

# LAND to the rear of 160 HIGH STREET HONITON DEVON

Results of a Desktop Appraisal  
&  
Archaeological Monitoring & Recording



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)

Report No.: 131018  
Date: 18/10/2013  
Authors: J. Bampton

# **Land to the rear of 160 High Street, Honiton, Devon**

## **Results of a Desktop Appraisal & Archaeological Monitoring & Recording**

*For*

Ollie Prout of OTP Building Services Ltd. (the client)

*By*



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**Project Director:** Colin Humphreys  
**Fieldwork Manager:** Bryn Morris  
**Project Officer:** Samuel Walls  
**Fieldwork Supervisor:** Joe Bampton  
**Fieldwork:** Joe Bampton, Bryn Morris  
**Post-Excavation Coordinator:** Joe Bampton  
**Report:** Joe Bampton  
**Report Editing:** Samuel Walls  
**Research:** Joe Bampton  
**Graphics:** Joe Bampton  
**Finds Processing:** David Warren

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## *Summary*

*South West Archaeology Ltd. carried out a desktop appraisal and archaeological monitoring and recording on land to the rear of 160 High Street, Honiton, Devon, prior to the construction of a series of dwellings. This constituted the excavation to suitable ground on the west half of the site and excavation of footings post-removal of a modern floor surface on the east. The development site was situated in the heart of the medieval town of Honiton and has thus had the potential to reveal medieval and later deposits.*

*The desk-based appraisal comprised a cartographic regression. It showed continuity of use over the site from the 19<sup>th</sup> century that still respected the medieval layout of the town; following the original burgage plot boundaries. It also indicated the potential for truncation of earlier deposits by the amount of structures on site and their modern renovations.*

*The archaeological monitoring and recording revealed three significant features on the site; three ditches representing the boundaries of the former medieval burgage plots that are known to have run between High Street and King Street. The earliest appears to date to the 14<sup>th</sup> century and to have been re-cut in the medieval period before going out of use in the 18<sup>th</sup> century.*

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Ollie Prout (The Client)  
Stephen Reed, DCHET

## 1.0 Introduction

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**Location:** Land to the rear of 160 High Street

**Parish:** Honiton

**District:** East Devon

**County:** Devon

### 1.1 Background

This report presents the results of a desktop appraisal and archaeological monitoring and recording carried out by South West Archaeology Ltd. on land to the rear of 160 High Street, Honiton, Devon, between September and October 2013. This work was commissioned by Ollie Prout of OTP Building Services Ltd. (the Client). The proposed development involved the construction of six new dwellings and development of an existing annex to create a seventh. The monitoring and recording was carried out to assess the potential survival of- and record if encountered any archaeological remains and deposits affected by the works associated with this development. The annex was not subject to groundworks over the course of this program of works.

### 1.2 Historical Background

At the time of the Domesday Survey Honiton is referred to as *Huneton* and governed by *Falco de Braute*, although held by The Count of Mortain and then subsequently Plympton priory (Thorn & Thorn 1985), Honiton derives its name from a personal name meaning the village/farm of Huna (Gover, Mawer & Stenton 1931). Honiton was a borough and market town in the deanery of Honiton and the Hundred of Axminster (Lyson & Lyson 1822). The manor of Honiton was given by William the Conqueror to Robert, Earl Moreton (the Count of Mortain). Later by royal grant by Richard I to the Redvers (Rivers) family, Earls of Devon. The *de Riviers* held the Barony of Plympton, which covered Devon from 1087 to 1107. Isabel, Countess of Devon sold it back to King Edward I, who granted it to Sir Gilbert de Knovill. It was then bought by the Courtnays until it was sold to a number of bankers in the early 19<sup>th</sup> century (Lyson & Lyson 1822). Honiton had a reputation for producing fine lace through the 17<sup>th</sup> to late 19<sup>th</sup> centuries. It was noted as having suffered four major fires between 1672 and 1765, the last of which was the most severe, destroying one hundred and fifteen houses, the school house and the steeple of Allhallows church, which is now the local museum situated c.400m east by north-east of the development site.

