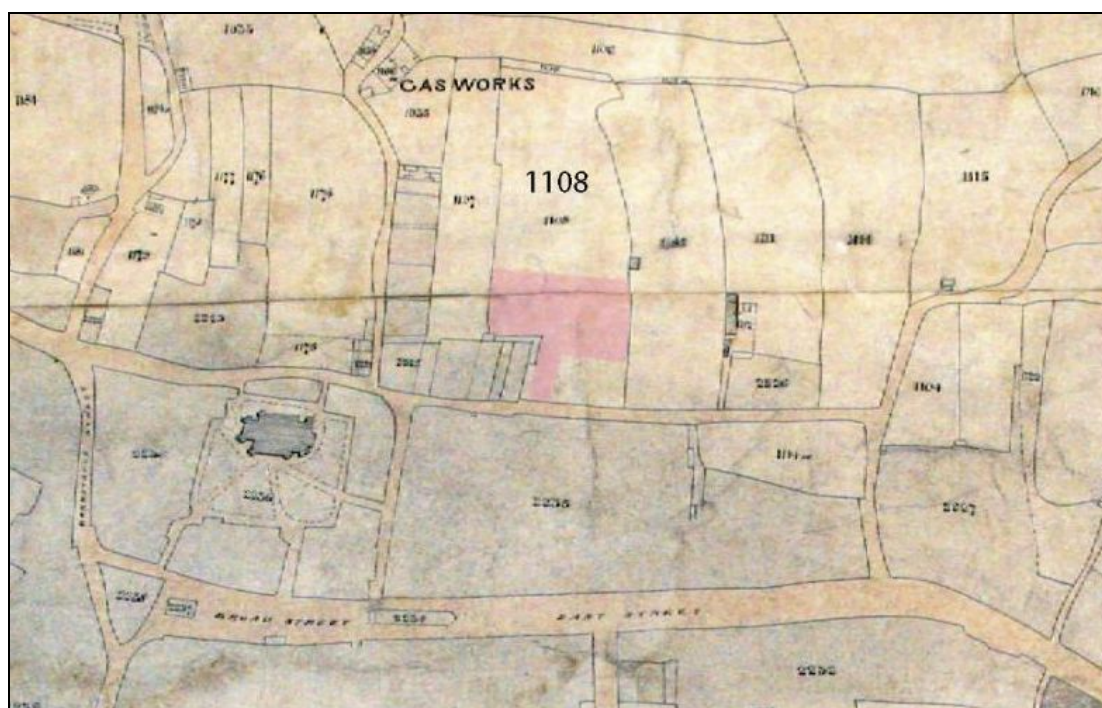


KINGDON'S YARD NORTH STREET SOUTH MOLTON

Results of a Desk-Based Assessment
&
Site Inspection



ARCHAEOLOGICAL SERVICES &
HISTORIC BUILDING RECORDING

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Kingdon's Yard, North Street, South Molton

Results of a Desk-based Assessment & Site Inspection

For

Graham Clark
of
Sunnybanks Homes

By



SWARCH project reference: SMK12
National Grid Reference: 271516,126033
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Planning application No: Pre-planning
Project Director: Colin Humphreys
Desk-Based Assessment: Terry Green
Site Inspection: Dr Bryn Morris; Lucy Blampied
Report: Terry Green; Dr Samuel Walls; Dr Bryn Morris
Report Editing: Dr Bryn Morris; Deb Laing-Trengove
Graphics: Dr Bryn Morris; Dr Samuel Walls

March 2012

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Summary

This report outlines the results of a desktop appraisal and site observations carried out by South West Archaeology Ltd. on behalf of Sunnybank Homes, for a site off North Street in South Molton, Devon. The site lies north of the town within an area of characteristically long, narrow and slightly curving fields indicative of an open field system. No archaeological finds or records of significance could be identified, but the site does lie immediately adjacent to the medieval town. The site survey and deposit model suggests that most of the eastern part of the site has been levelled up, and much of the western part of the site has been terraced into the slope. That would indicate that if archaeological features are present, they probably only survive and are accessible within a relatively small area in the centre of the yard.

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The staff of the North Devon Record Office
The staff of the West Country Studies Library
Peter Kingdon and Sally Cotton
Graham Clark, Sunnybank Homes

1.0 Introduction

Location: Kingdon's Yard, North Street
Parish: South Molton
District: North Devon
County: Devon

1.1 Background

South West Archaeology Ltd. (SWARCH) was commissioned by Graham Clark of Sunnybanks Homes (the Client) to prepare an archaeological and historical appraisal of an area of South Molton, Devon, known as *Kingdon's Yard* (Figures 1 & 2). The purpose of this appraisal is to highlight any potential heritage issues with implications for any subsequent development of the site and thereby help mitigate the impact of any such development. The work was carried out in accordance with a Written Scheme of Investigation (Appendix 2), conforming to a brief supplied by Stephen Reed, Archaeological Officer, Devon County Historic Environment Service (DCHES) (Appendix 1). This report constitutes the first part of a staged archaeological investigation (see Appendix 2, 3.1.1).

1.2 Site Location and Topography

The site comprises an area of yard, offices and storage buildings on the north side of North Street, South Molton. All of the buildings are modern and some of temporary construction. The site occupies a relatively elevated position with open ground to the north and residential developments to south, east and west. Although the site is level, the ground falls away steeply to the north and north-east. North Street runs east-west and parallel to South Molton High Street and Market Place. The parish church and churchyard lie a short distance to the south-west of the site.

The site is classified as a brown-field site and lies outside the South Molton Conservation Area.

1.3 Historic Background

South Molton originated as the centre of an Anglo-Saxon estate with an important church and extensive fieldsystem. Against this background, the borough of South Molton was created in the 12th century. The prosperity of the borough relied on the woollen trade and through the marketing of livestock. Prosperity declined in the 19th century and was modestly restored in the later 20th century.

