and an internal wall. To the north of wall 504 a horizontal timber (503) indicates the position of a large doorway. Between walls 507 and 504 was a brick surface (506), incorporating an integral brick-lined drain. To the north of wall 504 another brick surface was exposed (502), at a slightly higher level than surface 506. Surface 502 almost certainly represents a continuation of surface 403 in trench 4. To the south of wall 507, part of a further brick surface was exposed (508), set on projecting brick footings laid onto concrete.

### 5.5 Trench 6 (Fig. 6)

Natural clay and gravel was exposed at a height of 74.86m AOD, around 0.40m below the surface. Three features were exposed cutting into these deposits. Ditch 602 was a shallow feature, aligned south-west to north-east, whose west side had been truncated by a modern service trench. Feature 604 may represent a second ditch, although its irregular shape may indicate it was dug as a garden feature. Adjacent to this feature was a small posthole (607). These features were overlaid by levelling deposits (600 and 601), which were sealed by the modern tarmac surface and associated make-up.

## 6. FINDS (Appendix 2)

A small assemblage of finds was recovered from fills of features and overlying recent levelling deposits. A full listing is presented in Appendix 2. The majority of the assemblage comprises later post-medieval (after 1750) pottery, with a few sherds of earlier post-medieval pottery and residual medieval pottery.

## 7. NO. 57 BAMPTON STREET (Figs 8 and 9; Pls 4-6)

This property is the oldest building on the site, dating back to the early 17th century. Its historical importance is recognised with its protection as a grade II listed building. The key architectural features are presented in the listed building description ([www.lbonline.english-heritage.org.uk](http://www.lbonline.english-heritage.org.uk)), and a good description of the building and its development has been presented by Heritage Vision (2009b). However, since the latter survey was produced, parts

of the building have been opened up, revealing further original and reused architectural features. This section of the report presents an updated description of the newly-discovered historic features and a new interpretation of the building.

### 7.1 **Ground Floor** (Fig. 8; Pl. 4)

The building is typical of a small Elizabethan mansion with a C-shaped floor plan, found in both rural and suburban locations in Devon. On the ground floor the building comprises a three-room and cross-passage structure fronting Bampton Street, with further accommodation housed in two projecting wings to the rear. This plan is not uncommon for a property on the edge of a town, and can be compared favourably with the slightly larger, E-shaped Cowick Barton and Old Matford in Exeter (cf Portman 1966, 70-71, 88-89, fig. xvii; Parker 2009). The property is however atypical, and contrasts with the above houses, in that the building is not set around a courtyard (or courtyards). It is usual for the house to be set back, and separated from the road by a courtyard. The plan of no. 57 Bampton Street is reversed with the main range fronting the road and the wings facing away from the main entrance towards a rear garden. The building is constructed of stone, although some cob is visible at first- and second-floor levels in the east and north elevations.

The cross passage is entered directly from the street, via the original door, now surrounded by a later doorframe. The service room, possibly a former buttery, is separated from the passage by a plank-and-muntin screen, now largely encased by later cladding. Both the cross passage and the service room have chamfered beams; the latter currently boxed in. Some brickwork is visible on the line of the screen between the hall and the cross passage. It is unclear whether this marks the position of a blocked doorway, or whether the whole screen has been replaced. Evidence of reused timbers from elsewhere in the building points to the latter. In the south-east room two timbers displaying chamfers and run-out stops have been incorporated into (as yet undated, but probably 19th- or 20th-century) partitions. These timbers probably originated as posts around a doorway within the screen. In the 18th-century cupboard on the first floor several reused timbers are visible, including one post with drilled holes for rods, also from a screen.

To the north of the cross passage is the former hall with an inner room beyond. To the west is a further inner room, whilst to the south-east there is another service room, possibly a kitchen, beyond the buttery. The hall and inner rooms are heated by large fireplaces, now with later or blocked openings. The eastern inner room was probably converted to a kitchen in the 18th century, as evidenced by the large fireplaces and the later (19th-century) cast-iron range. The masonry around these stacks incorporates fabric relating to two staircases. The evidence for the north staircase has been presented by Heritage Vision. The position of the south staircase is partially reflected by the present staircase to the first floor, although the latter is probably of 18th-century date. The masonry either side of the present corridor behind the hall fireplace incorporates blocked recesses for an earlier staircase rising from or behind the present stairs. The staircase was lit by a mid-level window, now blocked, but visible from within the later extension to the east. The presence of two staircases is not uncommon in a building of this plan, with one providing first-floor access for the occupier and the other for servants.

The area behind the two original wings has been infilled, creating several service rooms and a new rear entrance. The phasing of these extensions is not altogether clear. However, there are two early phases of brickwork, prior to the more recent (post-1947) phases of refacing and alteration. In or by the early 19th century the building had been extended to the south, and to

the east infilling the space between the two rear wings. The south-west room within the eastern extension retains its brick surface. The building was extended in the 19th century when it was used as a brewery (see fig. 3). Following the demolition of the brewery after 1947 the elevations of the rear wings and southern 19th-century extension were refaced in brick, removing much but not all of the earlier fabric (see first floor below).

### 7.2 First floor (Fig. 9; Pl. 5)

The current first floor layout reflects the alterations made in 1947 when the building was converted into nursing accommodation; it also retains evidence of earlier partitions. The spaces over the main ground floor rooms are divided by lath and plaster partitions, probably reflecting a mix of original partitions and 18th- or 19th-century subdivisions of earlier rooms. The room over the front inner room retains its original moulding, bisected by a later partition. Other partitions are constructed from wooden boards and may well form part of the Edwardian refurbishment to the building. Most partitions on this floor have been redecorated, along with many of the ground floor walls. The existing (or new) partitions were covered with hessian and newspapers dated 1919 and 1924.

The rear wings must have contained large single rooms. The room in the north wing was heated by two fireplaces, one having been inserted into the rear of the original stack. The lintel of the fireplace is a reused arched, moulded, timber possibly originating from a 17th-century doorway as visible elsewhere on the first floor. The room has been reduced in size to create a corridor along its western side.

The original arrangement between these rear rooms is unclear. The present lobby probably originated in the 17th century, but it is not clear whether the corridor was an original feature – the presence of two staircases probably indicates not – or whether this was added in the 18th century when the second floor was utilised for accommodation.

There are a number of 18th-century features on the first floor that have been described by Heritage Vision and are not repeated here. There is a cupboard built into the north chimney stack and below this a wooden framework survives for a further cupboard located on the ground floor (presently sealed over, but visible above the stairs to the cellar).

### 7.3 Second floor and roof (Pl. 6)

The roof structure comprising jointed-cruck trusses with dovetailed lap-jointed collars survives throughout much of the building including throughout the front main range. It has been replaced in the north rear wing, but the trusses and purlins survive within the south wing. There is also a fragment of an original truss surviving over the first floor corridor. There is no evidence for original cocklofts within the main ranges, although plaster within the roof space over the first floor corridor may provide an indication that this area was once fully accessible. The present room in the roof over the corridor is a later, smaller, alteration. Elsewhere, rooms in the roof have been added within the rear wings, and over the part of the main range. The conversion to accommodation probably dates to the 18th or early 19th century.