### 1.3 Archaeological Background

The development area is in an area of archaeological potential, within a former medieval tenement plot in the historic core of Honiton. It was possible that groundworks would expose archaeological evidence associated with the medieval and later settlement here. Other than Grade II listed buildings of 18<sup>th</sup>-19<sup>th</sup> century date on the high street the only significant Historic Environment Record (HER) entries that demonstrate this potential are; HER No.MDV52298, the Flood Pottery Works on King Street, working between 1751 and 1900 and represented on the 1840's Tithe map; HER No.MDV59266, King Street runs along land behind the medieval burgrave plots to the south of High Street; and HER No.MDV59268, makes reference to a tanner being based in King Street in Pigot's 1844 directory.

## 1.4 Topographical and Geological Background

The site is located to the rear of 160 High Street, Honiton; situated between the High Street and King Street in the centre of the town (Figure 1). Honiton itself is situated 22km east of Exeter along the A30 (an old Roman road made up of the Fosse Way and Portway). Honiton has streams that feed the Otter, Axe, Sid and Lym. The site specifically sits near the top of a slope that runs quite steeply down to the west towards The Gissage water course; 57m west of the site. The underlying geology is of the Branscombe Mudstone Formation. Sedimentary bedrock formed over 200 million years ago in the Triassic Period by the accumulation of material from deposits in hot desert environments, such as dunes, loess and evaporates (BGS 2012). The soil survey of England and Wales shows the area as being Urban making the survival of relatively undisturbed soils unlikely. But, the local soil is that of the Newnham association; well drained reddish coarse and fine loamy soils over gravel, which is based on a river terrace drift geology (SSEW 1983).

## 1.5 Methodology

The desk-based research was carried out by J. Bampton and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments. It primarily constituted a cartographic appraisal. The necessary research was conducted using online resources and resources available at the Devon Heritage Centre.

The site was excavated by a tracked mechanical excavator using a 1.8m wide toothless grading bucket and the footing and drainage trenches by a 0.60m wide toothless grading bucket. The area on the west half of the site measured c.8m wide and 19m in length and was excavated to a depth ranging from 0.9-1.85m. The area on the east half of the site measured c.8m wide and 20m in length and was reduced by c.0.30m to remove the existing concrete and rubble floor layers and footing trenches were then excavated by a further 0.90m in depth. The footing trenches covered an area c.6m by 18m and were 0.6m wide. This work took place between 29<sup>th</sup> September and 15<sup>th</sup> October 2013 and was directed by J. Bampton.

For all features a photographic record, a drawn record at appropriate scales (1:20) and a written record of standard single context sheets was compiled. The monitoring and recording and the desk-based research were carried out in accordance with a Written Scheme of Investigation (WSI) (see Appendix 1) drawn up in accordance with a brief (see Appendix 2) supplied by Stephen Reed of the Devon County Historic Environment Team (DCHET).