As noted South Molton acquired a borough charter in the late 12th century (Beresford and Finberg 1973, 98), and was granted a fair in 1327. Numerous boroughs were created in this period, principally with the purpose of boosting manorial incomes. The scheme was to concentrate the freemen of the manor in a settlement consisting of a wide main street with long, narrow burgage plots stretching out either side. The street would be wide enough to accommodate a regular weekly market from which the lord of the manor would take a levy.

As appears to be the case elsewhere in Devon, the borough with its burgage plots and wide, central street and market place was probably laid out within an existing field-system, the divisions between the arable strips becoming the boundaries of the burgage plots (Weddell 1985, 96-100). Map evidence suggests that to the west of the town lay a considerable area of medieval strip fields laid out with respect to an axial route represented by Nadder Lane (the B3227). It may be that the southwards deflection of this axial route seen to the west of the church represents a deviation from

the original line. On the evidence of plot boundaries, it has been suggested (Sally Cotton, *pers. comm.*) that this lay along the line of North Street, heading south-east towards Mole Bridge roughly at the point where Elysian Court is now situated. If this was the case, then with the laying out of the borough and the creation of a central street, this (possible) ancient route became the “back lane” to the burgage plots providing a routeway for goods, access to the fields beyond and perhaps somewhere to dump rubbish. North Street was apparently earlier named Back Lane.

1.4 Methodology

The desk-based assessment was undertaken by Terry Green, with reference to the IfA guidelines on the preparation of Archaeological Desk-based Assessments (2008). Printed and unpublished material in the Devon HER (DCHER), the North Devon Record Office, the West Country Studies Library, the South Molton Archives, the Devon Record Office and internet resources were consulted as part of this work

The site inspection was undertaken on 19th and 20th March 2012 by Dr. Bryn Morris and Lucy Blampied.



Figure 1: Regional location.



Figure 2: Site location.

2.0 Results of the Desk-based Study

2.1 Cartographic History

The earliest available detailed cartographic representation of South Molton is the Ordnance Survey surveyor's draft map produced in 1804 (Figure 3). This clearly shows buildings on the north side of the High Street with garden plots backing onto a track or lane which is identifiable as North Street, on the north side of which no buildings are shown. This lay-out is reproduced in the published version of the map, the so-called Old Series published in 1809 (Figure 4).



Figure 3: Extract from the Ordnance Survey surveyor's draft map, 1804. The location of Kingdon's Yard is indicated (WCSL).



Figure 4: Extract from the Ordnance Survey 'Old Series' map, published 1809 (The location of Kingdon's Yard is indicated).

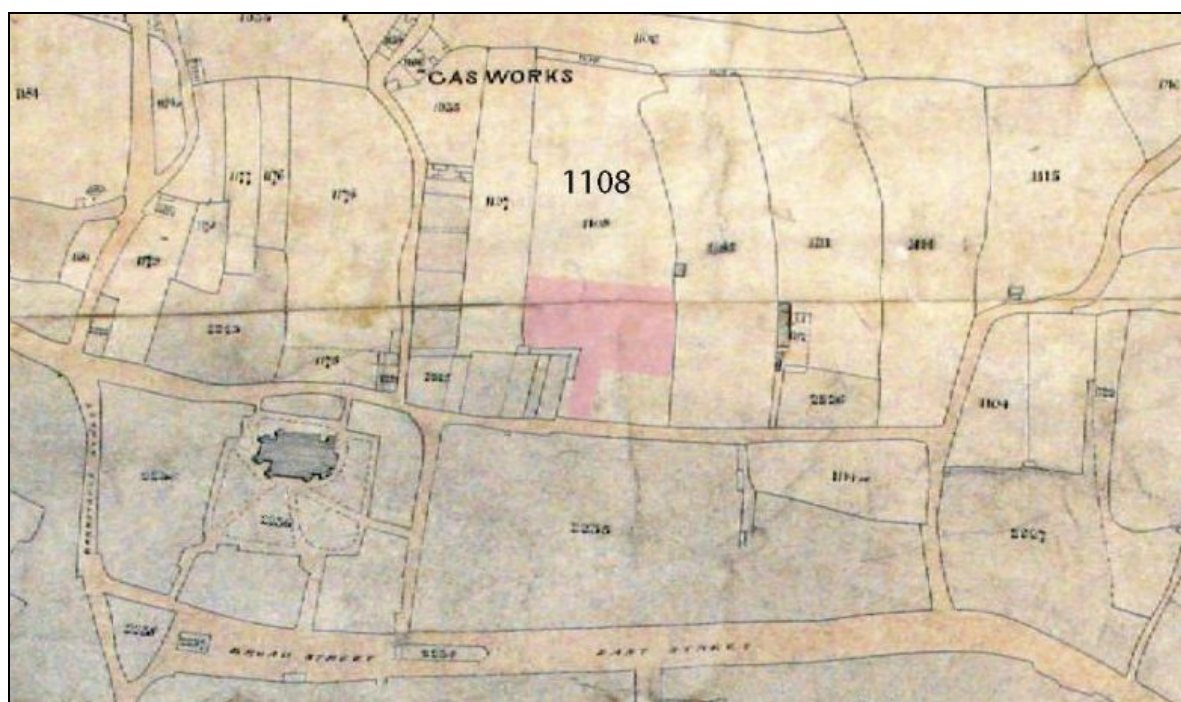


Figure 5: Extract from the South Molton tithe map of 1844. The approximate location of Kingdon's Yard is represented in superimposed colour (DRO).

