

Results of a Desk-Based Assessment & Archaeological Evaluation



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**Priory School House, Millbrook Lane, Exeter
Devon**

**Results of a Desk-Based Assessment
&
Archaeological Evaluation**

For

Kevin Hunt & Catherine Caudwell
of
Jones Lang LaSalle

on behalf of

The St Loye's Foundation

By



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July 2012

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Summary

South West Archaeology Ltd undertook a desk-based appraisal and evaluation trenching ahead of the proposed development of 0.205 hectares of land associated with Priory School House, Millbrook Lane, Exeter. The site is positioned on the parish boundary between Heavitree and Topsham, and within the former grounds of a 12th century Cluniac priory (St James). The former Roman road (Topsham Road) is located just north of the development. A number of archaeological sites have been identified in close proximity to the site, most notably a Roman supply base, two Iron Age enclosures and Roman field systems and burials.

However, the evaluation did not identify any significant archaeological remains.

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1.0 Introduction

Location: Priory School House, Millbrook Lane
Parish: Exeter
District: Exeter City
County: Devon
NGR: SX 9352 9083

1.1 Project Background

South West Archaeology Ltd (SWARCH) received instructions from Catherine Caudwell of Jones Lang LaSalle (The Agent) on behalf of the St Loye's Foundation (The Client) to undertake a desk-based appraisal and archaeological evaluation commissioned in support of a forthcoming planning application for the redevelopment of the Priory School House, Millbrook Lane, Exeter. The archaeological evaluation was carried out in accordance with a Project Design devised in consultation with Andrew Pye, the Exeter City Council Archaeology Officer (ECCAO) (see Appendix 1).

1.2 Site Description

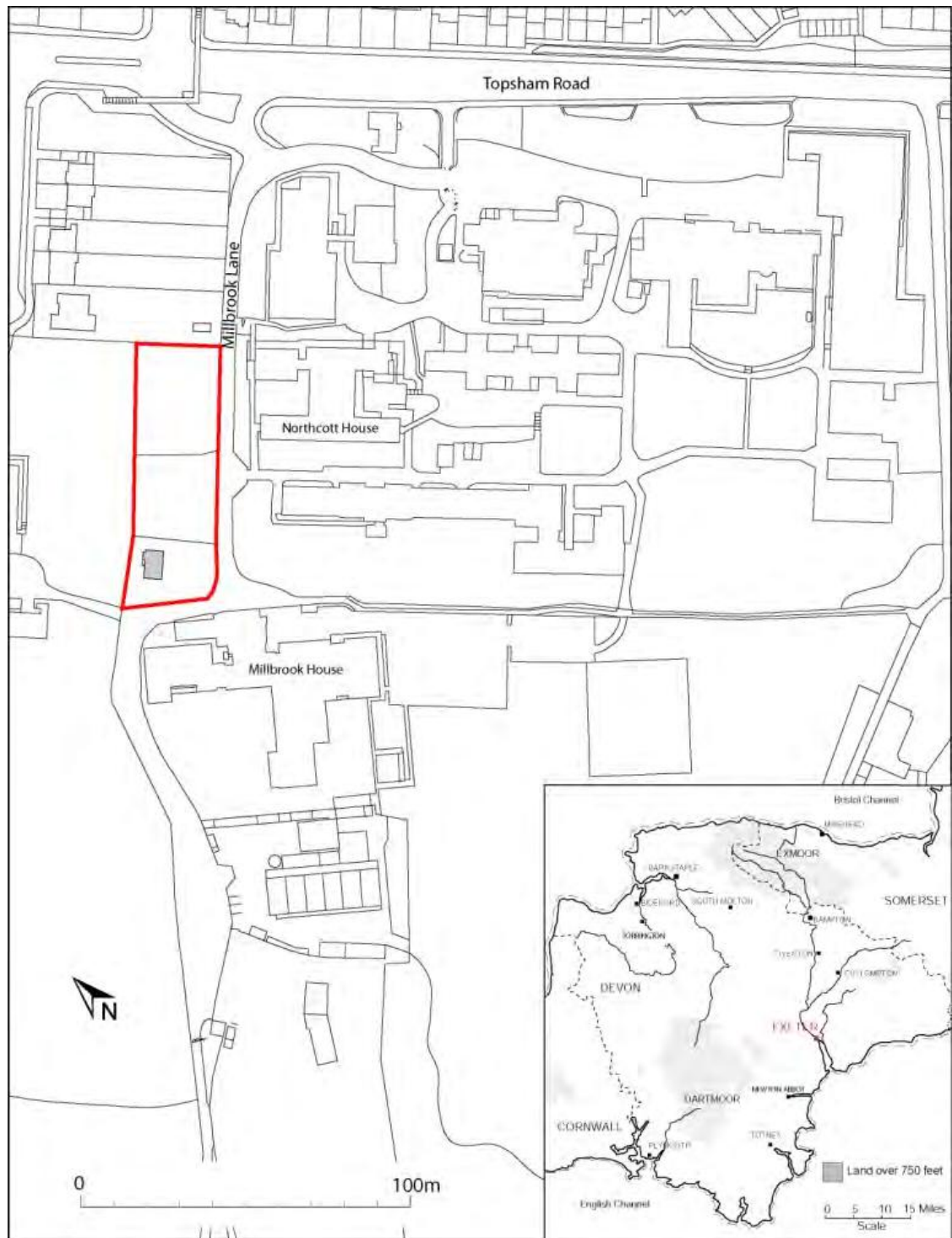
The site is located within the site of the St Loye's Foundation to the south-east of Exeter (Figure 1). The development consists of an area of 0.205 hectares on the north-east side of Millbrook Lane, with Topsham Road located to the north and (now demolished) Millbrook House to the south. The site is comprised of gardens with a single building (Priory School House) located towards the southern end of the plot. The plot is situated between 10m and 14m AOD on a south-west facing gentle slope, gradually sloping from the north-east to the south-west, overlooking the River Exe floodplain. The geology of the area is Breccia of the Dawlish Sandstone Formation.

1.3 Methodology

The desk-based research was carried out by B. Morris and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments (2008).