### 7.4 Cellar

There is a storage cellar under the front inner room at the north end of the building, entered via a door and stairs from the rear inner room. The cellar has a cobbled floor and there are coal chutes from the street frontage. The floor above has been propped up using cast-iron columns and later brick piers.



## 8. DISCUSSION OF THE EVALUATION (Fig. 4)

### 8.1 Summary of archaeological deposits

No features pre-dating the post-medieval period were exposed, although a few sherds of residual medieval pottery were recovered. The earliest features were ditch 412 in trench 5 and pit 513 in trench 5, which may date to the 17th century. The cobbled surfaces 408 and 511 cannot be directly dated, although the former overlaid ditch 412. The surfaces were in existence by the 19th century when the brewery was constructed, and could date to the 18th century or early 19th century when alterations were made to the adjacent no. 57 Bampton Street. The cobbled surface 311 in trench 3 remains undated, but from the brick and china inclusions in its make-up is probably 19th-century in date.

Walls and interior surfaces associated with the 19th-century brewery were exposed in trenches 4 and 5. Shallow 19th-century ditches and garden features including stakeholes were exposed in trenches 1, 2 and 6, a picture consistent with historical mapping of the area.

### 8.2 Survival of archaeological deposits (Fig. 4)

In general, survival of early archaeological features and deposits is poor. Areas of truncation are plotted on Fig. 4. The following conclusions can be drawn.

- To the rear of No. 57 Bampton Street the construction of the brewery in the 19th century has truncated earlier archaeological deposits;
- On the William Street frontage the lack of early deposits and the consistent level of the exposed natural indicates this area was extensively levelled and probably reduced in height when the either The Victoria Wards (1897), the laundry and mortuary (1904) or Coles Institute (1906) were constructed.
- Most of the 19th- and early 20th-century hospital buildings were constructed with basements, and around these basements are further areas of ground reduced in level to provide access and light.
- More recent (post-1933) truncation has been caused by the installation of below-ground service ducts to the rear of No. 57 Bampton Street, and by the excavation of a number of geotechnical pits.

## 9. APPRAISAL OF NO. 57 BAMPTON STREET

No. 57 Bampton Street is an grand house dating to the early 17th century, and from the evidence now available it must be considered one of the most important early domestic properties in Tiverton. Much of its original fabric and architectural features survive, along with 18th-century alterations and fittings that add to the character of the building. That said, there is a need for a fuller understanding of the structure, in particular circulation routes around the original building and the impact of the 18th-century alterations to the building and changes to the original layout.

A schedule of works for the alterations to the building has been prepared by Heritage Vision (2009c), along with proposed floor plans detailing alterations. In general, the interventions and alterations to the historic fabric are minimal, and many of the alterations will enhance the character of the building, and reinstate original or historic blocked doorways. A small number of impacts on the historic fabric have been identified and are listed below.

- Cross passage – lower screen: removal of a section of the plank-and-muntin screen to create new access to reception area of suite 1. Item may also impact on original floor beams above;
- Cross passage – upper screen: removal of a section of the screen to create access to unit 1 (if screen survives, which is unlikely – more investigation needed). Item may also impact of floor beams above;
- Rear extension: excavation of drainage run in south-west room for shared wc will require removal of brick surface;
- Removal of partition in first-floor room in unit 6: partition is probably of 18th-century date, however removal will recreate space of original room (including reuniting its moulded cornice.
- Replacement of first-floor doorway in lobby to the rear of units 5 and 6: this doorway is one of four original 17th-century doorframes with chamfers and stops surviving apparently *in situ* within the building.
- New first floor door between units 4 and 5: removal of a short section of 17th- or 18th-century partition.

## 10. MITIGATION

In view of the general lack of early features on the site, and the truncation caused by the construction of the 19th-century brewery and the later hospital buildings it is not considered that further archaeological investigation of below-ground deposits would add much to the known history of the site.

It is recommended that a photographic record of no. 57 Bampton Street is prepared to create an as existing record of the building in its current unoccupied state. This should be accompanied by limited historic building recording, carried out during conversion. This should focus on the parts of the historic fabric of the building that are to be removed, as described in section 9 above, and any further parts of the building that may require repairs.

## ACKNOWLEDGMENTS

The investigations were commissioned by Devonshire Homes Ltd and managed for them by S. Russell, and for EA by J. Allan. The documentary research was undertaken by A.G. Collings, and the fieldwork by J. Austin and A.J. Passmore. The finds were processed by C. Coles and the report illustrations were prepared by T. Ives.

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## APPENDIX 1: CONTEXT LISTING

<b>TRENCH 1 (6m long by 1m wide)</b>			
<b>Context</b>	<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
Modern	0-0.16m	Tarmac and Gravel.	Surface of car park and associated make-up.
100	0.16-0.38m	Grey-brown friable clayey silt with inclusions of mortar, charcoal, coal, brick, china and glass.	Levelling layer associated with a hospital extension of 1897, 1904 or 1906 (cf context 200).
101	0.46-0.66m	Linear cut feature with gentle sides and a flat base.	19th-century garden feature.
102	0.46-0.66m	Grey firm gravelly silt.	Fill of feature 101.
103	0.38-0.46m	Lens of stone and mortar.	Demolition deposit associated with a hospital extension of 1897, 1904 or 1906 (cf context 201).
104	0.66-0.72m	Sub-circular cut feature with gentle sides and a flat base.	Posthole or garden planting feature.
105	0.66-0.72m	Mid reddish-brown friable silty clay with inclusions of grit.	Fill of feature 104.
106	0.52-0.70m	Sub-circular cut feature with steep irregularly-shaped sides and base.	Posthole or garden planting feature.
107	0.52-0.70m	Mid reddish-brown friable silty clay with inclusions of small grit.	Fill of feature 106.
108	0.66-0.82m	Sub-circular cut feature.	Stakehole.
109	0.66-0.82m	Light to mid reddish-brown friable silty clay.	Fill of feature 108.
110	0.66-0.79m	Sub-circular cut feature.	Stakehole.
111	0.66-0.79m	Light to mid reddish-brown friable silty clay.	Fill of feature 110.
112	0.66-0.79m	Sub-circular cut feature.	Stakehole.
113	0.66-0.79m	Light to mid reddish-brown friable silty clay.	Fill of feature 112.
114	0.66m+	Sub-circular cut feature.	Stakehole.
115	0.66m+	Mid to dark brown friable silty clay with inclusions of grit.	Fill of feature 115.