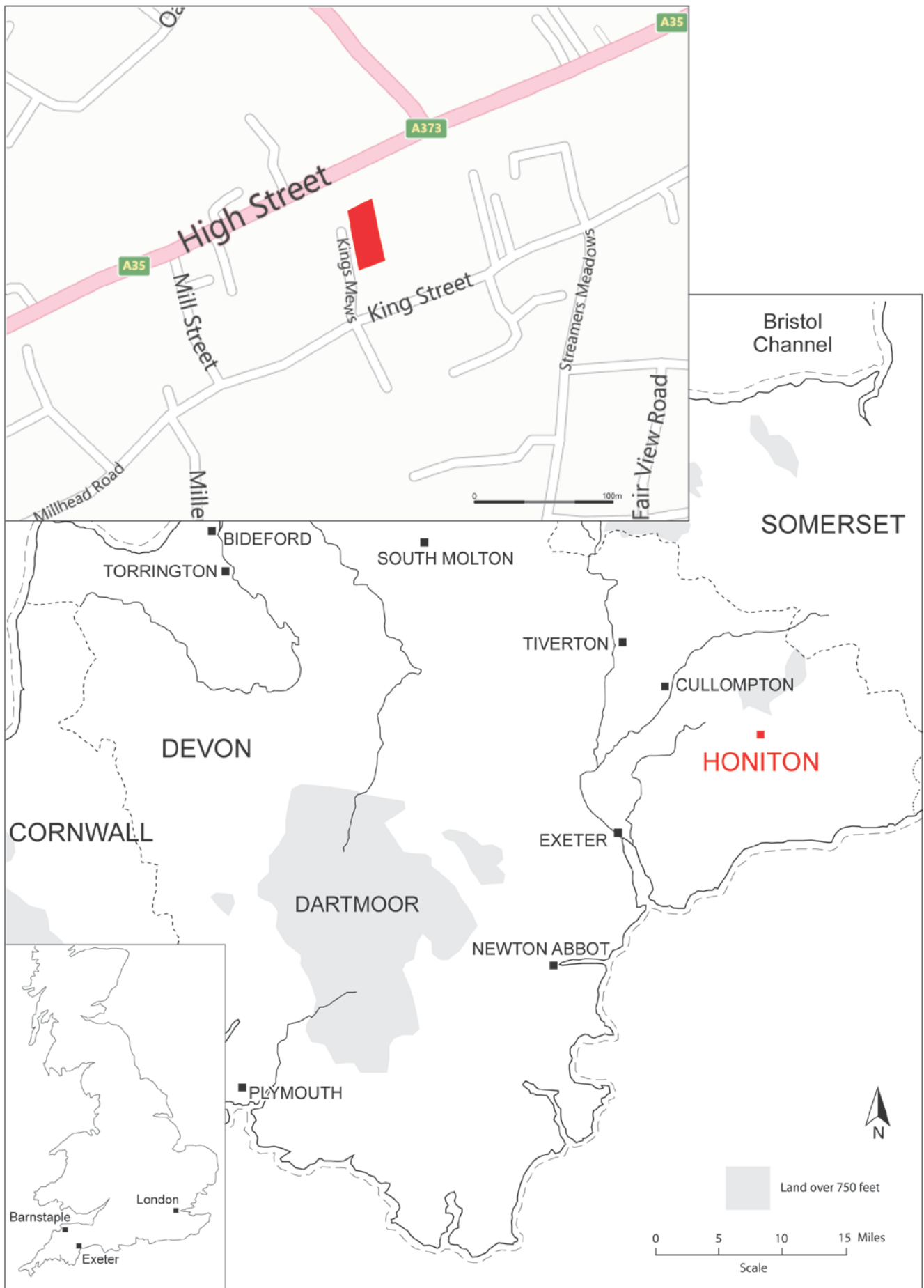


Figure 1: Site location plan, site indicated in red.



## 2.0 Results of the Desk-Based Appraisal

### 2.1 Ordnance Survey “Old Series”, 1 inch to the mile, 1809

The first available cartographic source available to this study was the “Old Series” Ordnance Survey map, which shows Honiton as being already built up, as expected, along the pre-existing road system between the High Street and Kings Street (Figure 2). This map lacks the fine detail of the exact site is lacking.



Figure 2: Extract from Ordnance Survey “Old Series”, 1 inch to the mile, map, 1809, site indicated by red arrow.

### 2.2 1843 Tithe Map & Apportionment

The 1843 tithe map (Figure 3) is the first clear depiction of the structures on the site. This is not to say there would not be dimensional or interpretive errors. The map shows a well defined system of boundaries that appear to respect earlier medieval burgage plots. It clearly shows the buildings of 160 High Street. The annex to be converted into a dwelling and two buildings, now demolished along the eastern boundary of the site are visible. The western boundary of the site is lined by a row of small structures. However at the time of the Tithe map the western boundary of the site is probably the east side of the row of structures already mentioned. A central track way exists on the Tithe and is still respected today. The apportionment numbers are not all legible, however a series of numbers around the 320's and 350's are evident, as are the numbers of the fields to the south; a small selection of these are tabulated below (Table 1). The land adjacent to the site, either side of the stream known as 'The Gissage', which has been managed, appears to be of later enclosure that probably respects the original width or flood plain of the water course, which would make the development site part of the first usable land up slope to the east of The Gissage.



Figure 3: 1843 Tithe map for the parish of Honiton; detailing the area around the site, site indicated by red arrow (DHC).

