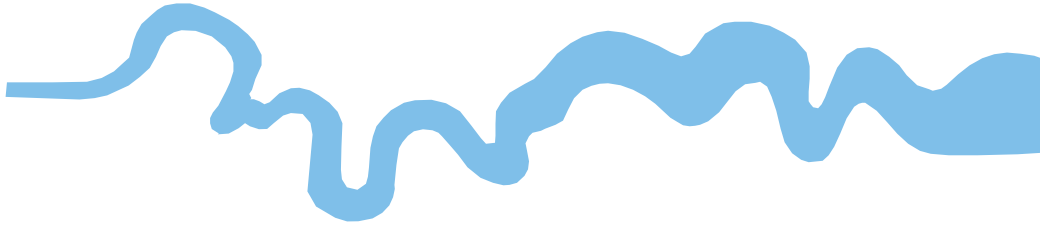


**T V A S**



**SOUTH WEST**

**Land at The Honiton Inn, Paris Street,  
Exeter, Devon**

**Archaeological Evaluation**

**by Kyle Beaverstock and Agata Socha-Paszkievicz**

**Site Code: HIE18/58C**

**(SX 9257 9281)**

**Land at The Honiton Inn, Paris Street,  
Exeter, Devon**

**An Archaeological Evaluation  
for Galliard Homes Limited**

by Kyle Beaverstock  
and Agata Socha-Paszkwicz  
Thames Valley Archaeological Services Ltd

Site Code HIE 18/58

**December 2018**

## Summary

**Site name:** Land at The Honiton Inn, Paris Street, Exeter, Devon

**Grid reference:** SX 9257 9281

**Site activity:** Archaeological Evaluation

**Date and duration of project:** 16th to 21st August 2018

**Project manager:** Agata Socha-Paszkiwicz

**Site supervisor:** Kyle Beaverstock

**Site code:** HIE 18/58

**Area of site:** 840 sq m

**Summary of results:** The evaluation revealed no deposits of earlier date than the second half of the 19th century, and mainly more clearly from the 20th. The clay pipe waste collected in the southern part of site was most probably redeposited in the 20th century. The site is considered to have low archaeological potential.

**Location and reference of archive:** The archive is presently held at TVAS South West, Taunton and will be deposited at Royal Albert Memorial Museum, Exeter, the digital archive will be submitted to the Archaeological Data Service in due course.

**Royal Albert Memorial Museum Notification of fieldwork:** RAMM:18/29

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[www.tvas.co.uk/reports/reports.asp](http://www.tvas.co.uk/reports/reports.asp).*

Report edited/checked by: Steve Ford✓ 16.01.19 Steve Preston✓ 16.01.19
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# Land at The Honiton Inn, Paris Street, Exeter, Devon An Archaeological Evaluation

by Kyle Beaverstock and Agata Socha-Paszkwicz

Report 18/58c

## Introduction

This report documents the results of an archaeological field evaluation carried out at Land at The Honiton Inn, 74 Paris Street, Exeter, Devon (NGR SX 9257 9281) (Fig. 1). The work was commissioned by Mr Peter Stone of PSP Consultants, Bishops Park House, 25-29 Fulham, High Street, London, SW6 3JH on behalf of Galliard Homes Limited, Sterling House, Langston Rd. Loughton IG10 3TSA.

Planning permission (18/0675/DIS) has been granted by Exeter City Council (ECC) for demolition of the former Honiton Inn to build a mixed use development scheme comprising of a ground floor cafe bar for public use with 107 bed space student accommodation above including common leisure and office areas. The consent is subject to condition (4) relating to archaeology which requires the implementation and completion of a programme of archaeological and building recording work in accordance with a written scheme of archaeological work (WSAW) which has been submitted to and approved in writing by the local planning authority (ECC). This is in accordance with the *National Planning Policy Framework* (NPPF 2012, para 141) and the ECC saved local plan policy C5.

Field evaluation followed a building recording work (GK Heritage 2016 and Milbank 2018) and watching brief of the final stages of the demolition of the Inn (Dawson 2018) and comprised the third stage of investigation at the site. The fieldwork was carried out to a SWAW approved by Mr Andrew Pye, the ECC Principal Project Manager (Heritage) (ECCPPMH). The fieldwork was undertaken by Kyle Beaverstock and Andrew Weale between 16th and 21st August 2018.

The archive is presently held at TVAS South West, Taunton and will be deposited at the Royal Albert Memorial Museum or Archaeology Data Service, in due course.

## Location, topography and geology

The site is located on the south side of Paris Street (B3183) in the centre of the city some 930m from the banks for the River Exe (Fig. 1). At the time of evaluation the site comprised a levelled area of the demolished public house which once fronted Paris Street backed by a raised area covered with Tarmac which was the former car

park. To the east the site is bordered by a triangle of a raised grassy bank with trees which lies between the site and the Western Way (B3212). This green area continues to the south of site. On the sites western side sits a block of offices with associated car park (Fig 2). The underlying geology is mapped as a Whipton Formation Sandstone. No superficial geological deposits are recorded (BGS 1995). The front of the site formerly occupied by the Inn sits at a height of 39m above Ordnance Datum (aOD) with a raised car park at the rear at 40m (aOD).