<b>TRENCH 2 (10m long by 1m wide)</b>			
<b>Context</b>	<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
Modern	0-0.14m	Tarmac and Gravel.	Surface of car park and associated make-up.
200	0.14-0.22m	Grey-brown friable clayey silt with inclusions of mortar, charcoal, coal, yellow Candy brick, china and glass.	Levelling layer associated with a hospital extension of 1897, 1904 or 1906 (cf context 100).
201	0.22-0.34m	Mid-brown friable silty clay with inclusions of brick, slate and mortar.	Demolition deposit associated with a hospital extension of 1897, 1904 or 1906 (cf context 103).
202	0.34-0.52m	Linear cut feature with 45° sides and a flat base.	19th-century garden feature.
203	0.28-0.44m	Mid brown friable silty clay.	Fill of feature 202.
204	0.34-0.44m	Linear, shallow cut feature with gentle sides and a flat base.	19th-century garden feature.
205	0.34-0.44m	Mid grey-brown friable silty clay with inclusions of grit and rounded stones.	Fill of feature 204.

<b>TRENCH 3 (4m long by 1m wide)</b>			
<b>Context</b>	<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
300	0-0.35m	Grey-brown soft silt.	20th-century topsoil in a small garden.
301	0.34-1.40m	Layers of brown silty with brick and lime mortar, slightly ashy dark grey silt, grey-brown silt with bands of lime mortar and brick, brown stiff silty clay with brick and stone, and grey-brown soft silt with brick fragments.	Post-1904 levelling.
302	1.40-1.50m	Cobbles laid in east-west aligned rows on edge, incorporating a north-south aligned drain.	19th-century cobbled surface with a garden.
303	1.40m +	Linear cut with vertical sides.	Construction trench for 1904 laundry.
304	1.40m+	Red firm clay with stone and brick fragments.	Backfill of feature 303.
305	1.40-1.50m	Grey-brown firm silt with abundant small brick, slate, mortar, coal and charcoal and china fragments.	Make-up layer for surface 302.
306	1.50-1.65m	Light brown friable silt with large flat stones at the base of the layer.	Post-medieval ?garden soil.

<b>TRENCH 4 (5m long by 1m wide)</b>			
<b>Context</b>	<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
Modern	0-0.15m	Tarmac and gravel.	Surface and associated make-up in hospital grounds.
402	0.15-0.30m	Light grey-brown soft silt with abundant brick, mortar and tarmac.	20th-century levelling.
403	0.15m+	Bricks laid on edge in header bond in rows aligned north-south and east-west.	Surface within 19th-century brewery.
404	0.15-0.20m	Brick-lined drain, 0.05m deep, set within surface 403.	Drain within surface 403.
405	0.15-0.30m	Concrete.	20th-century surface.
406	0.15-0.55m	Linear cut with vertical side and a flat base.	Construction trench for surface 405.
407	0.15-0.55m	Yellow-red clay with brick and stone inclusions.	Backfill of feature 406.
408	0.30-0.45m	Cobbles laid on edge in rows aligned east-west	19th-century surface.
409	0.30-0.45m	Rectangular cut feature with vertical sides and a flat base.	Construction cut for post-pad 410.
410	0.30-0.45m	Limestone fragments.	Post-pad.
411	0.45-0.50m	Mixture of red-brown firm silty clay and grey silty clay with brick, slate, charcoal and mortar inclusions.	Make-up layer for surface 408.
412	0.50-0.65m	Linear cut feature, aligned east-west with near-vertical to vertical sides and a flat base.	Ditch.
413	0.50-0.65m	Grey firm silty clay with stone, charcoal and rare slate and mortar.	Fill of ditch 412.

<b>TRENCH 5</b> (10m long by 1m wide)			
<b>Context</b>	<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
Modern	Variable	Tarmac and gravel.	Surface and associated make-up in hospital grounds.
501	0.20-0.25m	Grey firm clayey silt with abundant mortar, charcoal and slate fragments, and patches of red-brown clay. Only present in south part of trench.	Late 19th- or 20th-century levelling.
502	0.05-0.20m	Red bricks laid on edge in stretcher bond in north-south aligned rows.	Surface within 19th-century brewery.
503	0.05-0.15m	Length of wood aligned east-west, located behind wall 504.	Door frame or cill of a sliding door.
504	0.05-0.30m	Red bricks laid in variable bonding in black cement.	Internal wall of 19th-century brewery. A rebuild or extension of wall 505.
505	0.15-0.30m+	Wall of limestone bonded in dark red-brown stiff clay.	C19 wall.
506	0.30-0.30m+	Red bricks laid on edge in stretcher bond in rows east-west.	Surface within 19th-century brewery.
507	0.30m+	Brick and slate rubble bonded in hard black cement.	Exterior wall of 19th-century brewery.
508	0.35-0.55m+	Bricks laid randomly in rows set on projecting brick and concrete footings.	Surface within extension of 19th-century brewery.
509	0.35-0.55m+	Orange-yellow clay with patches of ash, coal, cobbles and brick and tile fragments.	Backfill of feature 510.
510	0.35-0.55m+	Linear cut feature with gently-sloping side.	Construction trench for 19th-century brewery.
511	0.25-0.35m	Cobbles laid on edge in rows aligned north-south.	Early 19th-century surface.
512	0.35-0.45m	Dark grey firm clayey silt with abundant mortar, slate, bricks, stone and charcoal.	Make-up layer for surface 511.
513	0.40-0.50m	Sub-rounded cut feature with gentle sides.	Probable pit – only partially exposed.
514	0.40-0.50m	Grey firm silty clay with abundant charcoal fragments.	Fill of feature 513.

<b>TRENCH 6</b> (10m long by 1m wide)			
<b>Context</b>	<b>Depth</b>	<b>Description</b>	<b>Interpretation</b>
Modern	0-0.12m	Tarmac and gravel.	Surface and associated make-up in hospital grounds.
600	0.12-0.26m	Mid grey-brown silty clay with rare charcoal and occasional grit.	19th- or 20th-century levelling.
601	0.26-0.38m	Mid grey-brown silty clay with charcoal, mortar, gravel and rare coal.	19th- or 20th-century levelling.
602	0.30-0.42m	Linear north-west to south-east aligned cut with gentle sides and a flat base.	19th-century ditch.
603	0.30-0.38m	Mid brown silty clay with occasional gravel.	Fill of feature 602.
604	0.36-0.46m	Linear north-south aligned cut with steep sides and an irregular base.	19th-century ditch or garden feature.
605	0.36-0.46m	Mid grey-brown silty clay with frequent grit and gravel.	Fill of feature 504.
606	0.40-0.42m	Black silty clay with frequent gravel.	Fill of feature 602.
607	0.40-0.66m	Oval cut with vertical sides and a flat base.	Posthole.
608	0.40-0.66m	Light to mid brown silty clay with frequent gritty and gravel.	Fill of feature 607.