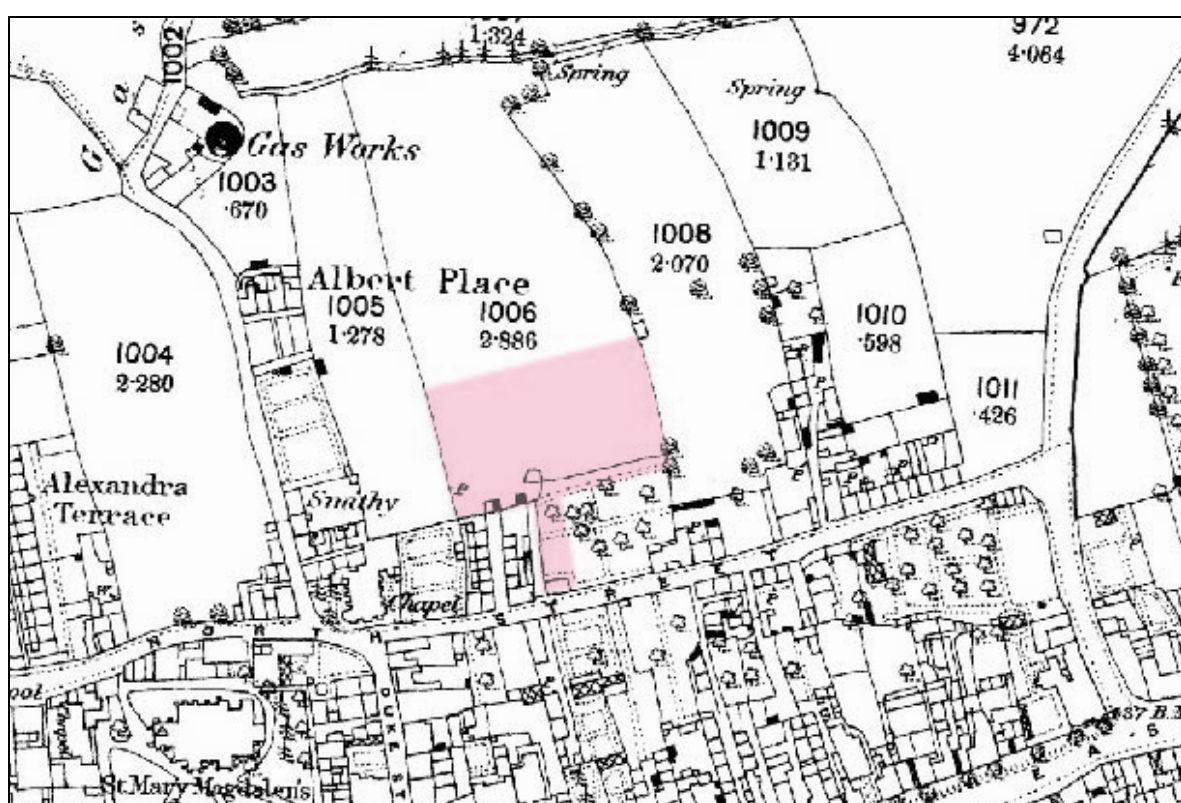
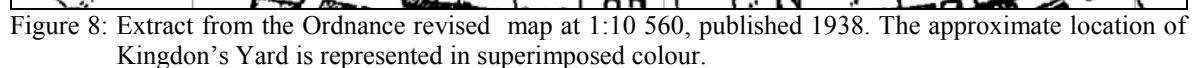
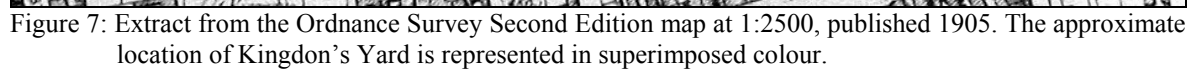


Figure 6: Extract from the Ordnance Survey First Edition map at 1:2500, published 1889. The approximate location of Kingdon's Yard is represented in superimposed colour.

The South Molton tithe map of 1844 (Figure 5) shows clearly the situation at that date. The present site is located in the southern part of the field numbered 1108. The tithe apportionment of 1839 provides the information that field number 1108 was owned and used by William Flexman, it was



The Ordnance Survey First Edition 1:2500 map surveyed in the 1880s and published in 1889 (Figure 6) shows that during the 19th century the remainder of the southern part of what had been field number 1108 had been transformed into a formal garden, while the earlier encroachment appears to be represented by a small close of houses. The northern part of the area was apparently still in agricultural use. The Ordnance Survey Second Edition map of 1905 (Figure 7) suggests little change, though the garden appears to have lost its formal plan. The revised Ordnance Survey map of 1938 (Figure 8) also shows no significant change in the general lay-out of the area.

In or about 1945 E.J.Kingdon acquired the site and established a builder's yard. It appears that prior to this event there had been a rough-and-ready store of building materials and some sort of hard standing (Peter Kingdon, pers.comm.). Kingdon's were in operation until 1998/9, but during the later years the business had moved towards becoming a builder's merchant. An Ordnance Survey map of around 1974 (Figure 9) shows the full development of the builder's yard set back behind a small development of houses fronting onto North Street. On their west was the entrance to the builder's yard, flanked on its west side by a long building comparable to that seen there today. To the north of the builder's yard was now a new enclosure, its perimeter planted with conifers and housing a refuse tip. The buildings within the yard were not as seen today, the changes between then and now presumably reflecting adaptation to a change from building to merchanting.



Figure 9: Extract from the Ordnance Survey 1:1000 map, published 1974. Kingdon's Yard is represented in superimposed colour.

2.2 Archaeology

Although the Devon Heritage Environment Record does not list any archaeological features within or adjacent to the site, it should be borne in mind that the site lies within what was part of the medieval field-system and that it is situated immediately beyond the boundary of the medieval borough. In addition, it sits on the edge of a spur of land occupied by the parish church, which would have formed a conspicuous local landmark.