## **Archaeological background**

The archaeological potential of the site has been highlighted in a heritage statement (GK Heritage 2016) and in email guidance (dated 12.04.18) provided by the Exeter City Council Principal Project Manager (Heritage) (hereinafter ECCPPMH). In summary the site lies just outside of the walled perimeters of both Roman and Medieval Exeter but within areas of probable extra – mural settlement. With a Roman road noted as running from the East Gate along the lower portion of Paris Street and up Heavitree Road, it is likely for such a route to have been focus for activity associated with the early Roman legionary fortress of *Isca Dumnoniorum* at Exeter and with the later Roman town. Later the route of Paris Street became one of the principal approaches to the Medieval City of Exeter and it is probable that medieval suburban expansion occurred along its course. Urban expansion along Paris Street is better attested in the late 16th and early 17th century, when buildings are shown on historic maps along the street frontage and on the present site, and a concentration of early clay tobacco pipe manufactories with kilns have been identified in the area. The Honiton Inn is first noted in 1792 by insurance documents; however the current building is likely of Late Victorian date, with significant alterations through the Edwardian period onwards. The site also lies within the Southernhay and Friars Conservation Area and there are 3 Grade II\* and 6 Grade II Listed Buildings within a 250m radius of the site. Prior to this phase of investigation a building survey of the site boundary wall and lower side walls of the main building of the Inn was undertaken (Milbank 2018) followed by the watching brief of the removal of the footings of the structures existing on site (Dawson 2018). The building survey has been reported separately (Milbank 2018). The watching brief (Dawson 2018) proved the absence of cellars beneath the pub building with the only archaeological feature identified during demolition of footings being an upper section of a Post-Medieval or Victorian well.

## **Objectives and methodology**

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of development.

Specific aims of the project are:

- to determine if archaeologically relevant levels have survived on site;
- to determine if archaeological deposits of any period are present;
- to determine if any deposits of Roman date are present;
- to determine if any early Post Medieval structures survived on the site;
- to determine if any clay pipe manufacturing remains are present on the site;
- to provide information in order to draw up an appropriate mitigation strategy if required; and
- to report on the findings.

It was intended to dig 3 trenches, whose precise details were to be determined post-demolition, once details of any live services were known and to avoid other obstructions such as cellars and protected trees. Two trenches were to be dug across the footprint of the former building to the area truncated by the construction of the car park and one trench beyond western retaining wall and between site boundary walls. Each trench was to be 1.6m wide. Topsoil and any other modern or late post medieval overburden were to be removed under direct archaeological supervision by a JCB-type or small 360° machine fitted with a toothless grading or ditching bucket down to the top of archaeologically sensitive levels or natural substrate (whichever is encountered first).

Where archaeological features were certainly or probably present, the stripped areas were to be cleaned using appropriate hand tools and sufficient of the archaeological features and deposits exposed were to be excavated by hand to satisfy the aims outlined above, without compromising the integrity of any features or deposits which might warrant preservation *in situ*, or might better be excavated under conditions pertaining to full excavation.

## **Results**

Evaluation Trenches 1 and 3 were opened as intended. Trench 2 was moved by *c.* 3m to the east to allow site access (Fig. 2). Trench lengths ranged from 9.20m to 30.5m and depths 0.9m to 1.70m. All were 1.8m wide. The deposits uncovered in Trench 3 were recorded in plan and, with permission of ECCPPMH, removed by machine. A complete list of trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1. Appendix 2 summarizes the features and deposits recorded.

### Trench 1 (Figs 2, 3 and 5; Pls. 1 and 2)

Trench 1 was aligned almost S–N and was 30.5m long and 0.90m deep. The stratigraphy consisted of 0.20m of demolition layer formed after removal of the old Inn and related structures (65) above 1.10m deep made ground

(53) of loose orange silty sand with frequent rubble which extended for *c.* 13.50m from the south end of Trench 1. Frequent brick, modern window glass, painted plasterboard, cream ware and blue and white 'china' fragments of clearly early 20th century date were recovered but not retained. Under this at *c.* 11.30m from the south end of the trench was 0.80m deep made ground (54) consisting of dark reddish brown silty sand with occasional small stones and gravel, which contained a small assemblage of modern pottery along with a fragment of glazed terracotta pipe (not retained). At *c.* 13.20m from the south end of trench made ground overlaid a laminated deposit (55) comprised of dark brown and reddish brown silty sand subdivided by layers of small stone and gravel with no datable material. This is likely to represent mixed, disturbed and redeposited natural. Layer 55 lay above the light reddish brown sandy silt and sandstone - natural geology.

#### Trench 2 (Figs 2, 3 and 5; Pl. 3)

Trench 2 was aligned S-N and was 24.5m long and varied in depth from 0.78m at the north to 1.70m at the south end of trench. The stratigraphy consisted of 0.10m of demolition layer (65, the same as in Trench 1) above 1.60m deep made ground (68) (the same as (54) in Trench 1) which extended for 9.20m from the southern end of the trench and overlay a 0.78m deep deposit (69) same as (55) in Trench which extended for 10.20m from the northern end of the trench. Under this light reddish brown sandy silt and sandstone - natural geology.