## APPENDIX 2: FINDS LISTING, by C. Coles

<b>Context Dating</b>				<b>Pottery &amp; Dating Evidence</b>			
<i>context</i>	<i>date/period</i>			<i>context</i>	<i>contents/dating evidence</i>	<i>sherds</i>	<i>vessels</i>
100	Unstrat						
102	After 1750			100	Staff white earthenware – plain, late C18th-19 <sup>th</sup> (Discarded)	3	3
103	C20						
200	C18th – C19th						
201	C18th - C19th						
205	C19th – C20th						
301	C19th			100	Staff white transfer-print, late C18th-19 <sup>th</sup> (Discarded)	2	2
305	C19th						
413	C17th						
514	C17th-C18th						
605	After 1770			100	Staff white salt-glazed 1740-1760s (Discarded)	1	1
606	After 1770						
<b>Bone-faunal</b>							
<i>context</i>	<i>qty</i>	<i>Comments</i>					
205	4	Three bones from a large mammal, ie. Cattle or horse, including two butchered ribs. Fourth bone is a rib, from an unidentified mammal. (Discarded)		100	S Somerset C15th-C16th jug sherd	1	1
				102	S Somerset Slipware mid to late C17th	1	1
102	1	Unidentifiable fragment of bone (Discarded)		102	S Somerset Coarseware mid C17th	1	1
				102	N Devon Calc.	1	1
				103	Staff plain white earthenware C19th – C20th (Discarded)	1	1
<b>Clay Pipe</b>							
<i>context</i>	<i>bowls</i>	<i>stems</i>	<i>dates/comments</i>				
102		1	C18th – C19th (Discarded)				
301	1		Heel of clay pipe, with P.E. stamp. Late C18th – C19th.	200	Staff transfer-printed creamware late C18th – early C19th (Discarded)	9	9
<b>Glass</b>							
<i>context</i>	<i>qty</i>	<i>comments</i>					
205	1	White glass, folded foot		200	Staff yellow slipware C18th (Discarded)	1	1
<b>Iron</b>							
<i>context</i>	<i>qty</i>	<i>Comments</i>					
102	2	Iron concretions (Discarded)		201	Staff Creamware 1770s-1850s (Discarded)	1	1
<b>Lead</b>							
<i>context</i>	<i>qty</i>	<i>Comments</i>					
102	1	Piece of lead window came (Discarded)		205	Staff white earthenware C19th-early C20th (Discarded)	1	1



205	S Somerset C18th (Discarded)	7	7
205	London delft 1680 - 1700	1	1
205	Staff mid C18th	1	1
305	Staffs white creamware late C18th-early C19th	3	3
305	S Somerset Coarsewares C18th	2	2
413	Chert- tempered, early C14th	1	1
413	Sand tempered, poss med C13th-C14th	1	1
413	N Devon Post- medieval Coarsewares	3	3
413	S Somerset Post-medieval Coarsewares	5	5
514	S Somerset Coarsewares, 1 jar with thumb rim, C16th- C17th	6	1
605	Staffs creamware, after 1770 (Discarded)	1	1
605	Westerwald (Residual)	1	1
605	S Somerset Coarseware (Residual)	1	1
605	N Devon Gravel- tempered ware (Residual)	1	1
606	Staffs creamware, after 1770	1	1

*Statistics*

total number of sherds: 58

minimum number of vessels: 53

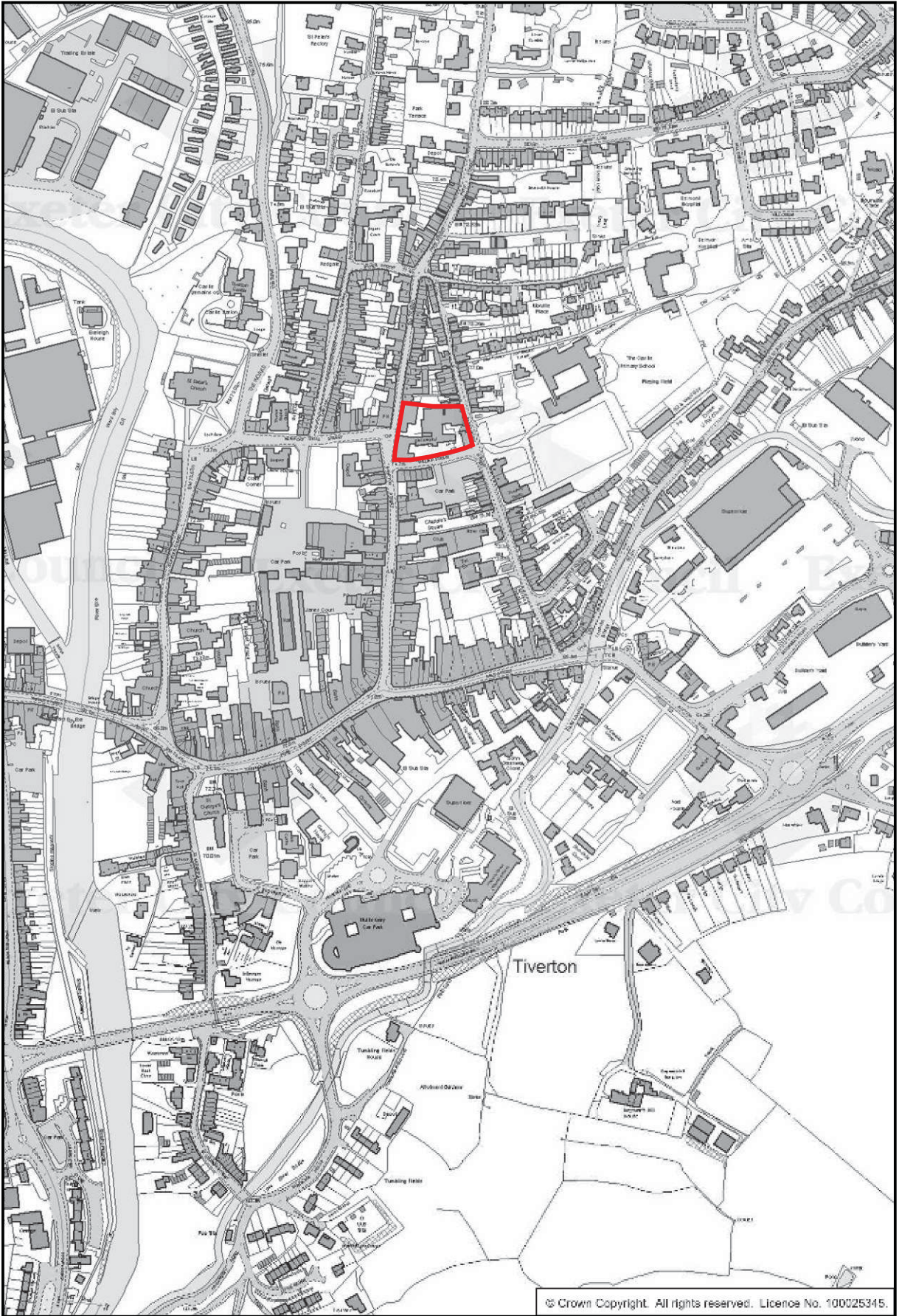


Fig. 1 Location of site. Scale 1:5000.