Plot No.	Land Use	Land Owner	Tenant
325	House, Office, Court	Samuel Christopher Flood	Himself & Philip Mules
355	Yard	Edmund Stamp	William Lee
356	House, Shop, Offices	Various	James Shanway
1073	Pasture	Bishop Nathaniel	Edmund Stamp the Younger

Table 1: Examples of legible 1842 tithe apportionment information from the area surrounding the site.

### 2.3 The 1889 Ordnance Survey 1<sup>st</sup> Edition Map (1:2,500)

The Ordnance Survey 1<sup>st</sup> edition map (Figure 5) clearly shows continuity with the tithe map. There have been some urban developments of structures in the surrounding plots, with the structure abutting the eastern boundary now clearly visible.



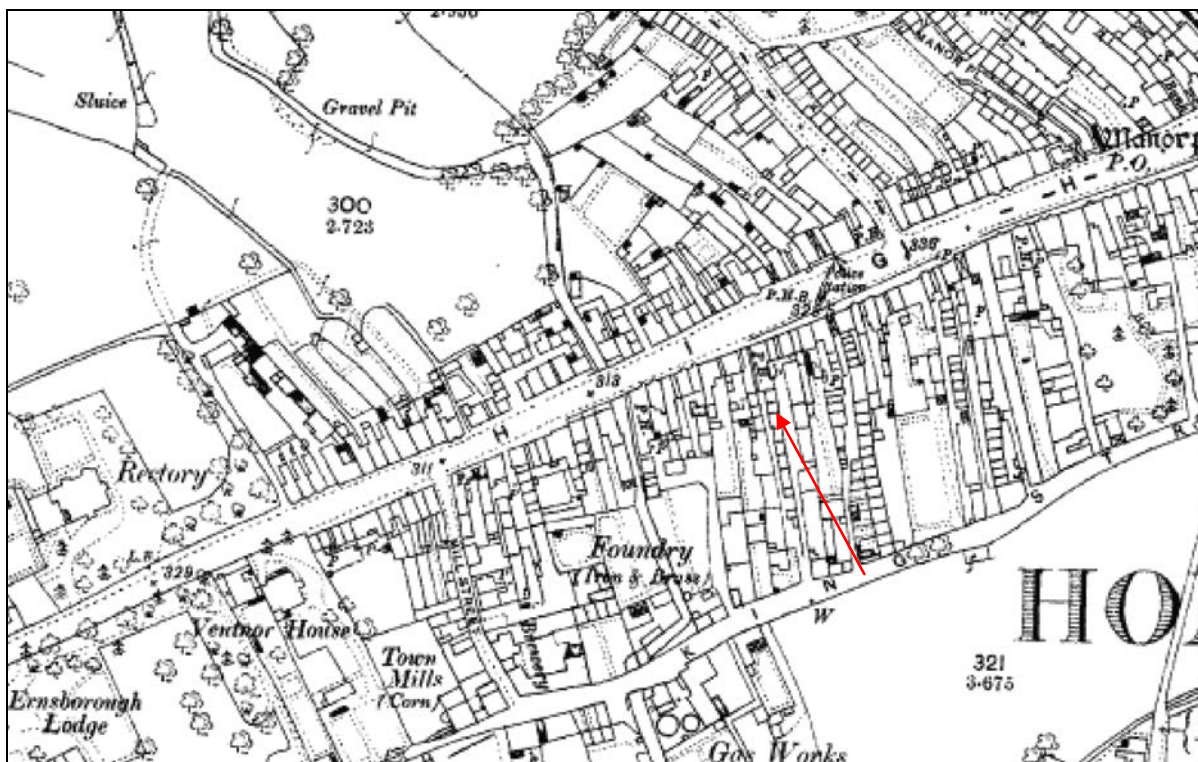


Figure 4: Extract from Ordnance Survey 1st Edition (1:2,500), 1889, site indicated by red arrow (DHC).

## 2.4 The 1904 -1905 Ordnance Survey 2<sup>nd</sup> Edition Map (1:2,500)

The 1904 2<sup>nd</sup> Edition shows continuity in the detail of the site with the 1889 1<sup>st</sup> edition Ordnance Survey map.