#### Trench 3 (Figs 2- 4 and 5; Pl. 4)

Trench 3 was aligned E - W and was 9.20m long and 1.2m deep. The stratigraphy consisted of 0.2m of topsoil (87) above modern wall foundation trenches 12 and 5, at the west and east end of the trench respectively. Wall foundation trench 12 cut through 0.38m deep subsoil (88) which extended for *c.* 6.5m from the western end of the trench. Beneath, at *c.* 2.2m from western end of the trench was clay pipe waste pit 4 which was 2.2m wide and 0.37m deep. The pit extended beyond the trench to the north and south and was filled with brownish red silty sand (58) which contained several fragments of modern glazed earthenware, above mottled grey and reddish brown silty sand (59) with very frequent clay pipe waste, dating from the middle of the 18th century but clearly deposited in this pit later. Some 0.40m to the west from pit 4 was a linear feature, possibly ditch but more probably wall robbing trench, 3. This was orientated roughly N-S, 0.38m wide and 0.45m deep and filled with grey brown silty sand (57) with frequent stone, scrap metal, modern bricks and fragments of modern window glass (not retained).

Pit 4 and feature 3 cut through 0.42m deep made ground (63) comprised of reddish brown silty sand with some fragments modern pottery and of glazed terracotta pipes, again dating from the middle of the 18th century



but deposited later. A further 0.60m to the west from linear feature 3 was pit 7. It was 0.90m wide and 0.18m deep and filled with dark brown gray loam (62) which contained scrap metal and plastic – not retained. Pit 7 certainly cut pit 6 and probably linear feature 2. Pit 6 was 0.60m wide and 0.35m deep and was filled with dark grey silty sand (61) which contained scrap metal and plastic. Linear feature 2, like 3, could have been a machine-cut ditch but in this location seems more likely to be a wall robbing trench. It was orientated roughly N-S, 0.50m wide and 0.40m deep and contained undated deposit (56) which was similar, but slightly lighter in colour, to fill 62 of pit 7. In turn pit 6 and linear feature 2 cut 0.32m deep buried topsoil (89) which of light brown silty sand with no datable material which overlaid light reddish brown sandy silt and sandstone - natural geology. All of the features in this trench except pit 4 continued down into the natural level, but all had been cut from stratigraphically higher positions.

## **Finds**

### *Modern Pottery* by Agata Socha-Paszkwicz

A small assemblage of five sherds of modern pottery was recovered from made ground (63) in Trench 3. A single piece of white earthenware with a blue and white transfer print weighing 9g appeared to be from a plate and would date from the mid-19th century onwards. Four sherds of white glazed white earthenware weighing a total of 26g were moulded and appeared to be the body of the small cup, of similar date. Other obviously modern pottery was noted but not retained.

### *Clay Pipe* by Danielle Milbank

Clay pipe fragments were recovered from two contexts. Cut 4 (deposit 59) contained 1.08kg of clay pipe fragments. The majority were stem fragments, with 26 bowls or partial bowls present. The form of these is very consistent, and all are of Oswald (1975) type 10-11, of mid 18th-century date, with a flat pedestal type foot, and a fairly upright bowl shape. The edge is rouletted on approximately 90% of the examples, which varies in completeness (often, the rouletted line overlaps itself, or the end tapers off without forming a complete ring), and if the method applied with a rouletting knife rather than moulded.

One stem fragment, from close to the bowl end is notable for three rouletted rings, 5mm apart, with a lozenge shaped stamp applied four times to form a larger lozenge. The stamp has a central ring and dot, with the lozenge around it divided into eight segments, each containing a dot. Although this mark is fairly distinctive, it is not represented in the reference materials consulted though it may be possible to relate the motif to others found locally.

Deposit 63 contained clay pipe fragments with a total weight of 869g, 50 being bowls or partial bowls and the remainder stem fragments. Again, the bowl forms present largely represent Oswald (1975) type 10 and 11, with a wide pedestal-type base and fairly upright shape, and a mid 18th-century date. Rouletting is present on most of these and again varies in terms of quality. Two examples (a bowl and stem, possibly co-joining with a section missing) have rouletted decoration on the stem, consisting of a ring with diagonal lines.

Four of the bowls and partial bowls from this context have a similar overall form, with a pointed spur typical of Oswald type 23. Of these, two bowls have a mould-imparted relief mark on their left hand side, one unclear and the other sharper and clearer. It comprises a small sun with short radiating 'rays' and a face, with a prominent nose but other features indistinct. These are of a similar date range, from 1740 to 1780.

It is most often the case that a clay pipe maker would produce pipes with their own mark or initials, however some makers produced pipes with the mark of a local inn, to be sold there. 'The Sun' and 'The Sun Inn' is a fairly commonly occurring inn or public house name and it is possible that this mark relates to one of the recorded inns with this name in the area. Of these, The Sun Inn on Coach Street and that on Cowick Street in Exeter were only recorded from 1816 onwards, however an inn by the name of The Sun on Eastgate is mentioned in a print advertisement from 1772. It was located at or adjacent to Eastgate, a city gate demolished in 1784 (VCH 1906), and could tentatively correspond to the sun motif on these two clay pipe examples.

Given the well-documented history of clay pipe manufacture on the site, and the very consistent form and dating of the bowls, it is likely that the clay pipes recovered in the evaluation relate to a phase of production on the site itself. No fragments representing wasters or misfired pieces were recovered during the evaluation, and no *in situ* kiln deposits were encountered, but the dating of the assemblage to the middle years of the 18th century is considered secure.