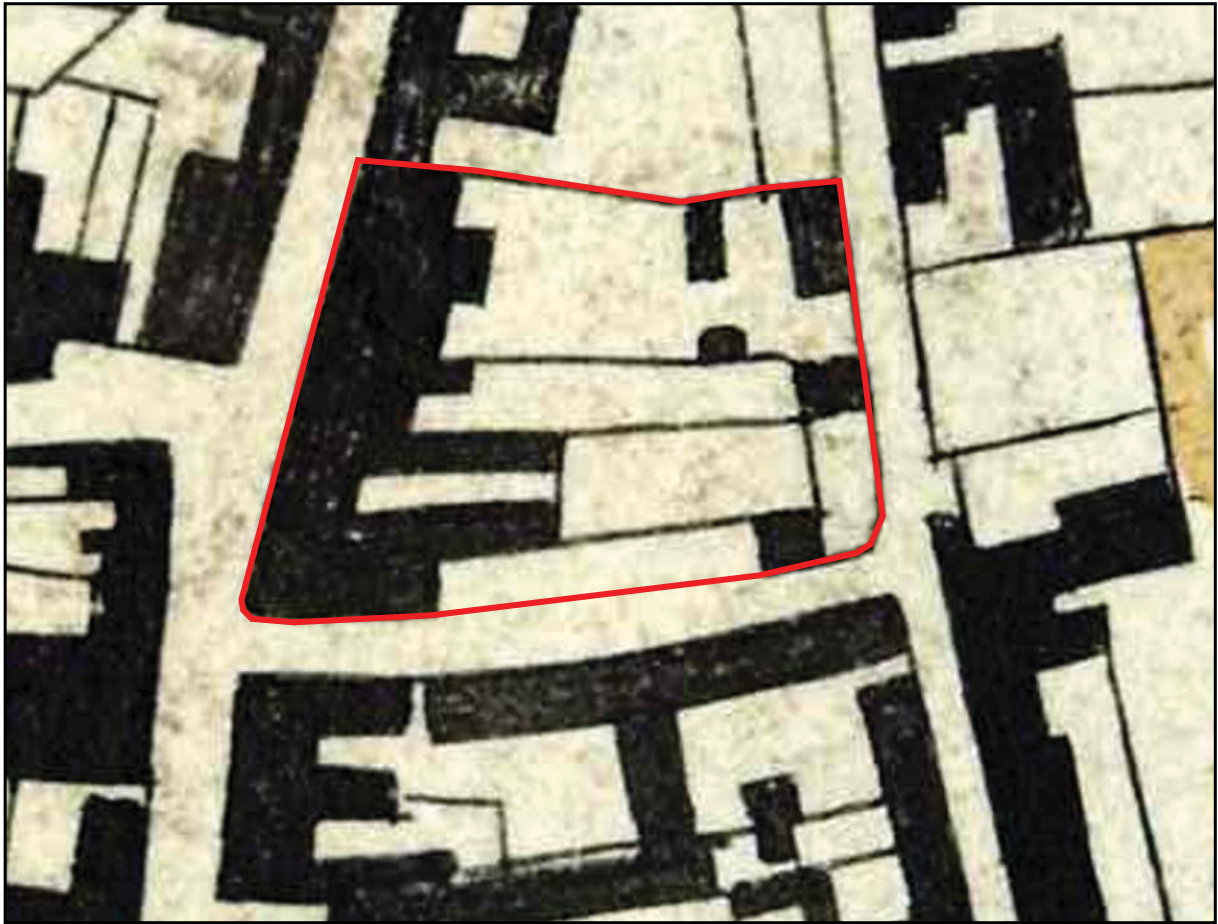


Fig. 2 Extract from the Tiverton Tithe Map 1842 (not to scale). Site in red.



Fig. 3 Extract from the Ordnance Survey 1889 map sheet XCV.7.4 (not to scale). Site in red.

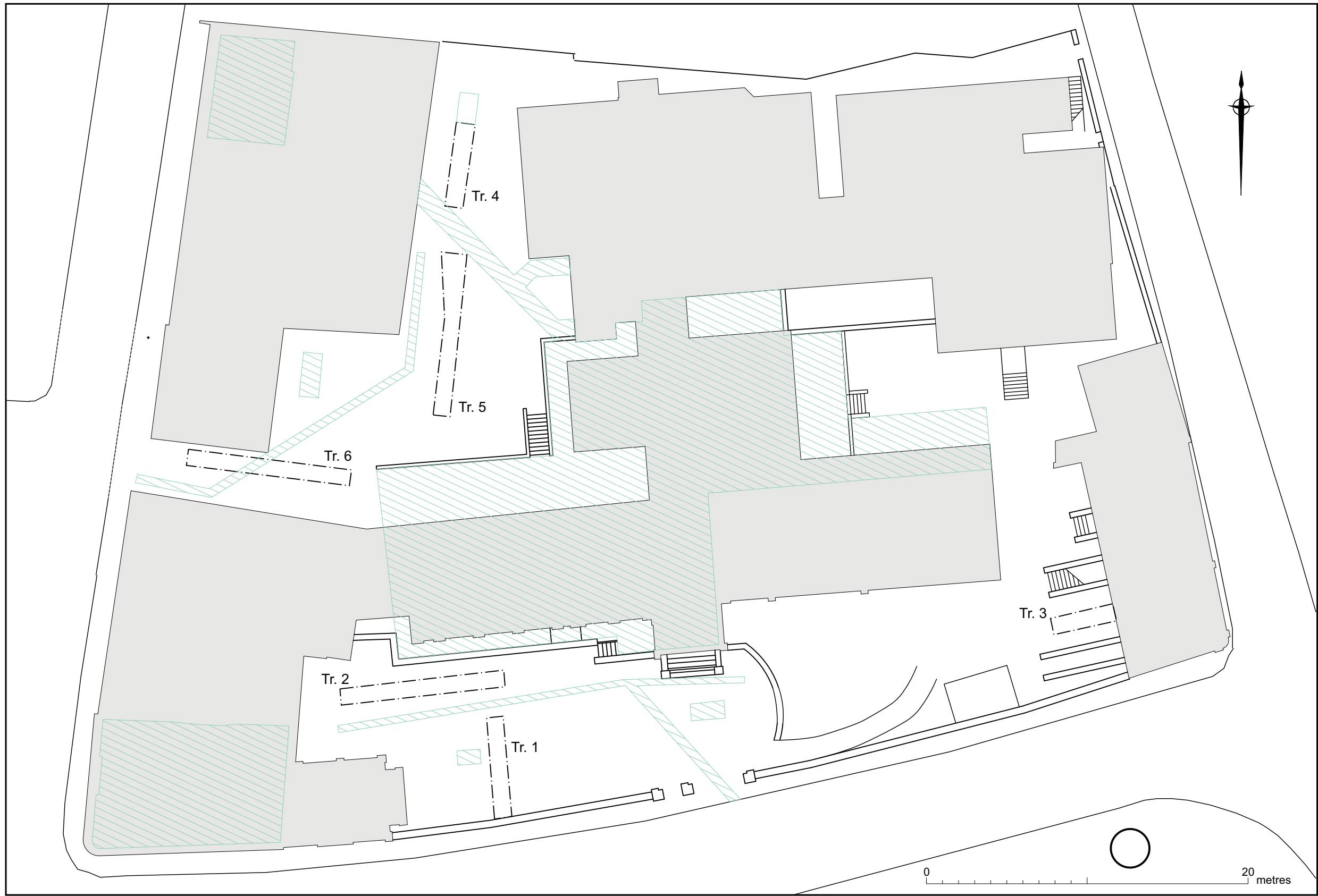
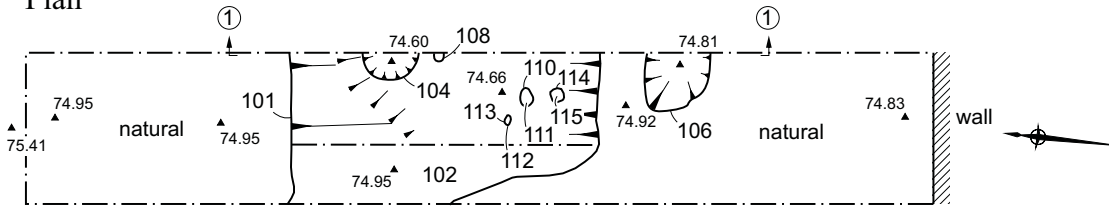