Three trenches were initially proposed, totalling 75m (10m, 25m and 40m) in length and each 1.4m wide, equating to 5% of the site. An additional fourth trench, 5m in length, was also planned as a contingency. These were located to respect various Tree Protection Order (TPO) areas and in accordance with the Project Design. Due to machine access and extent of TPO area's the 40m trench was divided into two and the contingency trench was excavated to achieve the required percentage of investigation (see Figure 7). The evaluation trenching was undertaken by a wheeled JCB-type mechanical excavator, fitted with toothless 1.6m wide grading bucket, which was under the supervision and control of the site archaeologist. The trenches were excavated to the depth of the surface of *in situ* subsoil/weathered natural. Where archaeological deposits were exposed machining ceased in that area to allow the site archaeologist to investigate the exposed deposits.

The archaeological work was carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Code of Conduct*. Spoil was examined for the recovery of artefacts including with a metal detector. All excavation of exposed archaeological features was carried out by hand,



2.0 Results of the Desk-Based Assessment

2.1 Historical Background

The earliest records of the development area relate to Millbrook Lane, which forms the eastern extremity of the proposed development. This road is positioned on the parish boundary between Heavitree and Topsham (until 1913). It may also be the boundary described in the grant of a hide of land at Topsham by King Althelstan ((925-939) to the minster of St Peter at Exeter (Alcock and Coombes 1977), although its precise route from a pool in the river up to the highway (Topsham Road) is not described.

By the 12th century the development area lay within the lands owned by the Cluniac priory of St James, which itself was located a short distance (c.400m) to the west. The priory was founded during the first half of the 12th century, probably in 1141, by Baldwin, Earl of Devon and was dependent on the priory of St Martin des Champs in Paris. At the dissolution the land of the priory was granted to King's College, Cambridge, who then administered it until the 20th century (Exeter Archaeology 2003).

It is unlikely that the monastic buildings extended as far from the main complex as the development area, although a number of architectural fragments, probably from the priory, have been incorporated into some of the boundaries and gardens of the post-medieval Millbrook House and Fairfield House (Parker and Passmore 2008: 5).

It is likely that during the medieval period Millbrook Lane led to a mill or mills and two mill leats are present to the south of the site, although these also served medieval mills and subsequent post-medieval mills at Countess Wear (Parker and Passmore 2008: 5). The historic field boundaries in the vicinity of the development area are likely to be on medieval (or earlier) alignments (orientated on or respecting Topsham Road).

In the post-medieval period a number of large private residences were constructed along the roads leading into the city of Exeter and the development area fell within the gardens/grounds of one of these large houses (namely Millbrook House). In the 20th century the area became part of the St. Loye's Foundation and a house constructed on the site.

2.2 Cartographic History

The earliest available cartographic source which provides any detail of the area is a 1740 plan of St. James' Priory lands drawn up by John Richards (Figure 2). This plan depicts Millbrook Lane as leading off Topsham Road to a mill leat at its southern end, and acting as the eastern limit of the Priory's land. The 1740 plan shows that the development area formed part of a larger enclosure which is listed along with the field to the east as *Formerly Wickes's now Mr. Walrand's*. The building within the small enclosure to the south of the development site is labelled Mr. Hills(?) house, and may have been the antecedent for Millbrook House.



The First Edition Ordnance Survey Map of 1890 suggests that the area remained little changed (Figure 4). The most notable difference being the removal of the driveway giving access to Millbrook House, with a building (a lodge?) constructed to the east of the junction between Millbrook Lane and Topsham Road. A similarly sized lodge had been constructed by this date for the adjacent Fairfield Lodge estate. The development area itself remained little changed, although it appears that Millbrook Lane was a tree-lined avenue at this time. No further changes had occurred to the site by the time of the Ordnance Survey 2nd Edition Map of 1906-07 (Figure 5).

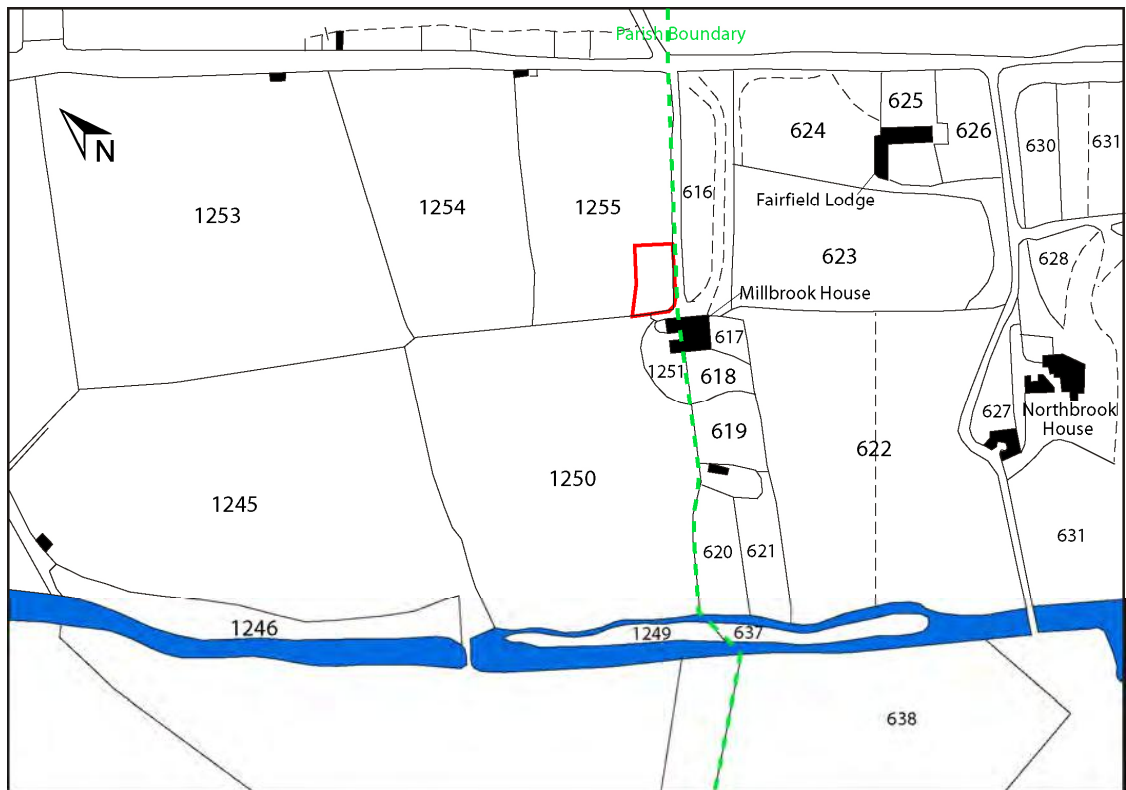


Figure 3: Extract based upon the Heavitree and Topsham tithe maps (after Parker & Passmore 2008).