3.0 Results of the Site Inspection

3.1 General Description

The site, irregular in form but basically elongate and orientated north-south, covers an area of approximately 0.55 hectares. The yard has clearly been expanded in an organic fashion to meet the demands of the business, and contains a number of buildings of mid and late 20th century in date. These structures fall into two groups. The smaller units – presumably offices and salesrooms – are to be found near the entrance, and are of plastered concrete block, with modern steel- and timber-framed windows and doors. The larger units – for bulk storage and vehicle maintenance – are to be found at the rear of the property, and are steel portal-framed structures with concrete block walls and sheet asbestos roofs. All extant level surfaces are sealed by concrete or tarmac. To the north and north-east, the yard buildings were formerly screened by a line of conifers (recently felled) of c.50 years of age.

The buildings are strictly utilitarian, and are of little architectural merit or interest.

The natural fall of the ground is from west to the north-east, east and south-east. Based on the topographical maps and borehole data provided by the Client, together with readings and observations taken onsite, it is clear that a greater part of the eastern and northern parts of the site have been built up to provide a level yard surface. This is most readily apparent to the north, where the yard surface is 2.0-3.4m higher than the field below, but yard surfaces are consistently higher than the surrounding land to the east by at least 0.7m. In contrast, to the west the yard surface has been terraced into the slope, and is up to 1.5m below ground level, indicating a substantial proportion of the western part of the site has been truncated. This would suggest that only a relatively small proportion of the site that survives is likely to be affected by subsequent development (see Figure 16).



Figure 10: Building #1, viewed from the south-east, looking north-west (scale 2m).



Figure 11: Building #4, viewed from the east, looking west (scale 2m).



Figure 12: Buildings #5-#7, viewed from the south south-east, looking north north-west (scale 2m).



Figure 13: Buildings #8-#9, with concrete storage pens in the foreground; viewed from the north-west, looking south-east. (scale 2m).



Figure 14: The northern edge of the site, showing the raised yard surface and with Building #7 in the background; viewed from the north-east, looking south-west (scale 2m).



Figure 15: The north-eastern edge of the site and the back of Building #8; viewed from the north-east, looking south-west (scale 2m).

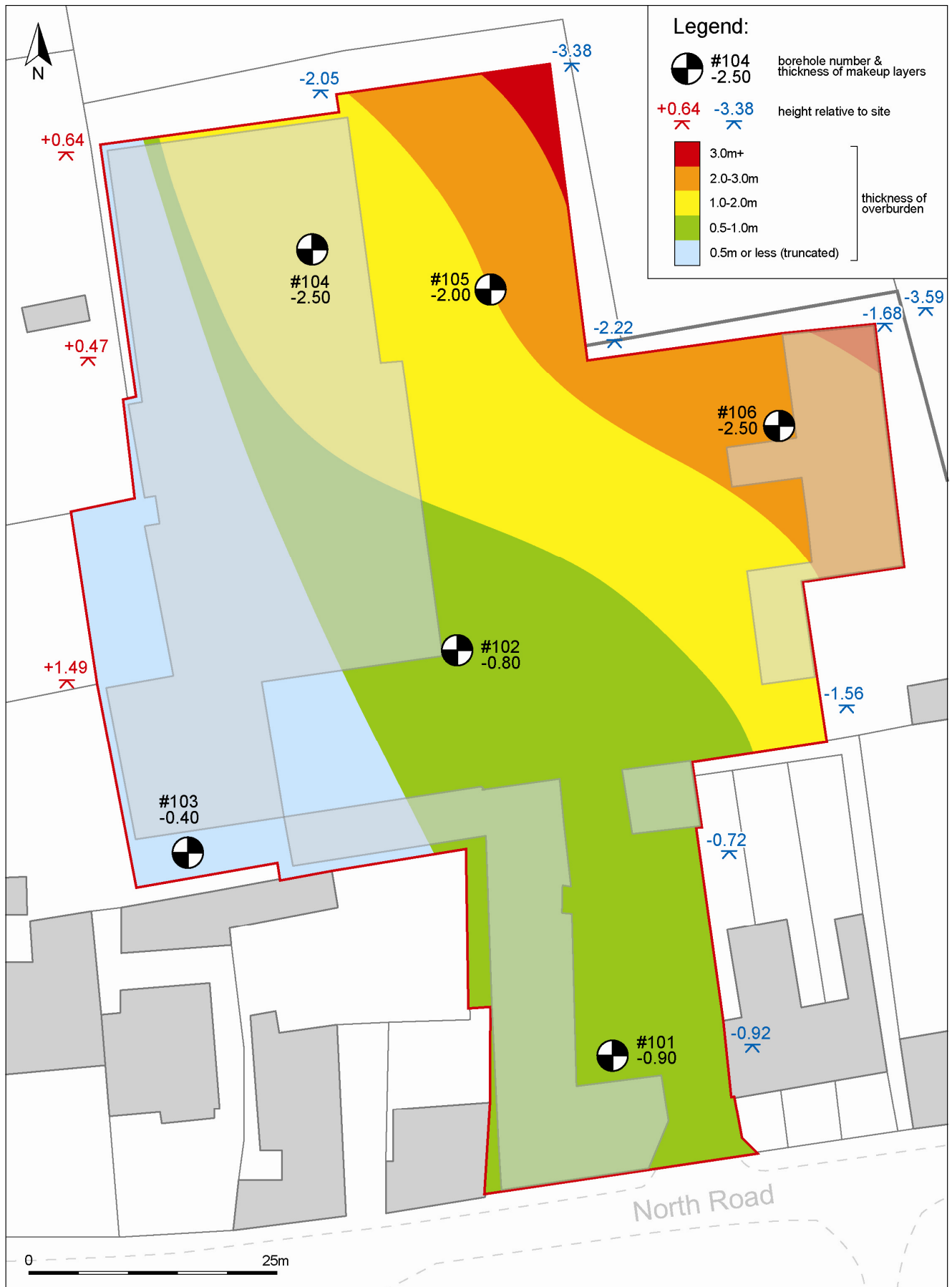


Figure 16: Provisional deposit model for Kingdon's Yard, based on known levels and bore-hole data (Borehole #104 is regarded as anomalous).