## **Conclusion**

All 3 trenches were successfully excavated as intended. Despite the site's archaeological potential, the trenches revealed no deposits of earlier date than second half of the 19th century, and mainly more clearly from the 20th. The clay pipe waste collected in the southern part of site confirms the cartographic evidence showing that clay pipe manufactories existed in the area in Post-medieval times: however it must be noted that this assemblage was found above late 19th/early 20th century made ground and is therefore either late in the life of that industry, or, more probably, redeposited in the 20th century. The site is considered to have low archaeological potential.

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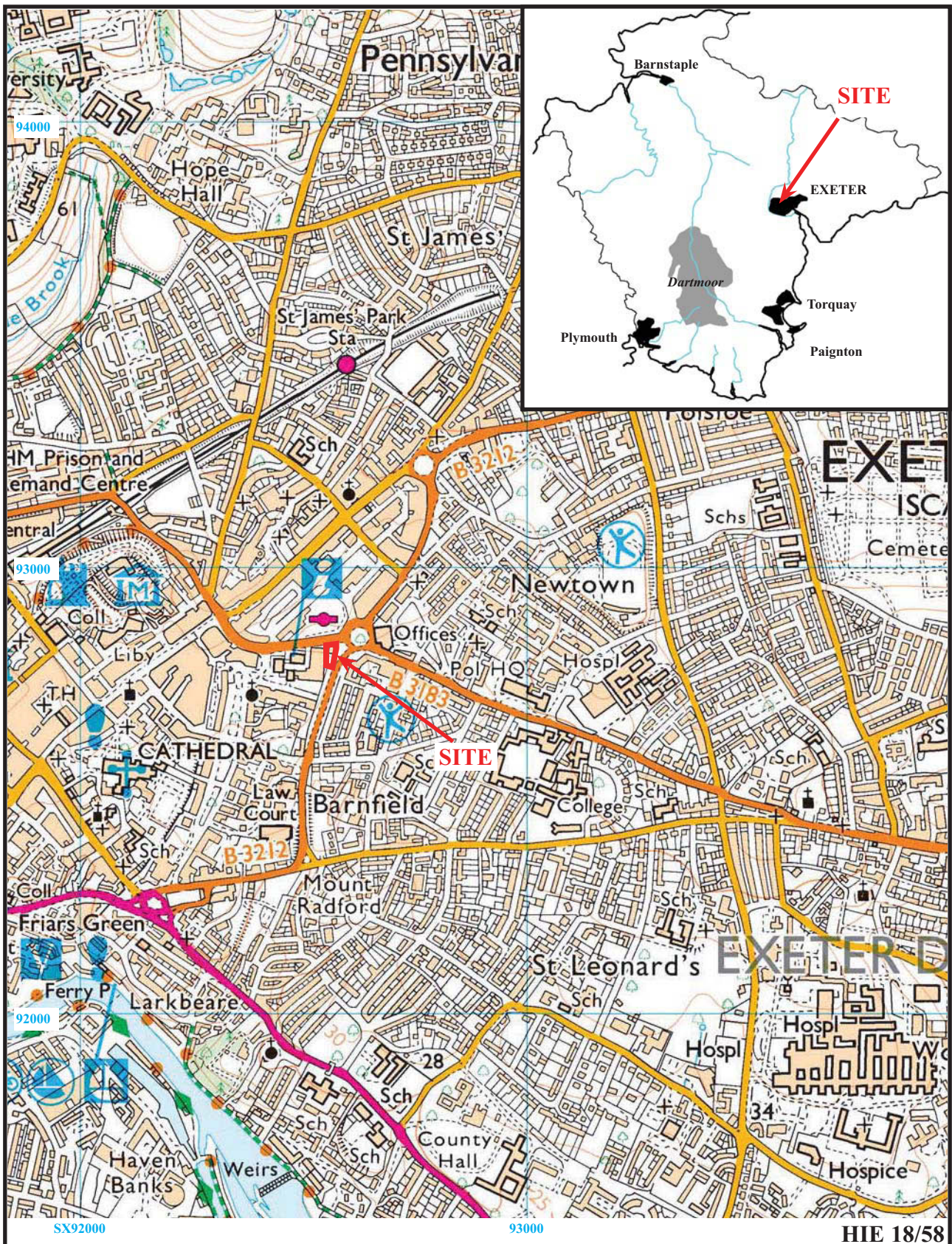
## APPENDIX 1: Trench details

### 0m at West or South end

<i>Trench</i>	<i>Length (m)</i>	<i>Breadth (m)</i>	<i>Depth (m)</i>	<i>Comment</i>
1	30.5	1.8	0.90	0–0.20 Demolition layer (65); 0.20-0.75m-0.75m Made ground (53); 0.20-1.10 Made Ground (54); 0.50-0.70m Made Ground (55); 0.75 + light reddish brown sandy silt and sandstone - natural geology. <b>[Pls 1 and 2]</b>
2	24.5	1.8	1.70	0–0.10m Demolition layer (65); 0.10m-1.60 Made ground (68); 0.50-0.75m Made Ground (69); 1.70m + light reddish brown sandy silt and sandstone - natural geology <b>[ Pl. 3]</b>
3	9.2	1.8	1.20	East : 0–0.10m Topsoil, 0.10m-0.32m; Subsoil; 0.32m- 0.51m Made Ground; 0.51m -0.80m Buried subsoil (89); 0.80+ light reddish brown sandy silt and sandstone - natural geology West: 0- 0.15m Topsoil; 0.15m-0.53 Subsoil; 0.35m-0.65 Buried subsoil (89); 0.65+ + light reddish brown sandy silt and sandstone - natural geology. Linear features 2 and 3; Pits 4.6 and 7; Modern wall cuts: 5 and 12 <b>[Pl. 4]</b>