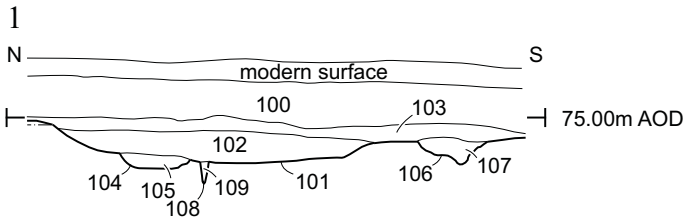
Fig. 4 Trench location plan with truncated areas in blue.

# Trench 1

## Plan

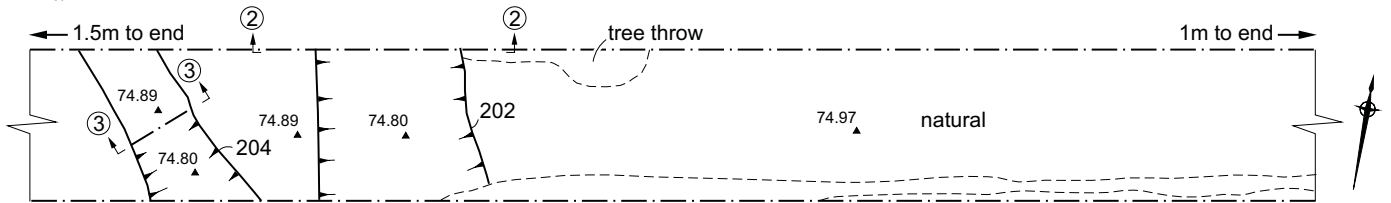


## Section

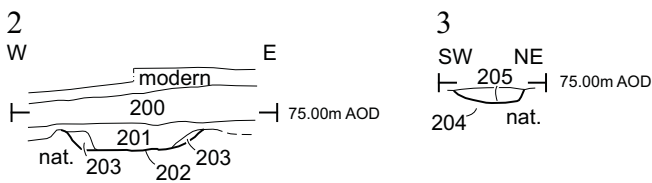


# Trench 2

## Plan

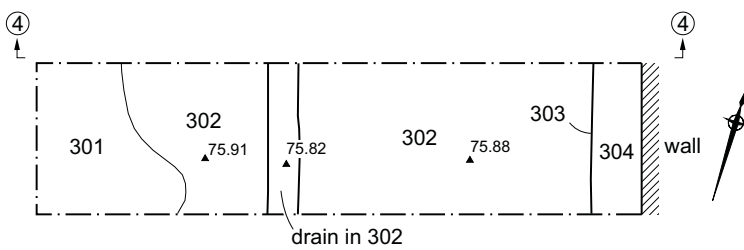


## Sections:



# Trench 3

## Plan



## Section

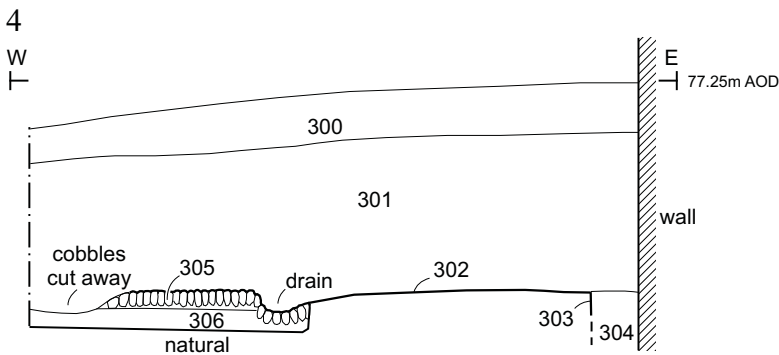
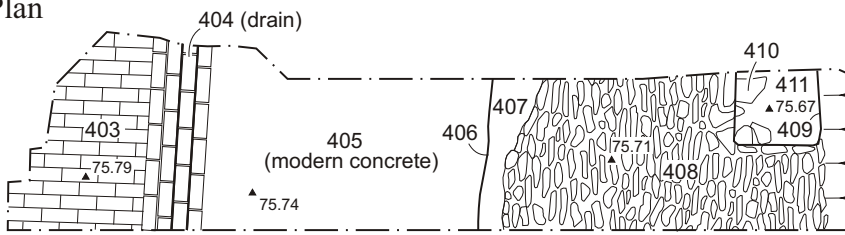


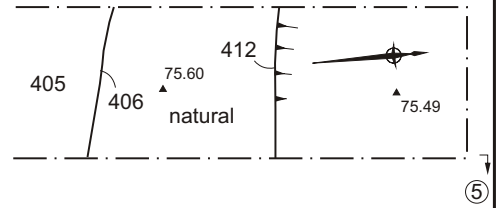
Fig. 5 Evaluation: plans and sections of trenches 1–3.