1. The site occupies an area in the southern part of a late to post-medieval field or close formed from the enclosure of medieval arable strips.
2. North Street, to the south, may represent an ancient routeway which served as the back lane to burgage plots within the borough of South Molton.
3. Encroachment onto the former agricultural land began before 1844.
4. During the mid-19th century the south-eastern part of the former field became a formal garden. This persisted probably until after WWII.
5. In the post-war period the garden gave way to a small housing development, to the north of which the builder's yard was established.
6. The structures are of little interest. They all date to the second half of the 20th century and are built in concrete block and asbestos.
7. The deposit model suggests that the only archaeological features likely to be affected by any subsequent development lie in a central band across the site. To the west of this, they are likely to have been truncated; to the east, they would be sealed beneath a considerable depth of dumped material.

Published Sources:

Beresford, M. & Finberg, H. 1973: *English Medieval Boroughs – a Handlist*. Oxford.

Edmunds, J. 1986: *A History of South Molton* (privately published).

Hoskins, W.G. 1954 (1992 ed.): *Devon*. Tiverton.

Institute of Field Archaeologists 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*.

Lysons, D & Lysons S. 1822: *Magna Britannia* vol.6. London.

Weddell, P.J. 1985: The Excavation of Medieval and Later Houses at Wolborough Street, Newton Abbot, *Proceedings of the Devon Archaeological Society* 43, 77-109.

Unpublished Sources:

Devon Record Office

The South Molton Tithe Map (1844?) and Tithe Apportionment (1839).

West Country Studies Library

The Ordnance Survey Surveyor's Draft no.32W.

Appendix 1

BRIEF FOR ARCHAEOLOGICAL EVALUATION UNDERTAKEN IN SUPPORT OF A PLANNING APPLICATION

Location: Former Site of Kingdons Builders Merchants, North Street, South Molton,
Parish: South Molton
District: North Devon
County: Devon
NGR: 271516.126033
Proposal: redevelopment of the site
HES ref: ARCH/DM/ND/16658

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works to be undertaken in support of a planning application for the development of the above site. This brief has been produced specifically for the above scheme and may require alteration if this scheme is revised or amended in any material way. This document is not transferable to any other scheme or planning application.

1.2 This work is being undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010), Devon Structure Plan Policy CO8 and the Local Development Framework Policy on archaeology.

1.3 The principal objective of the programme shall be to evaluate the survival of below-ground archaeological deposits across the proposed development site. The results will allow the nature, extent, and date of any surviving archaeological deposits within the application area to be understood and an appropriate planning decision made by the Local Planning Authority (LPA).

1.4 The proposed development lies on the edge of the historic core of the medieval town of South Molton and less than 100m from the Church of St Mary Magdalene a Grade I listed building dating from the 15th century and likely to have been the focus for early settlement in the town. The earliest documentary reference to South Molton is as 'Sut Molton' in the Domesday Book in 1086. Despite the use of the application area as a builder's yard, below-ground archaeological deposits or features may survive. Groundworks for the proposed development have the potential to expose and destroy archaeological deposits and artefacts associated with the early settlement here.

1.5 This Brief covers the proposed development site as defined on the attached plans.

2. PROJECT DESIGN

2.1 This document sets out the scope of the works required to enable the extent, character and significance of any surviving archaeological deposits within the application area to be understood and will form the basis of the Project Design to be prepared by the archaeological consultant. The Project Design will set out the detail and extent of the archaeological works to be undertaken. This will include pre-fieldwork elements (desk-based research), fieldwork, post-excavation specialist analysis and the production of an appropriately detailed and illustrated report.

2.2 The Project Design must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES *prior* to any archaeological works commencing.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

The archaeological works will include the following elements. However, where it can be demonstrated that there are areas within the area under consideration that will be unaffected by the development of the site or where development will have no below-ground impact, parts of the site may be excluded from the evaluative archaeological excavations.

3.1 Desk-based assessment and site inspection

3.1.1 The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records held by the HER.

3.1.2 A site inspection of the area under consideration will be undertaken along with an examination of the results of the geotechnical investigations already undertaken.

3.1.3 The above work will be undertaken in advance of any fieldwork commencing.

3.1.4 The results of the assessment should be discussed with the HES and should allow a deposit model to be created for the site to enable areas where archaeological deposits might survive to be identified. This deposit model will determine the positioning of the evaluative excavations.

3.1.5 If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

3.2 Evaluation of the site

A series of trenches will be excavated across the proposed development area. The location of these excavations will be determined in consideration of the results of the desk-based assessment, the below-ground impact of the proposed development and the site topography. These excavations should adequately investigate the areas that have been identified as having archaeological potential by the deposit modelling already undertaken.

3.2.1 The Project Design must include a plan showing areas of potential archaeological survival, areas affected by the proposed development and the location of proposed evaluative trenches.