## APPENDIX 2: Feature details

<i>Trench</i>	<i>Cut</i>	<i>Fill (s)</i>	<i>Type</i>	<i>Date</i>	<i>Dating evidence</i>
1		53	Made Ground	Modern	Modern debris
1		54	Made Ground	Modern	Modern debris
1		55	Made Ground	Undated	
3	2	56	Linear Feature	Modern	Stratigraphy
3	3	57	Linear Feature	Modern	Modern debris, plastic
3	4	58	Pit	Modern	Modern pottery
3	4	59	Pit	Modern	Stratigraphy
3	5	60	Wall Foundation Trench	Recent	
3	6	61	Pit	Modern	Stratigraphy
3	7	62	Pit	Modern	Modern debris, plastic
3		63	Made Ground	Modern	19th -20th century pottery
3		66	Demolition Layer	Recent	
2		68	Made Ground	Modern	Same as (54)
2		69	Made Ground	Undated	Same as (55)
3		87	Topsoil	Recent	
3		88	Subsoil	Recent	
3		89	Buried Subsoil	Undated	
3	12	90	Wall foundation trench	Recent	

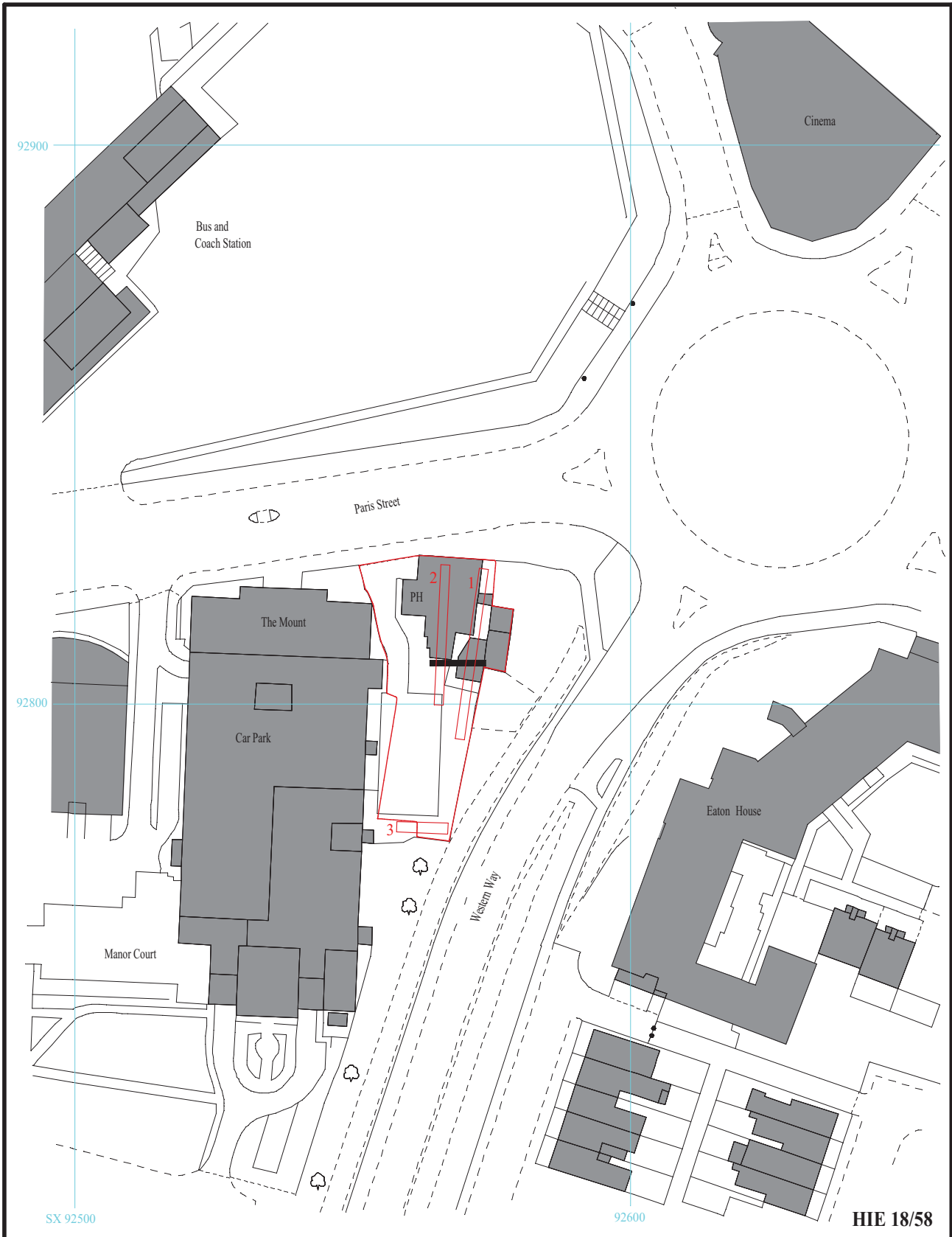


**Land at the Honiton Inn, Paris Street,  
Exeter, Devon, 2018  
Archaeological Evaluation**

Figure 1. Location of site within Exeter and Devon.