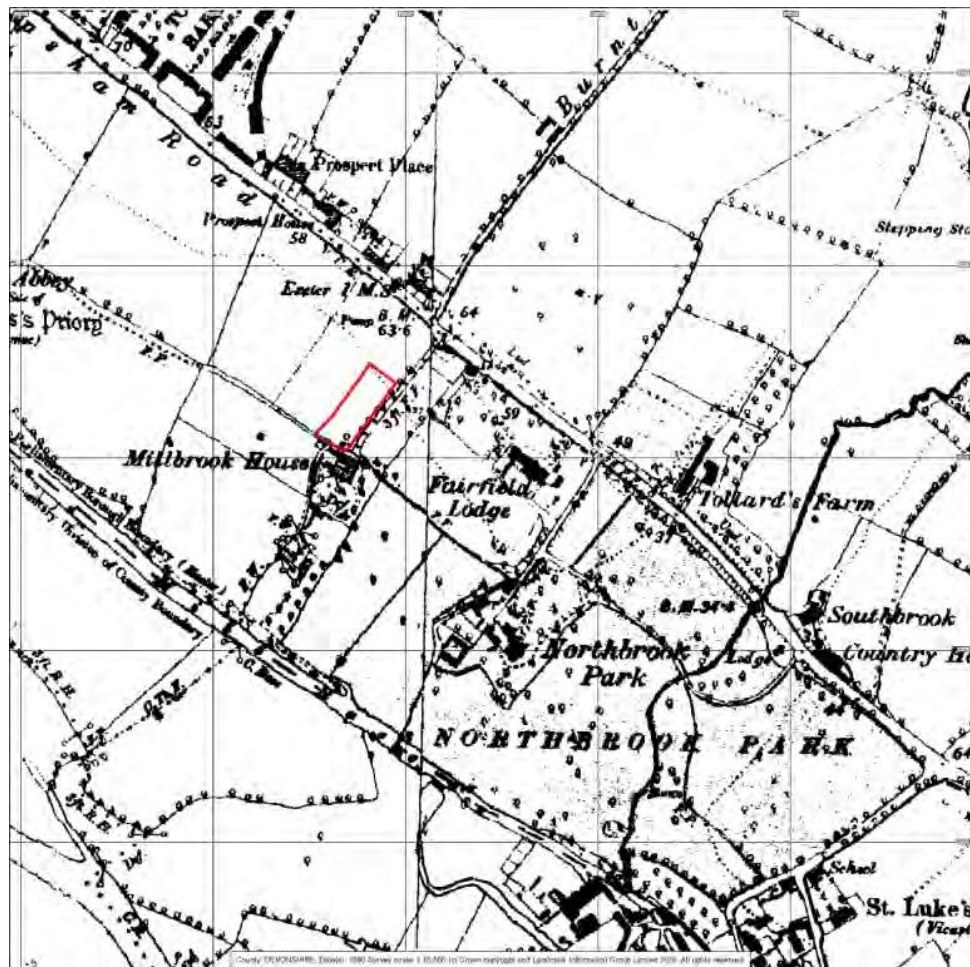


Figure 4: Extract from the Ordnance Survey First Edition map 1890, 1:10560 scale.