3.2.2 Details of the strategy for positioning trenches must be agreed with the HES. Trenches should be excavated by a 360° tracked or JCB-type machine - fitted with a toothless grading bucket - to the surface of archaeological deposits or *in situ* natural ground - whichever is highest in the stratigraphic sequence. Exposed archaeological features and deposits will be cleaned and excavated by hand and fully recorded by context as per the Institute for Archaeologists' *Standard and Guidance for Archaeological Field Evaluation* (1994 - revised 2008). All features shall be recorded in plan and section at

scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

3.2.3 All archaeological features will be investigated and as a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- iv) one long face of each trench will be cleaned by hand to allow the site stratigraphy to be understood and for the identification of archaeological features.

Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts

Any variation of the above will be undertaken in agreement with the HES.

3.2.4 The full depth of archaeological deposits must be assessed. This need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.

3.2.5 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* 2002.

3.2.6 An adequate photographic record of the excavation will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.2.7 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.2.8 Should any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996 Code of Practice (2nd Revision). Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.2.9 The results of the desk-based work and a copy of the agreed Project Design must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

4.3 The archaeological contractor undertaking the fieldwork will notify the HES upon completion of the fieldwork stage of these works.

5. REPORTING

5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the site location;
- (iii) a methodology of the works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken;
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- (ix) a plan showing the location of the trenches and exposed archaeological features and deposits in relation to the site boundaries;
- (x) plans of each trench, or part of trench, in which archaeological features are recognised along with adequate OD spot height information. These should be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans must show the orientation of trenches in relation to north. Section drawing locations will be shown on these plans. Archaeologically sterile areas need not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- (xi) section drawings of trenches and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and must show the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile trenches need not

be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;

(xii) site matrices where appropriate;

(xiii) photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;

(xiv) a consideration of evidence within its wider context;

(xv) a summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;

(xvi) specialist assessment or analysis reports were undertaken;

(xvii) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating). It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.2 The timetable for the production of the report must be set out in the Project Design. The HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.

5.3 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HES and the archaeological contractor.

5.4 On completion of the final 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.

5.5 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 PUBLICATION

Where the exposure of archaeological, artefactual or palaeoenvironmental remains is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (PPS5). If such remains are encountered, the publication requirements - including any further analysis that may be necessary - will be confirmed with the HES.

6.1 Post Excavation Assessment, Analysis and Project Designs for further work

Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected.

This document will be produced by the archaeological contractor within three months of completion of the fieldwork - specialist input allowing - and agreed with the HES. It will include:

- A summary of the project and its background
- A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed
- Research aims and objectives
- Method statements setting out how these aims and objectives are to be achieved
- Details of the tasks to be undertaken
- The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design
- Proposed project team
- Overall timetable for undertaking the tasks as well as setting out monitoring points with the HES
- Details of the journal in which the material is to be published

7. FURTHER WORK

In the light of the results of the archaeological evaluation it will be possible allow the Local Planning Authority to make an informed and reasonable planning decision, which may include the recommendation for refusal of consent if the impact of the proposed development upon the archaeological resource was unacceptable. In all other cases, the results will allow the scope and requirement of any further work needed as mitigation for the impact of the proposed development on the archaeological resource to be determined. This further work may take the form of additional preapplication investigations to refine the initial results or a programme of archaeological work undertaken under a PPS5 archaeological condition imposed on any consent granted.

Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

8. PERSONNEL

8.1 The work shall be carried out by a recognised archaeological consultant, agreed with the DCHES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a specified Member of the Institute for Archaeologists (MIfA), or by a specified person of equivalent standing and expertise. The Project Design will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

8.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

8.3 The work shall be carried out in accordance with *IfA Standard and Guidance for Archaeological Field Evaluation (1994)*, as amended (2008).

9. CONFLICT WITH STATUTORILY PROTECTED SITES

It is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the undertaking of the required archaeological works does not conflict with any statutorily protected sites and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

10. DEPOSITION OF ARCHIVE AND FINDS

10.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. The accession number will be quoted in the Project Design.

10.2 The artefact discard policy must be set out in the Project Design.

10.3 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

11. CONTACT NAME AND ADDRESS

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30th January 2012

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Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL ASSESSMENT AND EVALUATION OF THE FORMER SITE OF KINGDON'S BUILDERS MERCHANTS, NORTH STREET, SOUTH MOLTON, DEVON.

Location: Former Site of Kingdon's Builders Merchants, North Street, South Molton,
Parish: South Molton
District: North Devon
County: Devon
NGR: 271516,126033
Planning Application no: n/a (pre-planning)
Proposal: redevelopment of the site
HES ref: ARCH/DM/ND/16658

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology (SWARCH) at the request of Mr (The Client), and sets out the methodology for staged archaeological investigations, including desk-based assessment, site inspection, deposit modelling, evaluation trenching and monitoring and recording prior to development (and/or during works as appropriate) and for related off-site analysis and reporting.
- 1.2 The Project Design and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES; Stephen Reed 30.01.2012). This work is being Undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010), Devon Structure Plan Policy CO8 and the Local Development Framework Policy on archaeology.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The proposed development lies on the edge of the historic core of the medieval town of South Molton and less than 100m from the Church of St Mary Magdalene a Grade I listed building dating from the 15th century and likely to have been the focus for early settlement in the town. The earliest documentary reference to South Molton is as 'Sut Molton' in the Domesday Book in 1086. Despite the use of the application area as a builder's yard, below-ground archaeological deposits or features may survive. Groundworks for the proposed development have the potential to expose and destroy archaeological deposits and artefacts associated with the early settlement here.

3.0 AIMS

- 3.1 The principal objectives of the work will be:
 - 3.1.1 Stage 1 - To carry out a desk-based appraisal and an inspection of the site in order to place it in its historic and archaeological context and formulate a deposit model for the site to inform possible further stages of archaeological work.
 - 3.1.2 Stage 2 - To undertake an archaeological evaluation in order to evaluate the survival of below-ground archaeological deposits within the area of the proposed development.
 - 3.1.3 Stage 3 - To undertake archaeological monitoring during groundworks for the development as appropriate
 - 3.1.4 To analyse and report on the results of the project as appropriate.