## 2.5 Subsequent Change

The buildings on site show continuity through the 19<sup>th</sup> century and up to 1905. Over the course of the 20<sup>th</sup> century the western boundary has definitely become the west side of the row of structures lining the western boundary, if it wasn't already. The western half of the site seems to have been used as garden and parking space until the current development. Housing developments adjacent to the western boundary have also been erected in the 20<sup>th</sup> century, such as along Kings Mews.

## 2.6 Summary

The site in question seems to have been well established in the layout of its buildings by the 1840's tithe map, with continuity across the 1888 1<sup>st</sup> Edition- and 1905 2<sup>nd</sup> Edition Ordnance Survey maps with additional buildings developed on adjacent land between the 1840's and 1888.

The major points are:

- The development is likely to expose or truncate remains of 19<sup>th</sup> century and later structures.
- If the original western boundary respected the medieval burgrave plots this boundary may have been truncated by 19<sup>th</sup> century and later developments and/or be present within the development area.

No archaeological features were encountered in the footing trenches on the eastern half of the site except modern services. The western half of the site revealed a substantial depth of made-ground, demolished modern structures and three linear features. The following description addresses the site running from the west to the east. Further details of any contexts can be seen in Appendix 3 and of the finds in Appendix 4.

### 3.1 Site Stratigraphy (Figures 5-8)

West half of site	(100)	Mix of topsoil & demolition rubble. Dark, blackish-brown, friable, sandy silt, moderate rubble, 0.16m thick.
	(101)	Topsoil. Dark, blackish brown, friable, sandy silt, occasional CBM rubble, 0.43m thick. Likely redeposited after demolition of earlier C20th structures.
	(102)	Demolition & made-ground. Mid light orange, friable, sandy silt, frequent small stones and CBM rubble, 0.10-0.30m thick.
	(124)	Demolition layer. Mix of material and machine made CBM of demolished structure under road and along middle of site, 0.60m thick. Recorded in NE corner of east half of site.
	(103)	Buried topsoil. Dark green-grey, soft, clayey silt, occasional small rubble fragments, 0.15-0.19m thick
	(104)	Subsoil. Mid green grey, firm, silty clay, moderate to frequent sub angular stones (c. 3cm dia.), 0.10m thick. Possible relic flood plain deposit.
	(113)	Natural. Mid green-blue, compact, clay, occasional medium to large stones (12cm dia.), occurs below a depth of 0.90-1.30m.
East half of site	(121)	Floor surface. Successive layers of rubble, concrete and tarmac by the road. Removed prior to excavation of footings, 0.30m thick.
	(122)	Made ground. Dark grey, compact silt-clay with frequent CBM rubble, 0.05-0.26m thick.
	(123)	Natural. In bands; upper = mid orange-brown compact clay with frequent small & occasional large sub-angular & sub-rounded chert stones; lower = as above but mid green-blue, lower band equates to (113), occurs below a depth of 0.35-0.52m.

Table 2: Table of site stratigraphy of the western and eastern sides of the site.



Figure 5: Sample section A from NW corner of site, viewed from east (1m scale).



Figure 6: Sample section B from NE corner of the west side of site, viewed from west (1m scale).



Figure 7: Sample section C from NW corner of the east side of site, viewed from east (1m scale).



Figure 8: Sample section D from NE corner of the east side of site, viewed from east (1m scale).

### 3.2 Description of Results

On the western side of the site, running under the western boundary wall and parallel with it along its length was Ditch [109] (Figures 9, 14, 15, 18, 19). Ditch [109] was a linear ditch aligned north-south, 0.80+m wide and 0.67m deep. It had very steep, stepped slope with a flat base. It cut Layer (104). It respected the current boundary. It contained a single fill, (110); a dark grey-brown, firm silt-clay with frequent large sub-angular stones.

Ditch [109] was cut by Pit [118] in the south-west corner of the site. Pit [118] was the base of a pit, it had gentle sloping sides and a gentle concave base. It contained a single fill, (120); a dark green-brown, friable clay-silt. It was overlaid by Topsoil (101).





Figure 9: Ditch [109], viewed from north (1m scale).