### Trench 4

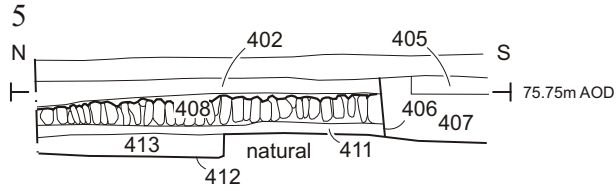
Plan



Plan of lowest deposits at north end of trench

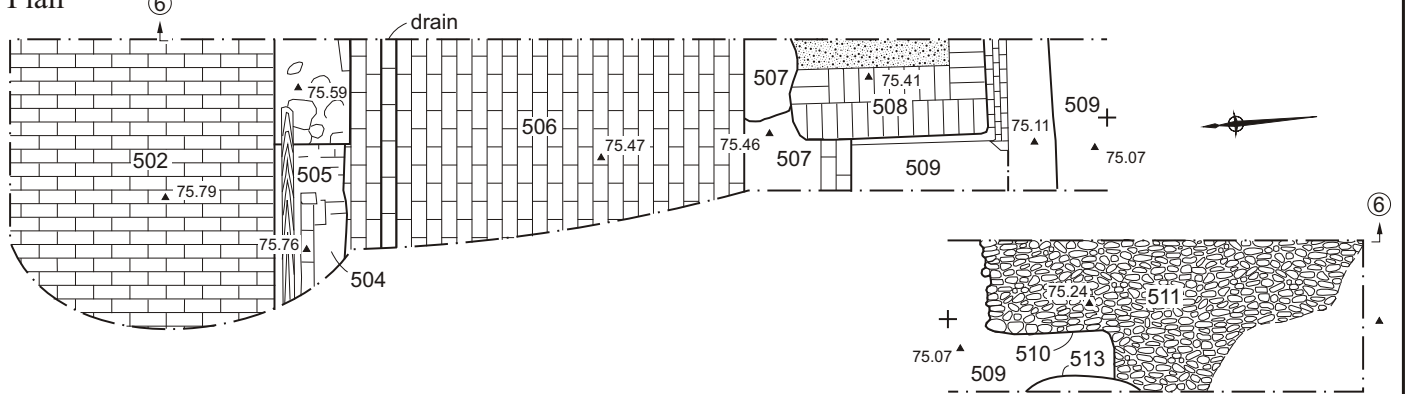


Section

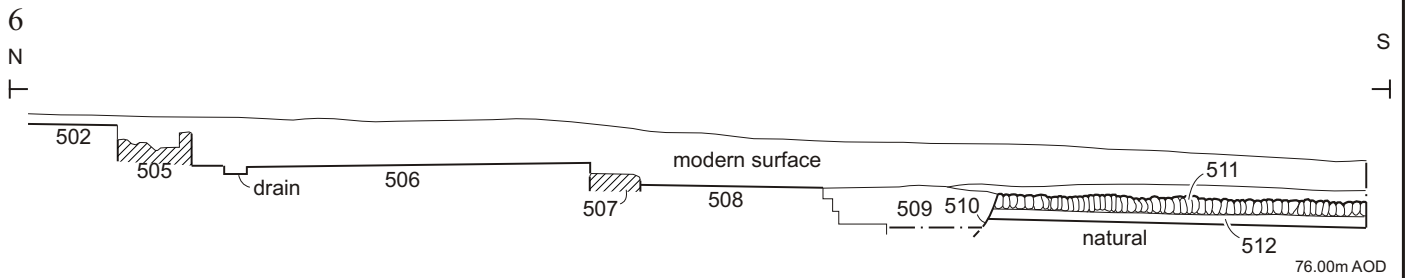


### Trench 5

Plan

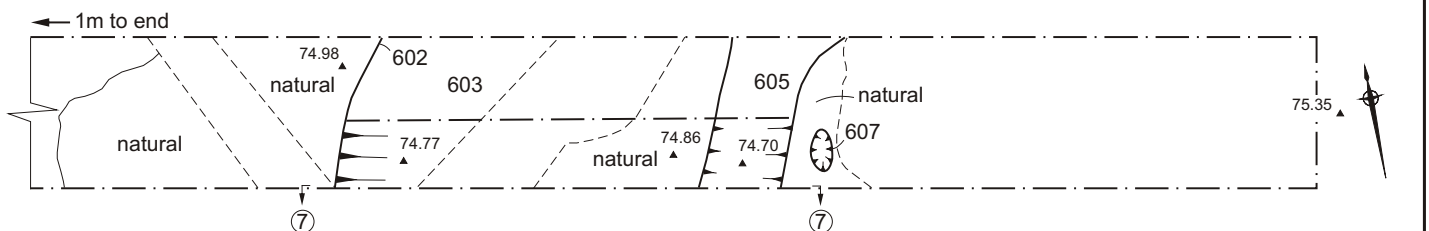


Section



### Trench 6

Plan



Section

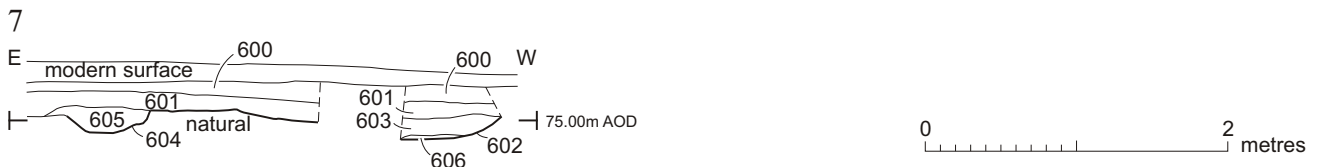
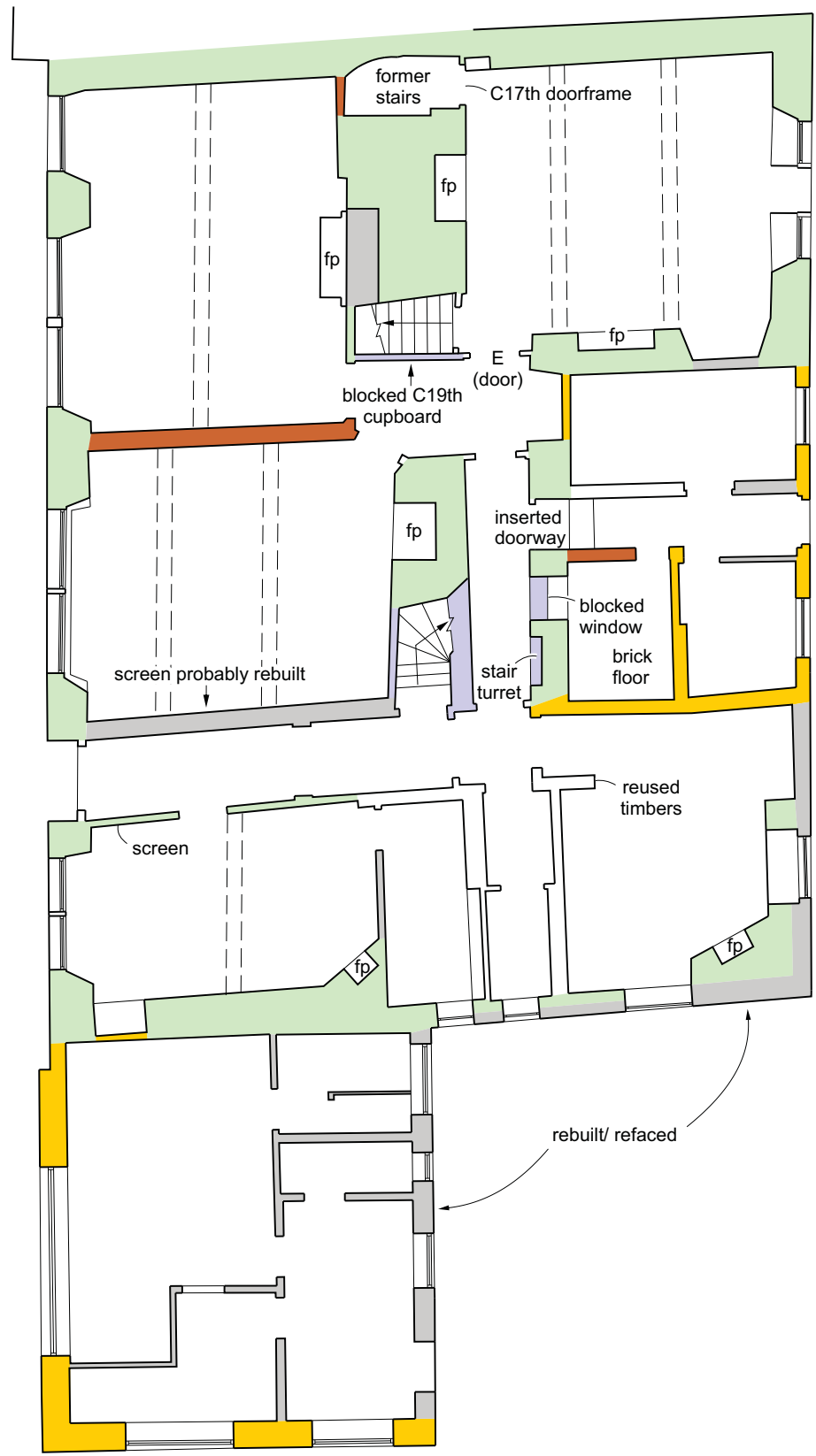