4.0 METHOD

- 4.1 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 4.2 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
 - 4.2.1 Appropriate PPE will be employed at all times.
 - 4.2.2 The site archaeologist will undertake any site safety induction course provided by the Client.
 - 4.2.3 If the depth of any trenching exceeds 1.2 metres the trench sides will need to be shored or stepped to enable the archaeologist to examine and if appropriate record the section of the trench. The provision of such measures will be the responsibility of the client.
- 4.3 Desk-based assessment and site inspection:
 - 4.3.1 The programme of work shall include a desk-based appraisal of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records held by the HER.
 - 4.3.2 A site inspection of the area under consideration will be undertaken along with an examination of the results of the geotechnical investigations already undertaken.
 - 4.3.3 The above work will be undertaken in advance of any fieldwork commencing.
 - 4.3.4 The results of the assessment will be discussed with the HES and will allow a deposit model to be created for the site to enable areas where archaeological deposits might survive to be identified. This deposit model will determine the positioning of the evaluative excavations.
 - 4.3.5 If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.
- 4.4 Evaluation Trenching:

A series of trenches will be excavated across the proposed development area. The location of these excavations will be determined in consideration of the results of the desk-based assessment, the below-ground impact of the proposed development and the site topography. These excavations will adequately investigate the areas that have been identified as having archaeological potential by the deposit modelling already undertaken. A plan showing areas of potential archaeological survival, areas affected by the proposed development and the location of proposed evaluative trenches will be submitted and agreed with the HES prior to the work.

The evaluation trenching will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator, fitted with a toothless grading bucket, under the supervision and control of the site archaeologist to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence.

- 4.4.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 4.4.2 Spoil will be examined for the recovery of artefacts.
- 4.4.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines. All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation. An adequate photographic record of the excavation will be prepared. Where digital imagery is the sole photographic record, archivable prints will be prepared by a photographic laboratory.
- 4.4.4 If archaeological features are exposed, then as a *minimum*:
- i) small discrete features will be fully excavated;
 - ii) larger discrete features will be half-sectioned (50% excavated);
 - iii) long linear features will be sample excavated along their length, with investigative excavations distributed along the exposed length of any such feature, and to investigate terminals, junctions and relationships with other features.
 - iv) One long face of each trench will be cleaned by hand to allow site stratigraphy to be understood and for the identification of archaeological features.
- Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with the HES.
- 4.4.5 Artefacts will be bagged and labelled on site. Unstratified post-1800 pottery may be discarded on site after a representative sample has been retained. Following post-excavation analysis and recording, further material may be discarded, subject to consultation with the appropriate specialists and Barnstaple Museum;
- 4.4.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.4.7 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (2002).
- 4.4.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.4.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 4.4.10 In the event of particularly significant discoveries, the HES will be informed and a site meeting between the consultant, the HES and the client/applicant will be held to determine the appropriate mitigation.
- 4.5 Archaeological monitoring and recording:
If further work in the form of archaeological monitoring and recording is required prior to application for or as a condition of planning consent, this work will be undertaken to the standards detailed above (see 4.4.1-4.4.10).
- 4.6 SWARCH will agree monitoring arrangements with DCHES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
SWARCH will notify the HES upon completion of the fieldwork stage of these works.
Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.
- 5.0 ARCHIVE AND REPORT**
- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project, in a format to be agreed with the museum and within a timetable to be agreed with the HES. This will include relevant correspondence together with field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Museum of Barnstaple and North Devon under an accession number to be assigned (application in progress).
- 5.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the number above). The museum's guidelines for the deposition of archives for long-term storage will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. If ownership of all or any of the finds is to remain with the landowner, provision and agreement will be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 5.3 An illustrated summary report will be produced within three months of completion of fieldwork and the required post-excavation analysis; a draft report will be submitted to the HES for comment initially and then submitted to the DCHES and the Client. One hard copy and one PDF copy of the report will be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER.
- 5.3.1 A report number and the OASIS record number;
 - 5.3.2 A copy of the DCHES brief and this WSI;
 - 5.3.3 A summary of the project's background;
 - 5.3.4 A description and illustration of the site location;
 - 5.3.5 A methodology of the works undertaken;
 - 5.3.6 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
 - 5.3.7 Plans and reports of all documentary and other research undertaken;
 - 5.3.8 A description of the project's results;
 - 5.3.9 An interpretation of the results in the appropriate context;
 - 5.3.10 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 5.3.11 A plan showing the location of the trenches in relation to the site boundaries;
 - 5.3.12 Plans of each trench, or part of trench, in which archaeological features are recognised along with adequate OD spot height information. These will be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans will show the orientation of trenches in relation to north. Section drawing locations will be shown on

- these plans. Archaeologically sterile areas will not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.3.13 Section drawings of trenches and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and showing the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile trenches will not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.3.14 Site matrices where appropriate;
- 5.3.15 Photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.3.16 Consideration of evidence within its wider context;
- 5.3.17 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
- 5.3.18 Any specialist assessment or analysis reports undertaken;
- 5.4 DCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will 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 will be provided to the HES 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 HER.
- 5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage.
- 5.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological Investigations*) database under OASIS record number southwes1-120240.
- 6.0 PUBLICATION**
- Where the exposure of archaeological, artefactual or palaeoenvironmental remains is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (PPS5). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.
- 6.1 Post Excavation Assessment, Analysis and Project Designs for further work:
- Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected.
- This document will be produced within three months of completion of the fieldwork - specialist input allowing - and agreed with the HES. It will include:
- 6.1.1 A summary of the project and its background;
- 6.1.2 A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed;
- 6.1.3 Research aims and objectives;
- 6.1.4 Method statements setting out how these aims and objectives are to be achieved;
- 6.1.5 Details of the tasks to be undertaken;
- 6.1.6 The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design/WSI;
- 6.1.7 The proposed project team;
- 6.1.8 Overall timetable for undertaking the tasks as well as setting out monitoring points with the HES;
- 6.1.9 Details of the journal in which the material is to be published.
- 7.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**
- It is SWARCH's responsibility - in consultation with the applicant - to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 8.0 PERSONNEL**
- The project will be managed by Colin Humphreys, the desk-based assessment will be undertaken by Terry Green, the archaeological evaluation and any monitoring required will be carried out by suitably qualified SWARCH personnel directed by Bryn Morris/Sam Walls. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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List of specialists