About one metre to the east aligned parallel to Ditch [109] was Ditch [107] (Figures 10, 11, 19, 19). Ditch [107] was a linear ditch aligned north-south, 0.75+m wide and 0.23m deep. It had a gentle to steep stepped and concave slope and a narrow concave base. It cut Layer (104), a probable ancient alluvial deposit. It was cut by Ditch [105]. It contained a single fill, (108); a mid grey-brown, soft silt-clay with moderate small-medium sub-angular and sub-rounded stones.

Ditch [107] was cut by Ditch [105] along its entire length (Figures 10, 11, 18, 19). Ditch [105] was a linear ditch aligned north-south, c.1.75m wide and 0.80m deep. It had moderate sloping sides that became steeper towards the base and a flat base with a relatively sharp break of slope. It contained four fills, from lowest to highest stratigraphically these were; (112), a mid grey-brown, soft clay-silt with frequent sub-angular stones, a water-logged secondary deposit (natural silting up); (111), a mid blue-gray, compact silt-clay with moderate stones, a possible tertiary fill (backfilling event); (106), a mid grey-brown, soft silt-clay with moderate small-medium sub-angular and sub-rounded stones, a tertiary fill; and (114), a mid grey-brown, firm silt-clay with frequent medium sub-angular and sub-rounded stones.





Figure 10: Ditches [105]B & [107]B, viewed from south (2m scale).



Figure 11: Ditches [105]C & [107]C, viewed from north (2m scale).

Along the eastern edge of the excavated area, adjacent to the tarmaced access route, which was left in situ up the middle of the site, were walls and drains of a machine made brick structure that had been demolished and overlaid with the tarmac access road and gardens to its west (Figures 12, 13, 18). The majority of what was revealed of this modern demolished building was left insitu along the eastern edge of the excavated area.

The eastern half of the site, east of the tarmac access road was reduced by c.0.30m (removal of existing floor surfaces) and then footing trenches were excavated for the proposed dwellings. The footing trenches in the east half of the site only revealed modern services (Figures 16-18).

### 3.3 The Finds

Following is a description of the finds pertaining to the features identified above; Ditches [105], [107], [109] and pit [118]. For a complete synopsis of the finds recovered from the site please refer to Appendix 3.

All four fills of Ditch [105] produced finds. From the lowest working up; (112)/(119) produced ×1 medieval ware (3g); (111)/(116) produced ×1 medieval ware (9g); (106)/(115) produced ×3 animal bone (17g), ×1 oyster shell (8g), ×4 late medieval ware (67g); ×1 glass (32g), ×1 German Stone ware (1g); ×4 clay pipe stem (22g), ×2 clay pipe stem and bowl (18g), ×1 early medieval ware (7g), ×5 medieval ware (21g), ×2 17<sup>th</sup> Century post medieval ware, ×2 White ware - Ham Green/North French (45g), ×2 oyster shell (35g), ×1 animal bone (91g), ×1 flint fragment (48g), ×3 18<sup>th</sup> century South Somerset ware (110g). Ditch [107] had a single fill, (108), that produced ×6 animal bone (421g), ×2 South Somerset floor tile (338g), ×1 brick (44g), ×1 slate fragment (11g), ×15 South Somerset ware (543g), ×3 14<sup>th</sup> – 15<sup>th</sup> century medieval jug fragments (22g). Ditch [109] had a single fill, (110), that produced ×5 animal bone (477g), ×1 clay pipe stem (1g), ×2 flint fragments (8g), ×9 South Somerset ware (193g).

There was evidently a large amount of residual finds present within the layers in the western half of the site (See Appendix 3). It is also likely that the upper fills of the features above; fills (108), (110) and (114) may contain intrusive material due to the amount of modern disturbance evident in the maintenance of boundaries over the years and the impact from modern services, demolition layers, made ground layers and any terracing that may have occurred on site.





Figure 12: Demolished modern structure and drain, NW corner of west side of site, viewed from north (no scale).



Figure 13: Wall of modern structure along east section of west side of site, viewed from north-west (2m scale).



Figure 14: North half of the west side of site, mid-excavation, viewed from south (1&2m scale).