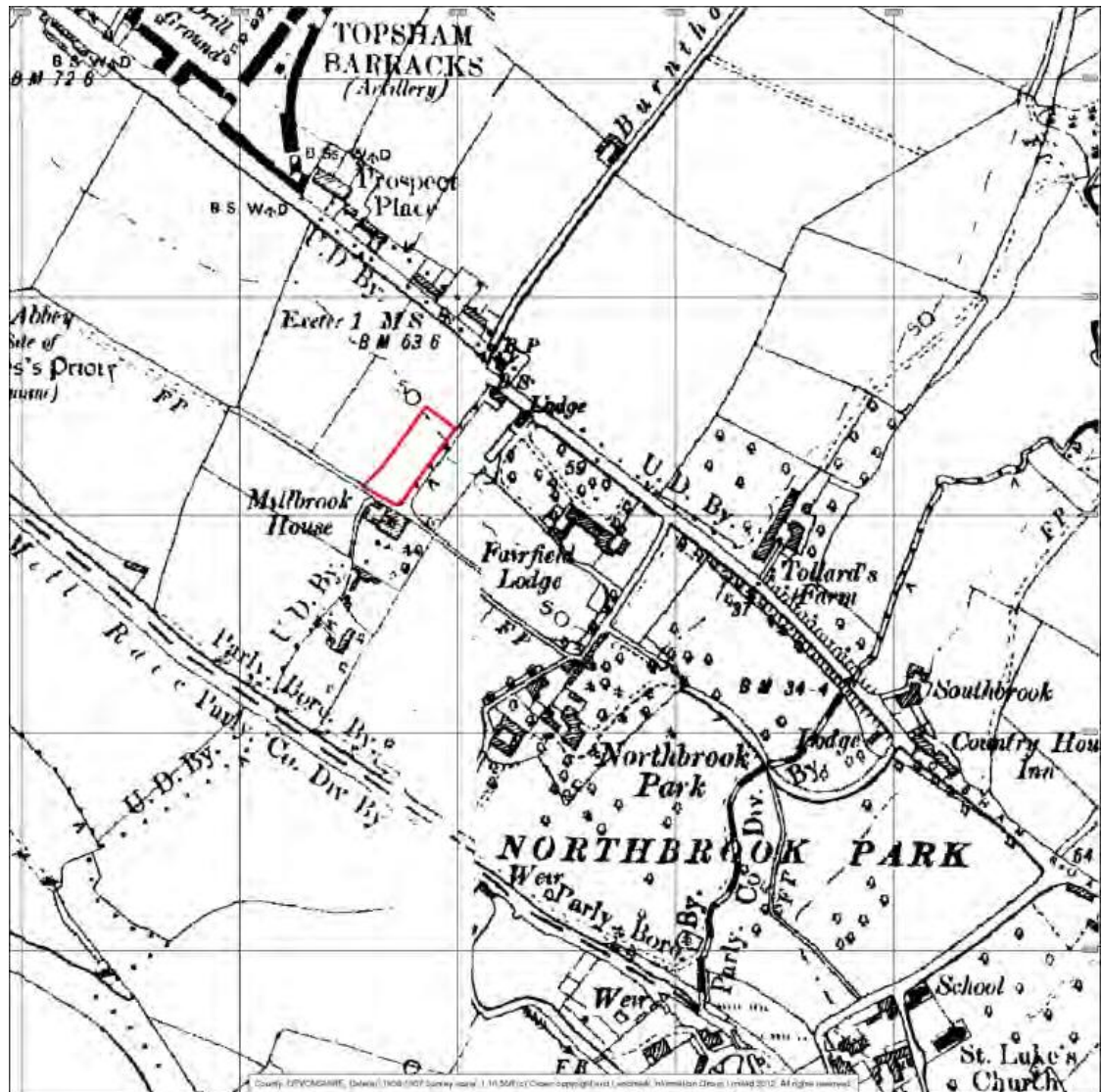


Figure 5: Extract from the Ordnance Survey Second Edition map 1906-1907, 1:10560 scale.

More dramatic changes to the area began in the 1930s and were hastened c.1945 with the development of Fairfield and Millbrook into part of the St. Loe's College complex. These developments included the 1950s construction of a house within the development area.

2.3 Archaeological Background

The proposed development site is positioned within an area of archaeological potential and a number of important archaeological sites have been identified within close proximity (see Appendix 2 and Figure 7). These include the recent discovery of a Roman supply base to the northeast on the St Loe's College site (see Figure 6). The large scale excavation undertaken by Exeter Archaeology in 2010 revealed several phases of activity, encompassing a background of earlier prehistoric activity, two Iron Age enclosures, a first century AD Roman military supply base/works depot, a later Romano-British field-system and burials, and a limited number of post-medieval features (see Exeter Archaeology Report No. 11-39).

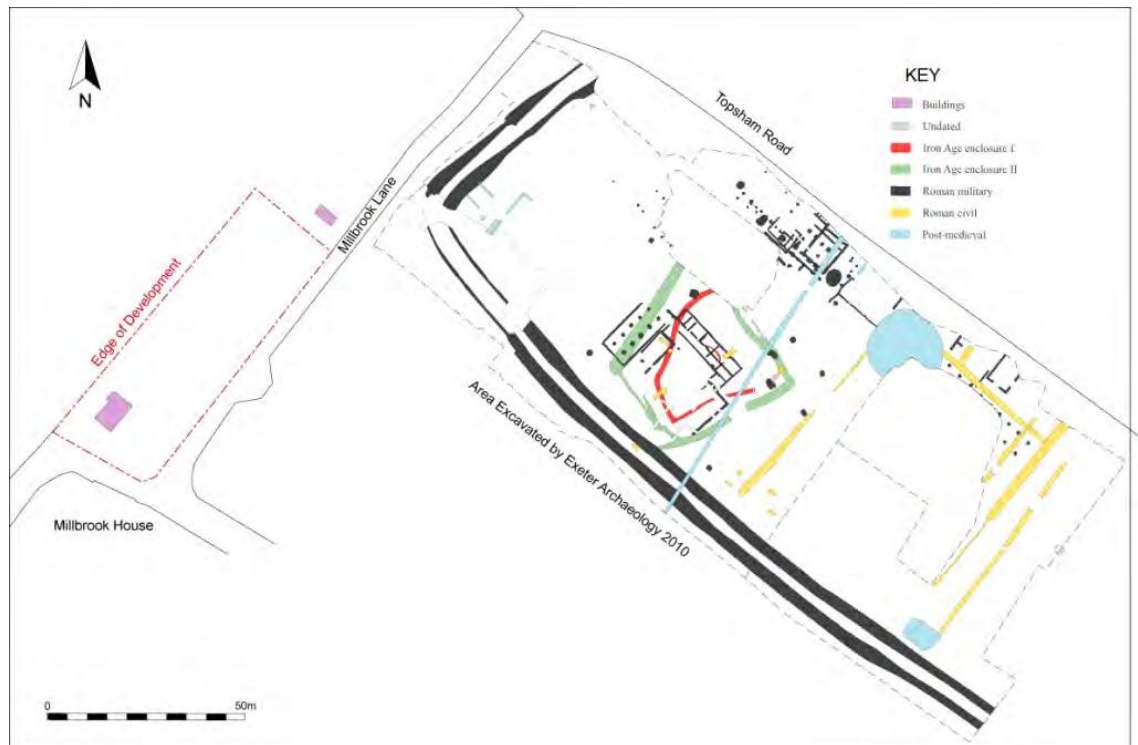


Figure 6: Plan showing the development area in relation to the 2010 excavations by Exeter Archaeology.

In addition to these recent discoveries on the St. Loyes College site it is essential to note that a number of prehistoric and Roman finds and features have been found within the surrounding area (see Appendix 2). The topographic location of the site on a gentle south-west facing slope makes it a typical location for prehistoric settlement sites, and its proximity to the Roman Road (Topsham Road) and the supply base suggest a good chance of defensive outworks or field-systems.

The long history of Millbrook Lane as a parish and estate boundary suggests that it is likely to have Medieval (or earlier) origins and there may be physical evidence of this boundary surviving on site. The development is within the grounds of the 12th century St. James' Priory, which increases the chance of surviving medieval remains.

Post-medieval deposits and features may also survive on the site, given the presence of a late 17th century brickworks a short distance to the west and the large residence (Millbrook House) immediately to the south.