Building recording

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 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service a.hopperbishop@exeter.gov.uk
Richard and Helena Jaeschke
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Curatorial

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The Museum of Barnstaple and North Devon
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Bone

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Lithics

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Palaeoenvironmental/Organic

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Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk
Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinell
39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214
Roman Alex Croom, Keeper of Archaeology
Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields,
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Appendix 3

List of Jpegs on CD Rom to the rear of the report

- [2m scale used throughout]
1. Building #1, viewed from the south-east, looking north-west.
 2. As above, viewed from the south, looking north.
 3. As above, viewed from the south, looking north-east.
 4. Entrance to the site from North Street; viewed from the south, looking north.
 5. Building #1, viewed from the north, looking south.
 6. Buildings #1 and #2, viewed from the north-east, looking south-west.
 7. Building #2, viewed from the north-east, looking south-west.
 8. As above.
 9. As above, looking west.
 10. As above, looking north-west.
 11. As above, viewed from the north, looking south.
 12. Building #3, viewed from the north-east, looking south-west.
 13. Building #4, viewed from the east, looking west.
 14. Building #5, viewed from the south-east, looking north-west.
 15. As above, with Buildings #6 and #7 in the background.
 16. Interior of Buildings #5 and #6.
 17. As above.
 18. As above.
 19. As above.
 20. Lean-to on west side of Building #5; viewed from the west, looking east.
 21. As above, with north gable of Building #4; viewed from the north-west, looking south-east.
 22. Yard to west of Building #5; viewed from the north-east, looking south-west.
 23. South gable of lean-to building west of Building #6; viewed from the south, looking north.
 24. As above, showing interior.
 25. View of open strip to west of Buildings #6 and #7; viewed from the south, looking north.
 26. Building #5, viewed from the east, looking west.
 27. Buildings #5 and #6, viewed from the south-east, looking north-west.
 28. Buildings #6 and #7, viewed from the south-east, looking north-west.
 29. As above, looking west.
 30. Building #7, viewed from the south-east, looking north-west.
 31. Interior of Building #7, viewed from the south-east, looking north-west.
 32. As above, looking north.
 33. As above, viewed from the north, looking south.
 34. As above, looking south-west.
 35. Detail of graffiti on north wall of Building #7.
 36. Interior of Building #7, south-east room; viewed from the east, looking west.
 37. As above, looking north-west.
 38. As above, viewed from the west, looking east.
 39. Interior of Building #7, south-west room; viewed from the west, looking east.
 40. As above, looking south-east.
 41. Abandoned exercise bike in Building #7.
 42. Interior of Building #7, south-west room; viewed from the north, looking south.
 43. As above, looking south-west.
 44. As above, detail of water management.
 45. Panorama of yard from outside Building #7; looking north.
 46. As above, looking north-east.
 47. As above, looking east by north-east.
 48. As above, looking east by south-east.
 49. As above, looking south-east.
 50. As above, looking south.
 51. Storage bays east of Building #6; viewed from the west, looking east.
 52. As above.
 53. As above, viewed from the north-west, looking south-east.
 54. Building #8, viewed from the west, looking east.
 55. As above, looking south-east.
 56. As above, looking east.
 57. Building #9, viewed from the north-west, looking south-east.
 58. Open-sided extension west of Building #8, containing diesel tank platform and diesel trap; viewed from the south-east, looking north-west.
 59. Interior of Building #8, south room; viewed from the north, looking south.
 60. As above, looking south-west.
 61. As above, showing vehicle inspection pit; viewed from the south-west, looking east.

Kingdon's Yard, North Street, South Molton

62. Interior of Building #8, south room; viewed from the south, looking north.
63. As above, looking north-east.
64. Interior of Building #8, north room; viewed from the south-east, looking north-west.
65. As above.
66. Building #9, viewed from the west, looking east.
67. As above, viewed from the south-west.
68. Yard to south of Building #9, viewed from the south-west, looking north-east.
69. As above, viewed from the north-east, looking south-west.
70. Building 10, viewed from the north, looking south.
71. As above, viewed from the south, looking north-east.
72. The yard, viewed from the south, looking north.
73. Entrance to the yard, southern boundary and neighbouring house; viewed from the north-west, looking south-east.
74. As above, viewed from the south-west, looking north-east.
75. As above, looking east.
76. 9" concrete pipes north of Building #7 in the field.
77. Building #7, viewed from the north, looking south-east.
78. North end of yard adjacent to Building #7, showing raised levels; viewed from the north-west, looking south-east.
79. As above, showing felled conifers.
80. As above, viewed from the north.
81. As above, viewed from the north-east.
82. As above.
83. North end of yard adjacent to Building #8; viewed from the north, looking south.
84. As above, viewed from the north-east.
85. As above, viewed from the north-west.
86. As above, viewed from the north-east.
87. North end of yard, to east of Building #8; viewed from the north-east, looking south-west.
88. As above.



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