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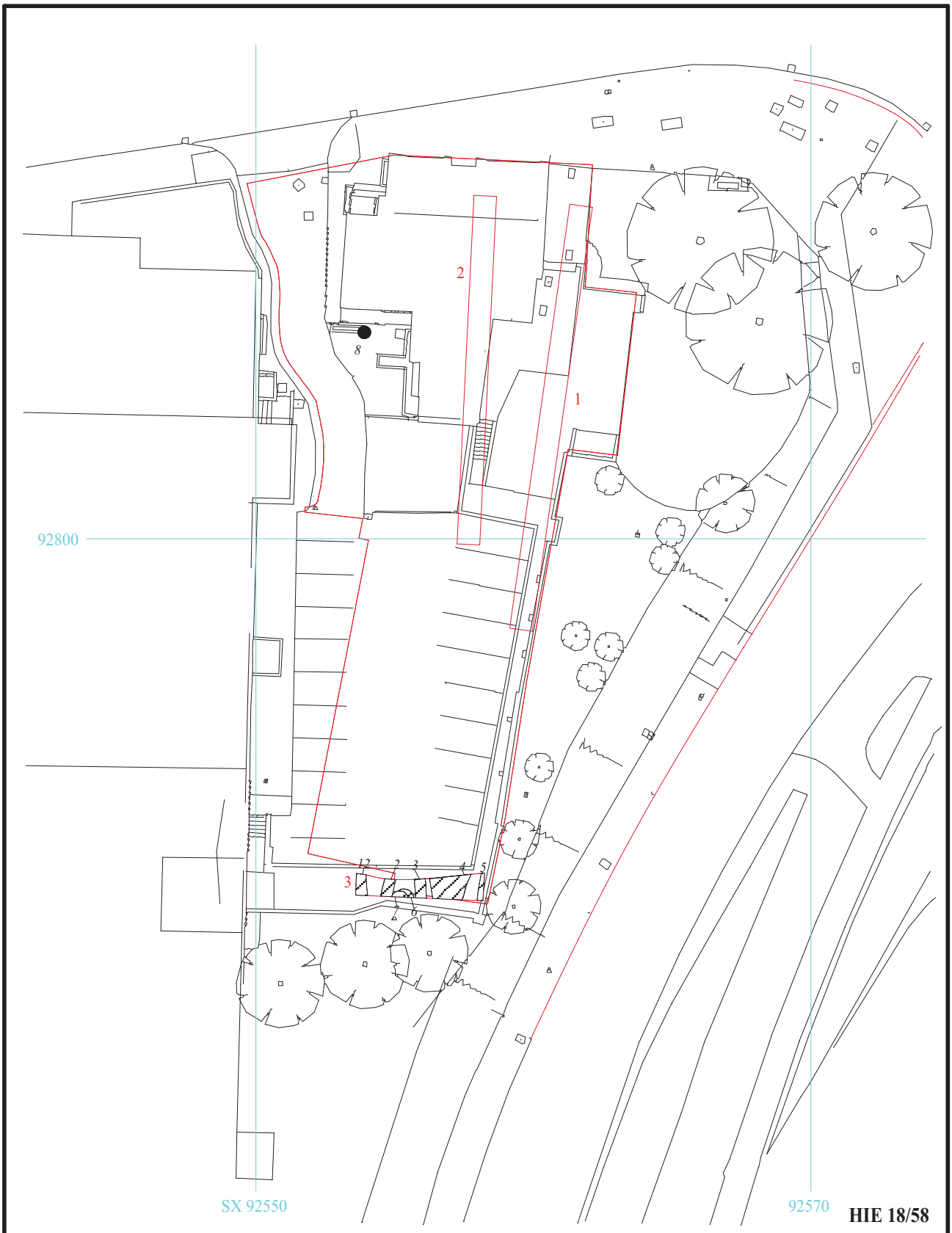
HIE 18/58



**Land at The Honiton Inn, Paris Street,  
Exeter, Devon, 2018  
Archaeological Evaluation**

Figure 2. Site plan.