3.0 Results of the Archaeological Evaluation

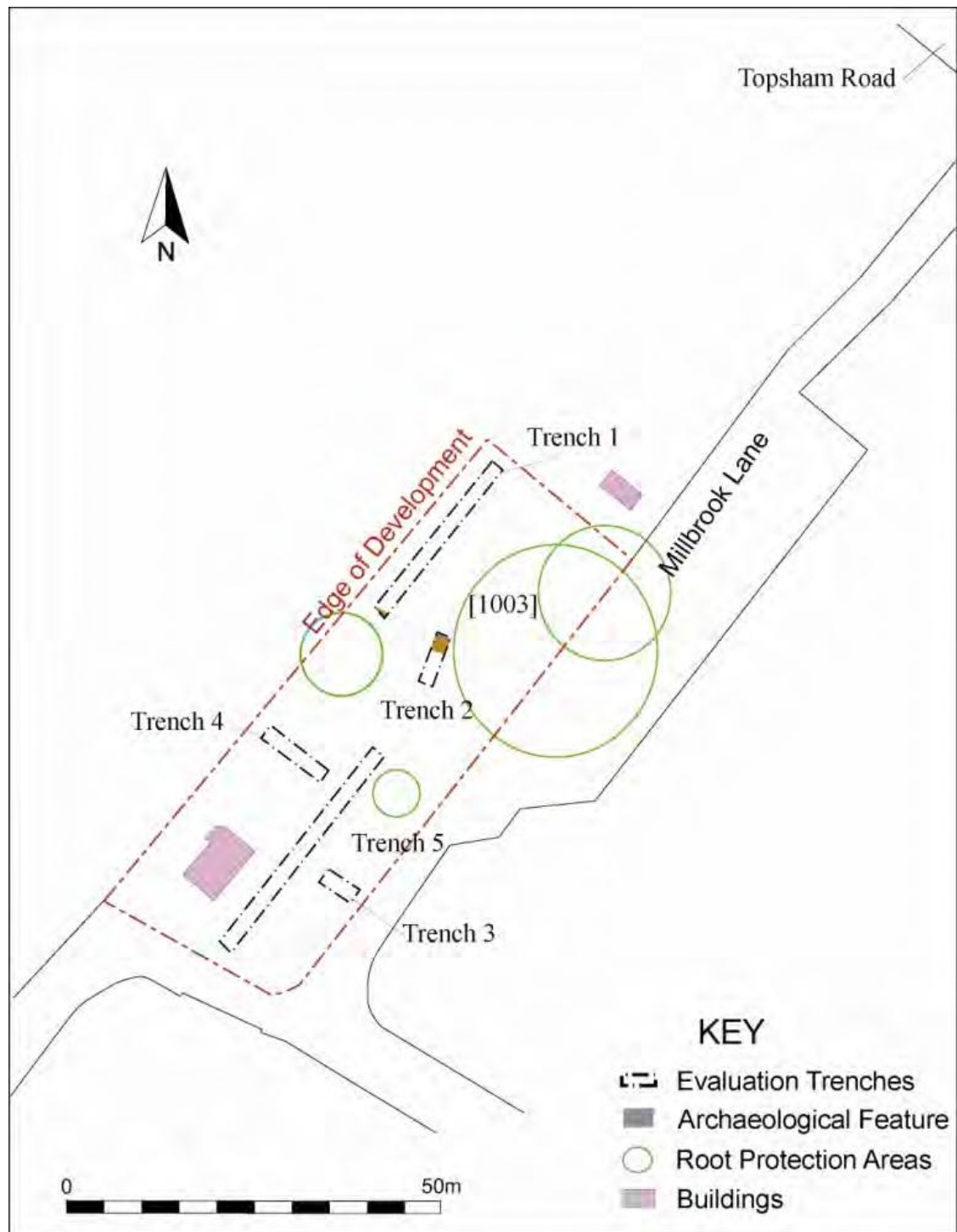


Figure 7: Trench location plan.

3.1 Deposit Model

The topsoil (1000) was a mid reddish brown, friable clay silt. It was 0.22m – 0.33m thick and occurred across the site and overlaid Subsoil (1001). Topsoil (1000) included a made ground layer at its base of a gravel yard surface comprised of a loose grey gravel, overlaid by a terram sheet which was in-turn overlaid by a loose pink gravel. This aspect of the topsoil occurred at

a depth of 0.22m – 0.33m and was only present in the area north-east of Trench 2. It ceased 17m from the south-west end of Trench 1 and is assumed to have covered the whole site from north-east of this line.

The subsoil (1001) was a mid reddish brown (slightly lighter than (1000)), friable clay silt with moderate sub-angular and sub-rounded stones. It was 0.34m thick, occurring at a depth of 0.33m – c.0.67m across the site and overlaid natural (1002) deposits.

The natural (1002) was a mid yellow brown, firm silty clay with occasional large (70-200mm) sub-rounded stones. It included bands and lenses of loose sandy gravel and fragments of compacted Heavitree trap (a pinkish composite formation). It occurred at a depth of c.0.67m+.

3.2 Results

All trenches were excavated to a depth of 0.70-0.90m with natural occurring from a depth of 0.60 – 0.67m below the current ground level. No archaeological features were present in Trenches 1, 3, 4 or 5.

Trench 2 contained a single feature, ditch [1003] (see Figure 8 & Figure 9: Photo's 3 & 4). Ditch [1003] (1.5m+ in length, 3.1m wide, 0.61m in depth), orientated broadly east-west, cut the natural (1002) and was sealed by subsoil (1001). It had steep sides with a curved break of slope and a flat base. It contained a single fill (1004), a clean homogenous greyish-red, soft clay silt with occasional sub-rounded pebbles and slate fragments. This was difficult to differentiate from the subsoil deposit (1001), which suggests that it is of a similar date.