Figure 15: South half of the west side of site, post-excavation, viewed from north (2m scale).



Figure 16: NE corner of footing trench, viewed from south (2m scale).



Figure 17: Central footing trench, viewed from west (2m scale).

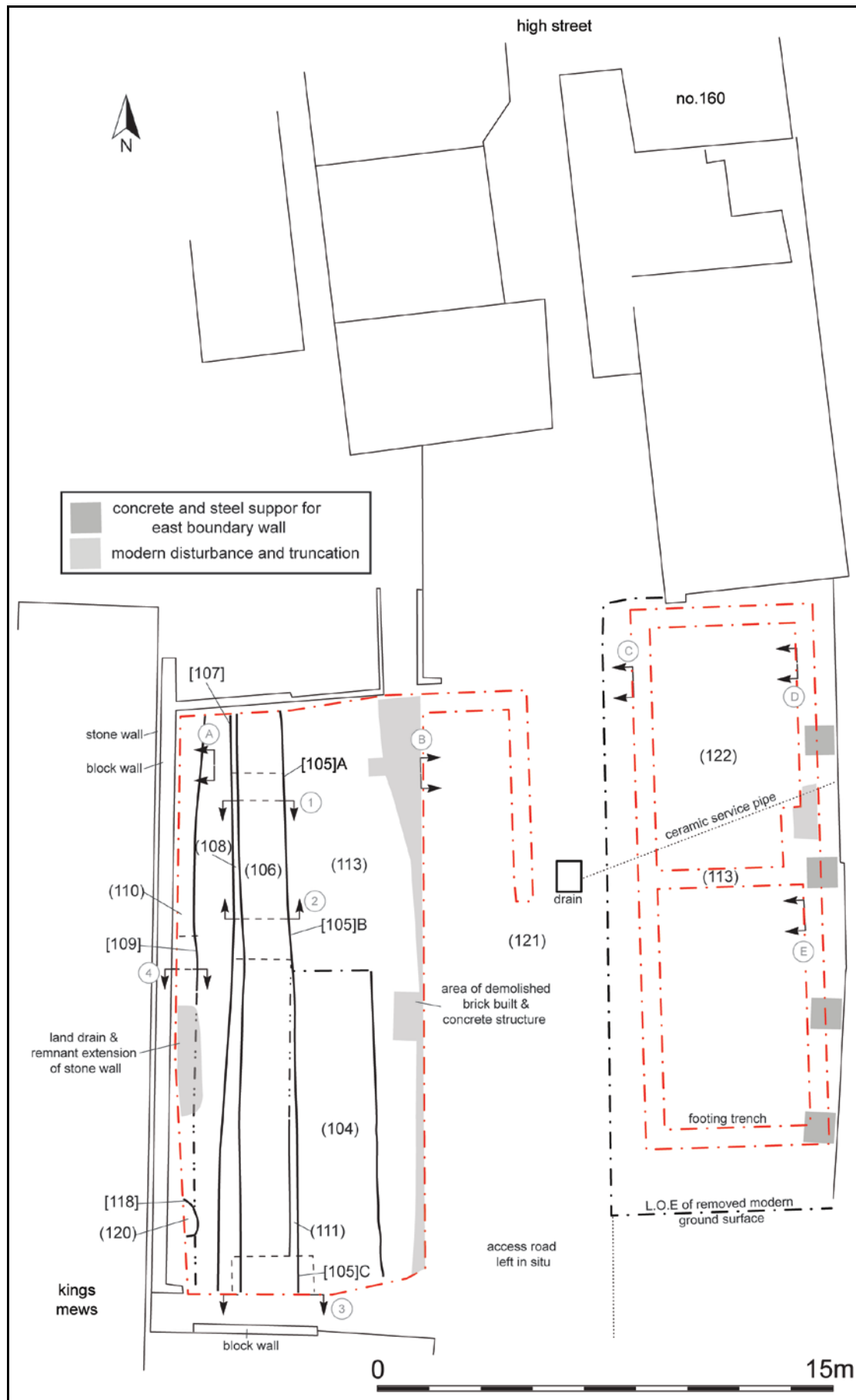


Figure 18: Site plan; grey-scale numbers correspond to section numbers in Figure 19; grey-scale letters correspond to sample section letters in Figure 20