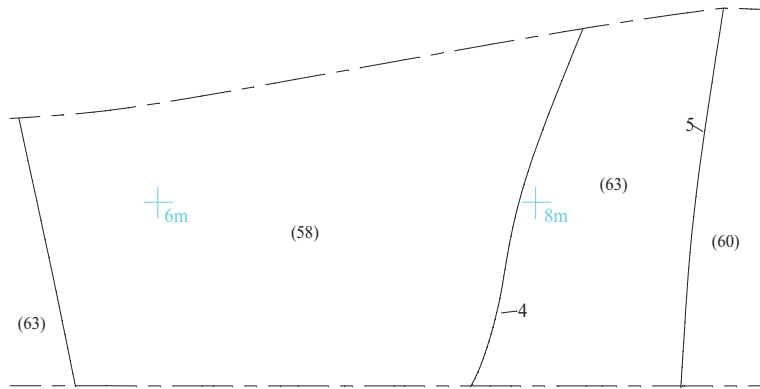
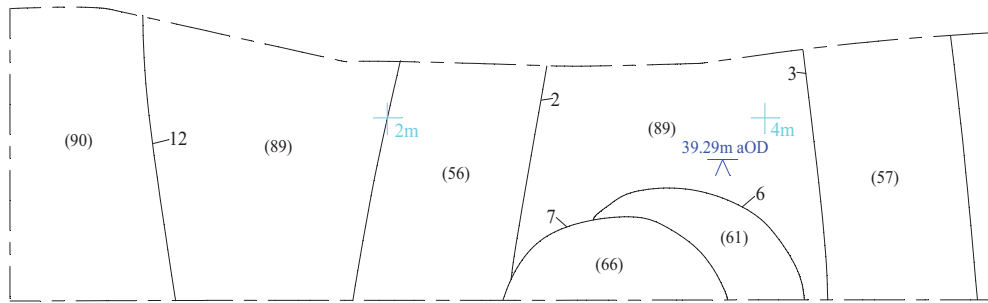
**Land at The Honiton Inn, Paris Street,  
Exeter, Devon, 2018  
Archaeological Evaluation**

Figure 3. Location of features.

0 10m



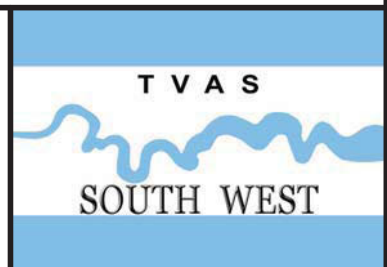


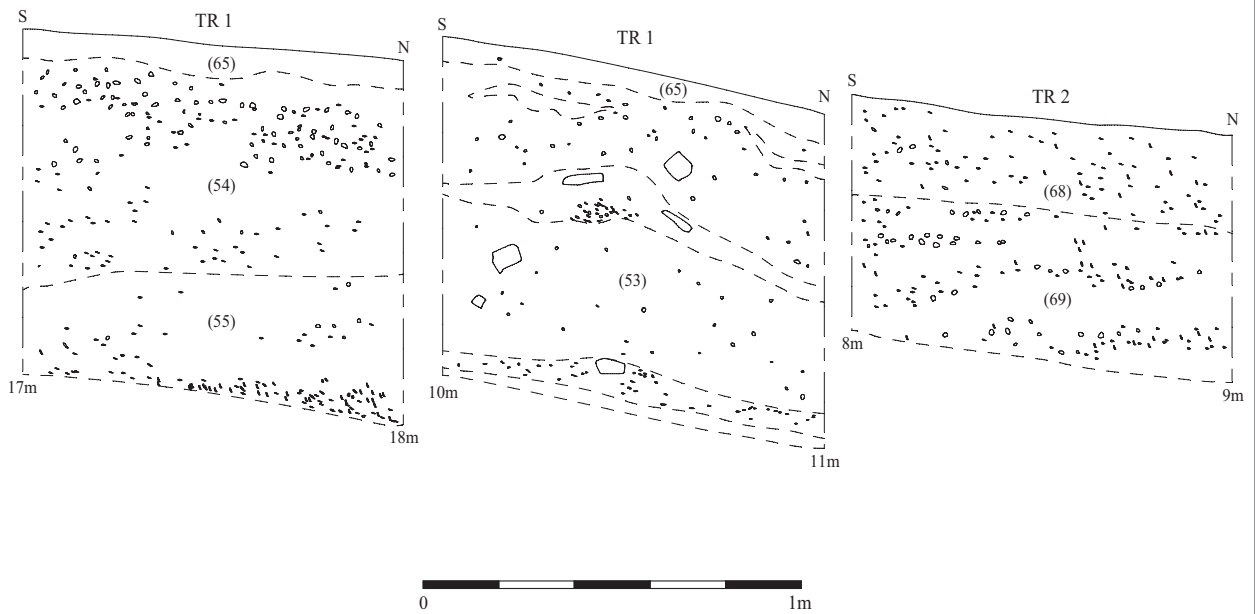
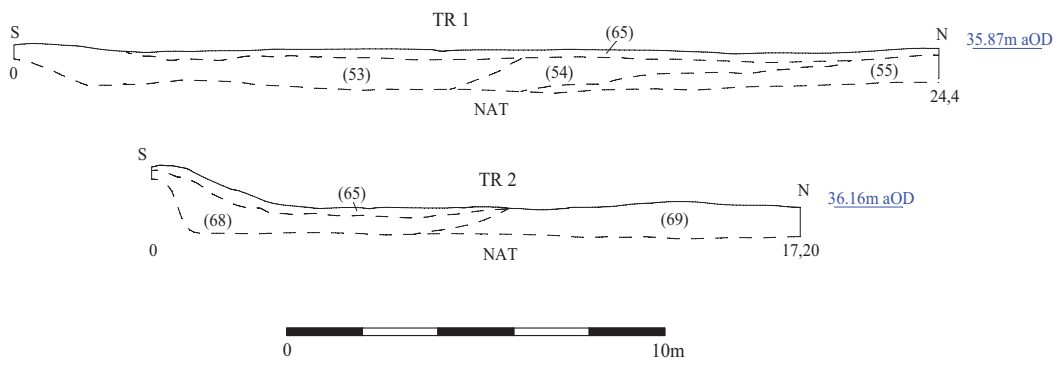
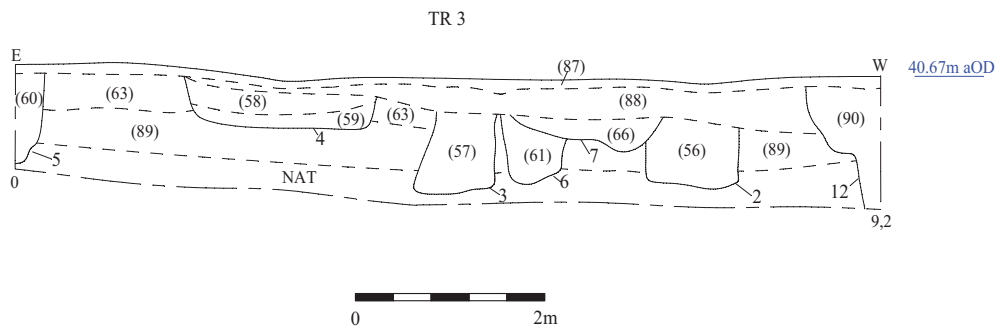