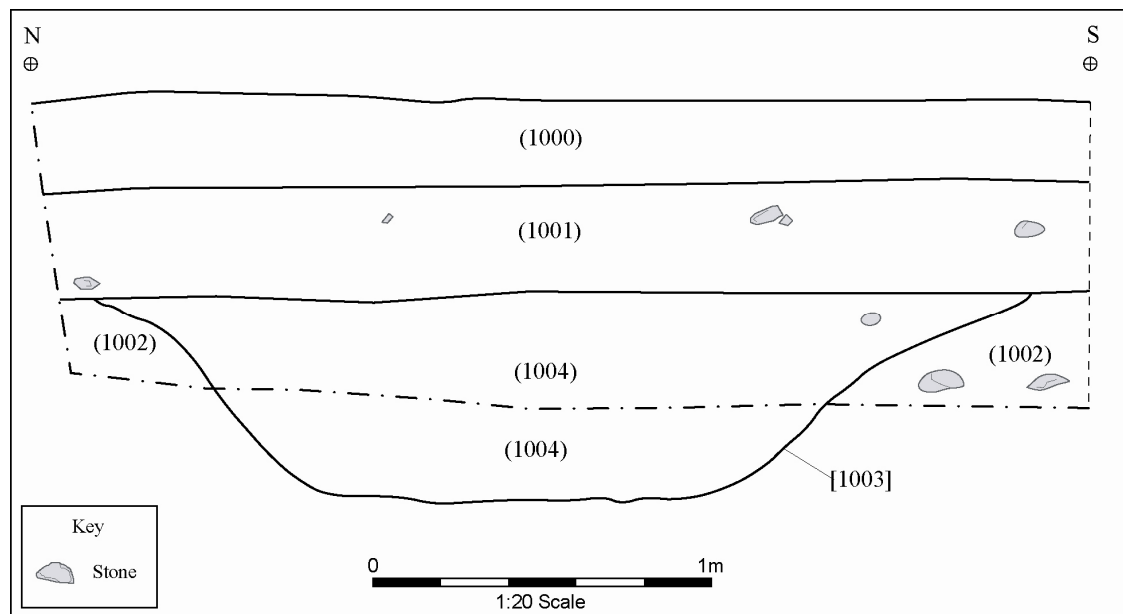


Figure 8: West facing section through ditch [1003].

Linear [1003] is most probably a former field boundary, although it does not seem to be evident in the cartographic record, its presence was confirmed in the southern end of Trench 1 prior to backfilling. Its proximity to the current tree line and sub-division on the site may suggest it was part of the existing landscape prior to its backfilling and more modern landscaping. Its formation process probably ties into that of the gravel surface present in the topsoil (1000) at the north-east end of the site. The finds were primarily of CBM (slate and brick fragments) which appear to suggest a post-medieval date for the feature.

The gravel layer in the northern part of the site is suggestive of 20th century polytunnels/greenhouses to which modern water services ran. A water/gas pipe aligned north-east by south-west was found in the southern end of Trench 1. It is likely that Ditch [1003] either related to these developments or was backfilled prior to them being built and serviced.



Figure 9: Photographs of the evaluation trenches, all viewed from the north (2m scale).

3.3 Finds

A small assemblage of finds was recovered during the evaluation trenching (see Appendix 3). None of the finds are of any great interest, although the presence of a sherd of North Devon sgraffito is slightly unusual for Exeter. The whole brick from Trench 1 may well come from the kiln located on the adjacent Isca College site. The metal finds are equally uninteresting.

Only modern debris and waste was identified by metal detecting of the spoil heaps, which was primarily recovered from the spoil of Trench 1.

4.0 Conclusions

The evaluation revealed no conclusively significant archaeological remains relevant to the identified archaeological and historical environment of the immediate vicinity of the site.

5.0 Bibliography and References

Published Sources:

Alcock, N.W. & Coombes, I. 1977: The Topsham Charter, *Devon & Cornwall Notes & Queries* 33(IX), 324-327.

British Geological Survey 2001: *1:50,000 scale map*.

Hoskins, W.G. 1992 edition: *Devon*, Tiverton.

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

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.

Unpublished Sources:

Exeter Archaeology 2003: *Archaeological Assessment of Priory High School, Millbrook Lane, Exeter*, Exeter Archaeology. Rep. No. 03.08.

Green, T. 2007: *4-6 Countess Wear Road, Exeter, Devon: Results of a Desk-Based Cartographic Analysis*, South West Archaeology Rep. No. 070515

Parker, R.W. & Passmore, A.J. 2008: *Archaeological Assessment of the St. Loe's Foundation, Topsham Road, Exeter*, Exeter Archaeology. Rep. No. 06.18.

Devon Record Office:

Heavitree tithe map (1843) and apportionment (1842)
Plan of St James' Priory Lands 1740 [by John Richards, 56/10]
Topsham tithe map (1840) and apportionment (1842)

Appendix 1

PROJECT DESIGN FOR ARCHAEOLOGICAL EVALUATION ON LAND AT SCHOOL HOUSE, OFF MILLBROOK LANE, EXETER, DEVON.

Location: Land at School House

Parish: St Leonard's

District: Exeter

County: Devon

NGR: SX 9352 9083

Planning Application no: n/a (pre-planning)

Proposal: Future residential development

PD ref: SWARCHESL12

Date: 11th April 2012

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology (SWARCH) at the request of Catherine Caudwell of Jones Lang LaSalle (The Agent) on behalf of the St Loye's Foundation (The Client). This Project Design sets out the methodology for archaeological evaluation trenching and recording prior to the application for planning permission on land at School House, off Millbrook Lane, Exeter, and for related off-site analysis and reporting. The Project Design and the scheme of work it proposes have been devised in consultation with Andrew Pye, the Exeter City Council Archaeology Officer (ECCAO).
- 1.2 The work is commissioned in accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the city council's saved Local Plan Policy on archaeology, and its published supplementary planning guidance (2004).

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The Site lies immediately outside the western corner of the defences of a late 1st century Roman military supply base, excavated in 2010 by Exeter Archaeology (Exeter Archaeology Report No. 11-39). The site therefore has potential to contain a) defensive outworks associated with the supply base's defences, b) possible contemporary burials (though the site may probably be too close to the defences and perhaps too far away from the road for these), and c) possible Roman civil remains just off Topsham Road (originally the Roman road linking the fortress and later city at Exeter with a settlement and possible port at Topsham).
- 2.2 There is also high potential for prehistoric remains on the site given its topographic location (SW facing gentle slope above a floodplain), and the presence of Iron Age remains discovered within the St Loyes site to the southeast (Exeter Archaeology Report No. 11-39).
- 2.3 The site is situated within the grounds of St. James Priory, and there is therefore also potential for medieval remains.
- 2.4 There also may be post-medieval features and deposits present as a large house was located on the site of Millbrook House, directly across Millbrook Lane, by c. 1700. Millbrook House subsequently had several later phases of rebuilding. There was evidence found for post medieval brick making on the adjoining Isca college site.