Fig. 6 Evaluation: plans and sections of trenches 4–6.

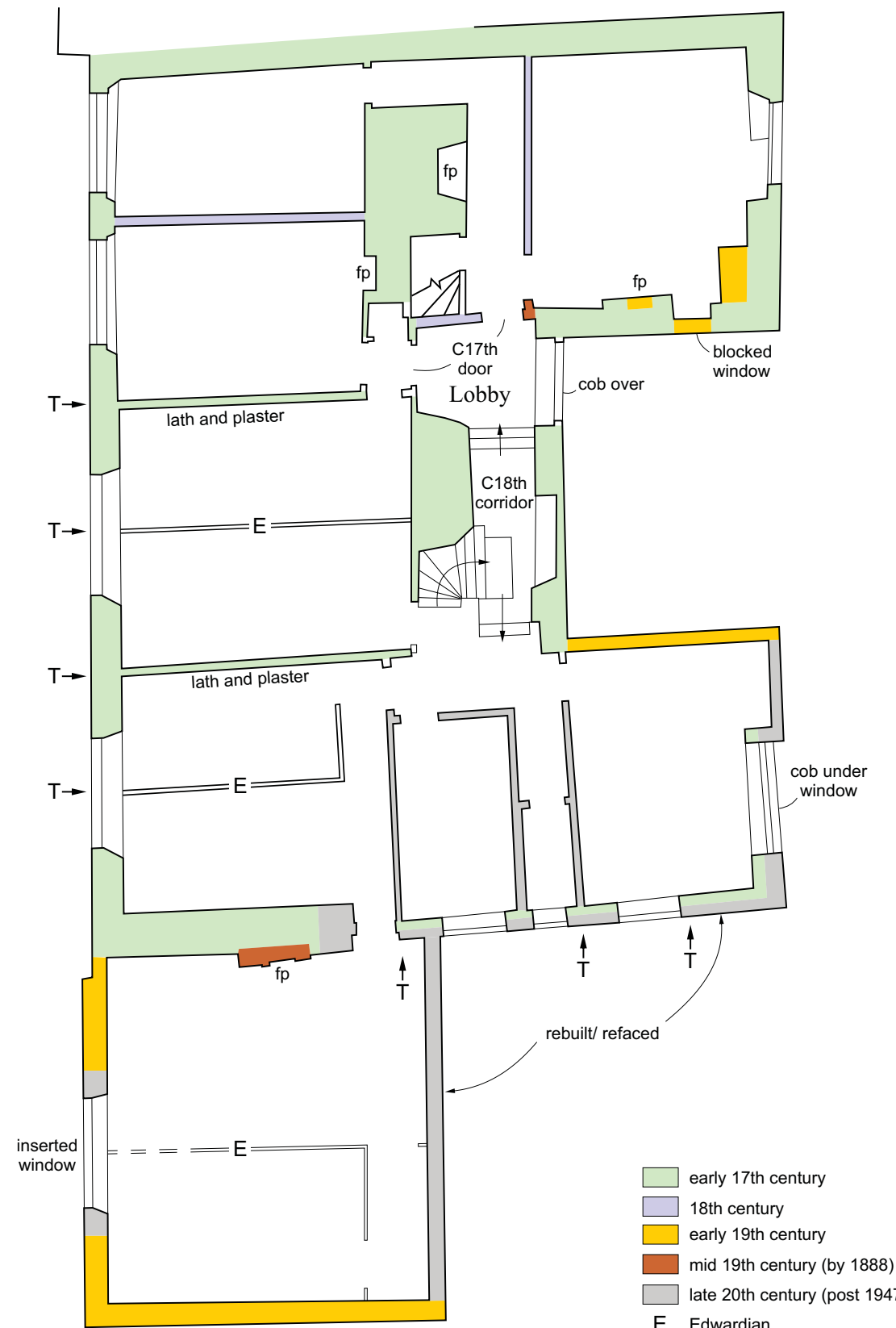


Fig. 7 Phased plan of the buildings on the site.

# Ground floor



# First floor



- early 17th century
- 18th century
- early 19th century
- mid 19th century (by 1888)
- late 20th century (post 1947)
- E Edwardian
- T historic truss above



Fig. 8 Floor plans of No. 57 Bampton street.





Pl.1 Trench 2 showing shallow depth of natural deposits and feature 101, looking south. 1m scale.



Pl. 2 Trench 4 showing ditch 412, looking east. 0.25m scale.



Pl. 3 Trench 5 showing cobbled surface 408 and walls and surfaces of the 19th century brewery beyond, looking north. 1m scale.



Pl. 4 57 Bampton street: plank-and-muntin screen behind later cladding, looking north-west.



Pl. 5 57 Bampton street: 17th-century doorframes on first floor, looking south.



Pl. 6 Jointed-cruce truss in the southern rear wing, looking east.