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**Land at The Honiton Inn, Paris Street,  
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Archaeological Evaluation**

Figure 4. Details of Trench 3.





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Exeter, Devon, 2018  
Archaeological Evaluation**

Figure 5. Representative sections





Plate 1. Trench 1, looking south, Scales: 2m, 1m and 0.5m.

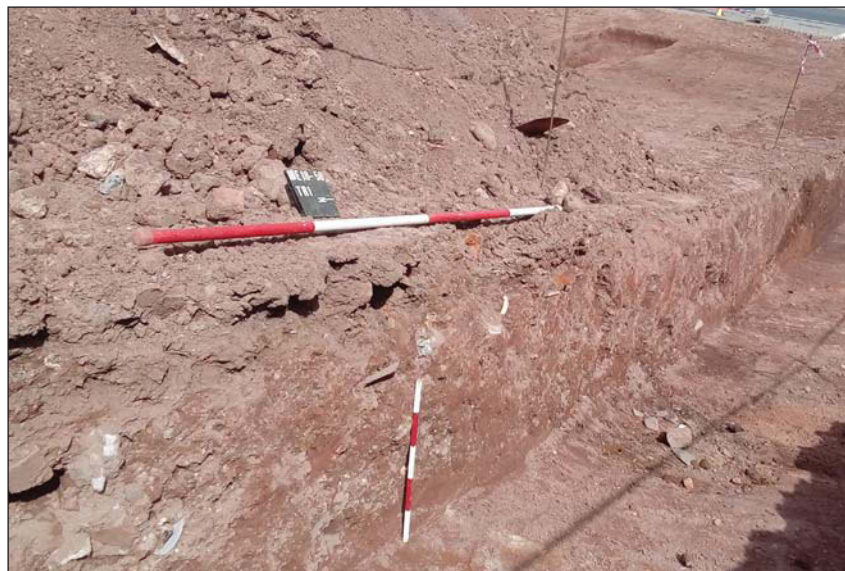


Plate 2. Trench 1, looking north west, Scales: 2m and 0.5m.

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**Land at the Honiton Inn,  
Exeter, Devon 2018  
Archaeological Evaluation  
Plates 1 and 2.**

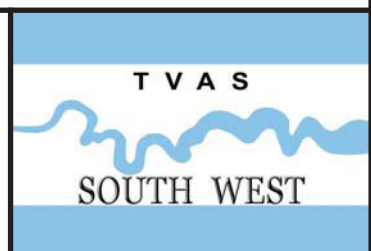




Plate 3. Trench 2, looking south, Scales: 2m, 1m and 0.5m.



Plate 4. Trench 3, looking south, Scales: 2m and 1m.

HIE 18/55

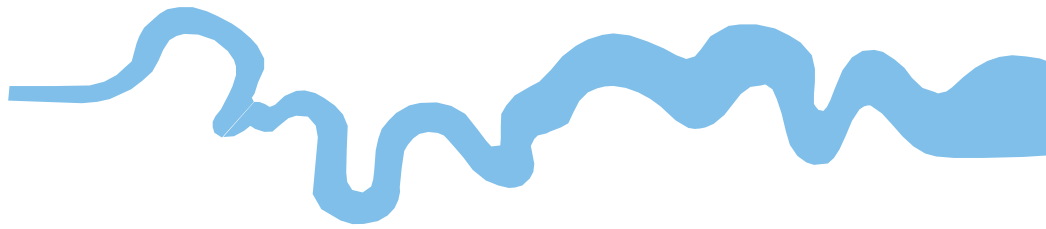
**Land at The Honiton Inn, Paris Street  
Exeter, Devon 2018  
Archaeological Evaluation  
Plates 3 and 4.**



## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





**TVAS (South West),  
Unit 21 Apple Business Centre,  
Frobisher Way,  
Taunton TA2 6BB  
Tel: 01823 288284  
Email: [southwest@tvas.co.uk](mailto:southwest@tvas.co.uk)  
Web: [www.tvas.co.uk/southwest](http://www.tvas.co.uk/southwest)**

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