3.0 AIMS

- 3.1 The principal objectives of the work will be:
- 3.1.1 To carry out a desk-based appraisal of the site in order to place it in its historic and archaeological context.
 - 3.1.2 To undertake an archaeological evaluation in order to clarify the survival and extent of any below-ground archaeological deposits within the area of the proposed development.
 - 3.1.3 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, (see above).
- 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 The desk-based appraisal:
The programme of work shall include an element of desk-based research to place the development site into its historic and archaeological context. This will entail map regression based on OS maps and the tithe map with apportionment, together with an examination of other records and aerial photographs held by the Historic Environment Record. The results of the assessment will be discussed with the ECCAO, and may inform the positioning of evaluation trenches.
A summary of this information will be presented as part of the final report along with the results of the fieldwork.
- 4.4 Evaluation Trenching:

There are a number of Tree Protection areas which have in part determined the positioning of the proposed evaluation trenches. Three evaluation trenches will be positioned in accordance with the attached plan, one 40m, one 25m, and one 10m in length. A further 5m of trenches will be used as a contingency for clarifying any archaeological features encountered. This length of trench is equivalent to 5% of the site (using a 1.4m wide bucket). The evaluation trenching will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator, fitted with toothless grading bucket, under the supervision and control of the site archaeologist to the depth of the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is encountered first. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.

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 *Code of Conduct*.

4.4.2 Spoil will be examined for the recovery of artefacts (including with a metal detector).

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 ECCAO.

Should complex stratigraphy or structural remains be encountered then these will be recorded and left unexcavated, pending a fuller open area excavation should the proposed development gain permission. If such remains, or burials, are encountered then the extent of any excavation at this stage will be agreed at a site meeting convened with the ECCAO.

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 the Royal Albert Memorial 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 ECCAO will be informed and a site meeting between the consultant, the ECCAO and the client/applicant will be held to determine the appropriate response at this stage, and to discuss future mitigation through design or further archaeological work.

4.5 SWARCH will agree monitoring arrangements with the ECCAO and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. A site meeting will be held with the ECCAO once all the trenches are open and before any backfilling occurs, to review the results and discuss and agree what if any further work is necessary at this evaluation stage.

SWARCH will notify the ECCAO upon completion of the fieldwork.

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 museum and ECCAO. This will include relevant

correspondence together with field drawings, and environmental, artefactual and photographic records. It will be combined if possible with the archive of any further work on the site. The archive and finds will be deposited with the Royal Albert Memorial Museum under reference number **RAMM: 12/12** in lieu of an accession number, when the museum re-opens for the deposition of archives. Until then it will be stored at South West Archaeology, The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH.

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 the evaluation fieldwork, a draft report will be submitted to the ECCAO for comment initially and then submitted to the Client (for submission to the Local Planning Authority in support of the forthcoming planning application). One hard copy and one PDF copy of the report will be provided to the ECCAO, and a further hard copy and PDF will be provided to the DCC HER when the application is made and the information is therefore public, on the understanding that the hard copy will be deposited for public reference in the HER.

The report will include:

5.3.1 A report number and the OASIS record number;

5.3.2 A copy of this Project Design;

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, and in relation to the discoveries on adjoining sites;

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 should 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 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;

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 complex stratigraphy is present;

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, including any radiocarbon dating

5.4 ECCAO 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 if necessary and a revised submission date for the final report agreed with the ECCAO.

5.5 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 within three months of the completion of the evaluation site work.

5.6 Should particularly significant buried remains and/or finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance and the city council's policy and SPG. If such remains are encountered, the publication requirements –including any further analysis that may be necessary – will be confirmed with the ECCAO. Any such wider publication requirements will be completed within 18 months of completion of fieldwork; completion in this regard being defined as the production of a proof ready for publication and its acceptance by the editor of the receiving publication. If it is to incorporate the results of further fieldwork, then the 18 month timescale will run from the completion of the latter.

6.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

SWARCH will consult with the applicant to ensure that the undertaking of the required archaeological works does not conflict with any other site constraints and will 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, or on the root protection areas of trees that are to be retained.

7.0 PERSONNEL

The project will be managed by Colin Humphreys; the evaluation will be carried out by suitably qualified SWARCH personnel directed by Bryn Morris/Samuel Walls. Where necessary appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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List of specialists

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Palaeoenvironmental/Organic

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Pottery

Prehistoric Henrietta Quinell

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Roman Alex Croom, Keeper of Archaeology

Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields,

Tyne and Wear NE332BB

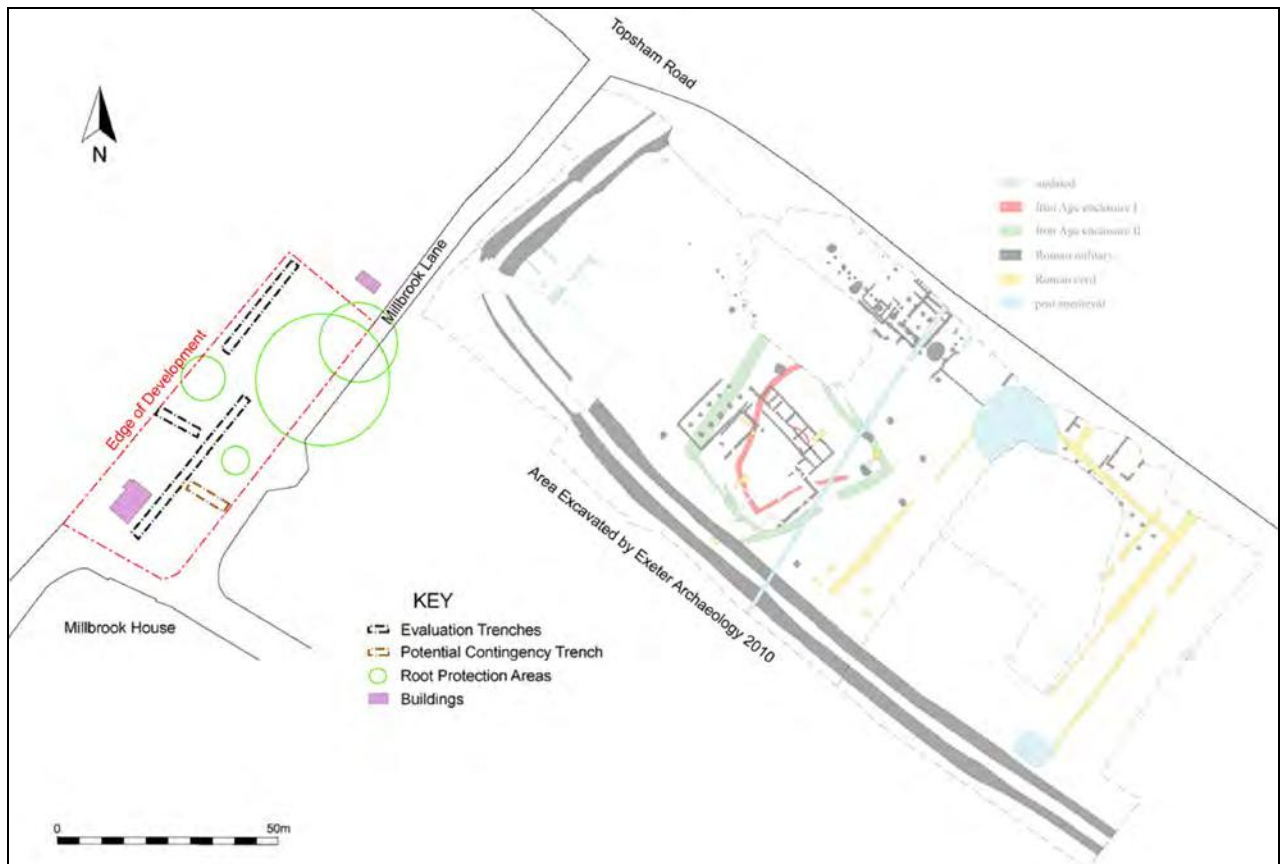
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Evaluation trench plan.

Appendix 2

Catalogue of Relevant Historic and Archaeological Features

Fig. 8 Ref.	Site Type	NGR	Description	Date
A	Excavation	SX93639073	Two Iron Age settlement enclosures, Roman Military supply base and Romano-British Field system and cemetery excavated in 2010 ahead of housing development.	Iron Age, Roman and post-medieval
B	Roman Road	SX93989065	Roman road between Exeter and Topsham is represented by the alignment of Topsham Road.	Roman
C	Find Spot	SX93--91--	A prehistoric flint tool.	Prehistoric
D	Watching Brief	SX93909140	A ditch, postholes and a pit. Finds included flint, one piece of probable early Bronze Age date, two sherds of Iron Age pottery and a single sherd of Roman pottery.	Prehistoric-Roman
E	Find Spot	SX94--90--	Seven small flint flakes were recovered as chance finds during the construction of a housing estate.	Prehistoric
F	Watching Brief	SX93309150	A small quantity of worked flint, possibly of Neolithic or Bronze Age date was recovered from a watching brief during housing construction.	Neolithic/Bronze Age
G	Find Spot	SX940909	A coin of Probus (AD276-282) was found in an allotment along with a 1951 marksman's medal from Sedbergh School, Cumbria.	Roman and Modern
H	Parish Boundary	SX93599086	The parish boundary between Heavitree and Topsham. This also appears to be a boundary described in a 10th-century charter. The line of the boundary is followed by Millbrook Lane.	Medieval
I	Priory	SX93099099	The site of the Cluniac priory of St James, a small 12th-century establishment.	Medieval
J	Mill Leat	SX93909030	Mills at Countess Wear (at) were served by a leat of the River Exe.	Medieval and post-medieval
K	Watching Brief	SX93309370	Evidence of late 17 th century brick manufacturing, several historic field boundaries, a 19 th century building and single flint flake	Post-medieval, prehistoric



Figure 10: Plan of nearby Archaeological/historical sites of relevance (after Parker & Passmore 2008).

Appendix 3

Finds Concordance

Context	Count	Wgt. (g)	Notes
Topsoil TR #1	1	2	South Somerset ware, 18 th century
	4	20	White refined earthenware, post 1720
	1	35	Modern ceramic tile fragment
	1	103	Brick fragment
	1	2,919	Whole brick, slight frog, very coarse fabric
	1	6	Iron slag fragment
	1	2	Clay pipe stem, 18 th century
	1	9	Cu alloy strip
	1	46	Cu alloy screw fitting from the end of a draining rod
	1	26	Fe fitting for Cu alloy water pipe
	1	30	Fe pin/tie
	1	9	Fe nail
Topsoil TR#2	1	26	South Somerset ware, Type 2 bowl, 18 th century
	1	2	Clay pipe stem, 18 th century
	1	150	Brick fragment
(1004)	2	50	Slate fragments, ×1 with partial hole
	1	78	Engineering brick fragment, post 1850
	3	10,187	×3 bricks, with frogs, with mortar
Topsoil TR#4	1	2	White refined earthenware, post 1720
Topsoil TR#5	1	5	North Devon sgraffito, later 17 th century
	1	1	South Somerset ware, scrap
	9	56	TOTAL POTTERY

Appendix 4

List of Jpegs on CD to the rear of the report

No.	Description	From	Scale
ESL12.01	Trench 1 post-ex	N	2m
ESL12.02	Natural gravel band at north end of Trench 1	N	1m
ESL12.03	Trench 2 Pre-ex	N	2m
ESL12.04	Linear [1003] pre-ex shot	N	2m
ESL12.05	Trench 3 post-ex	W	2m
ESL12.06	Part of N. facing section of Trench 3	N	2m
ESL12.07	Trench 4 post-ex	E	2m
ESL12.08	Trench 5 post-ex	N	2m
ESL12.09	As above	N	2m
ESL12.10	General shot of metal detecting and site	S	2m



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