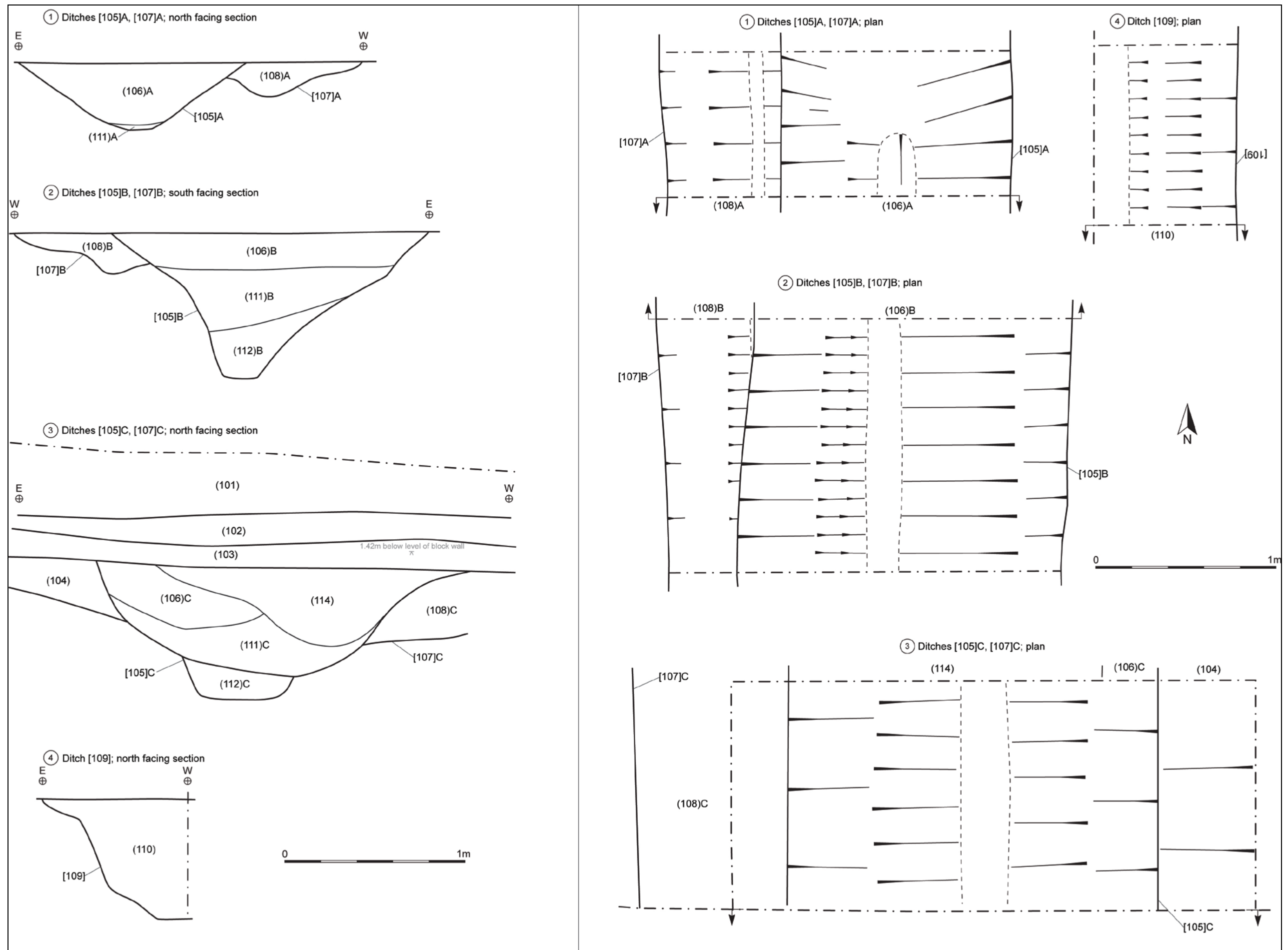


Figure 19: Feature section drawings; and plans of excavated segments.



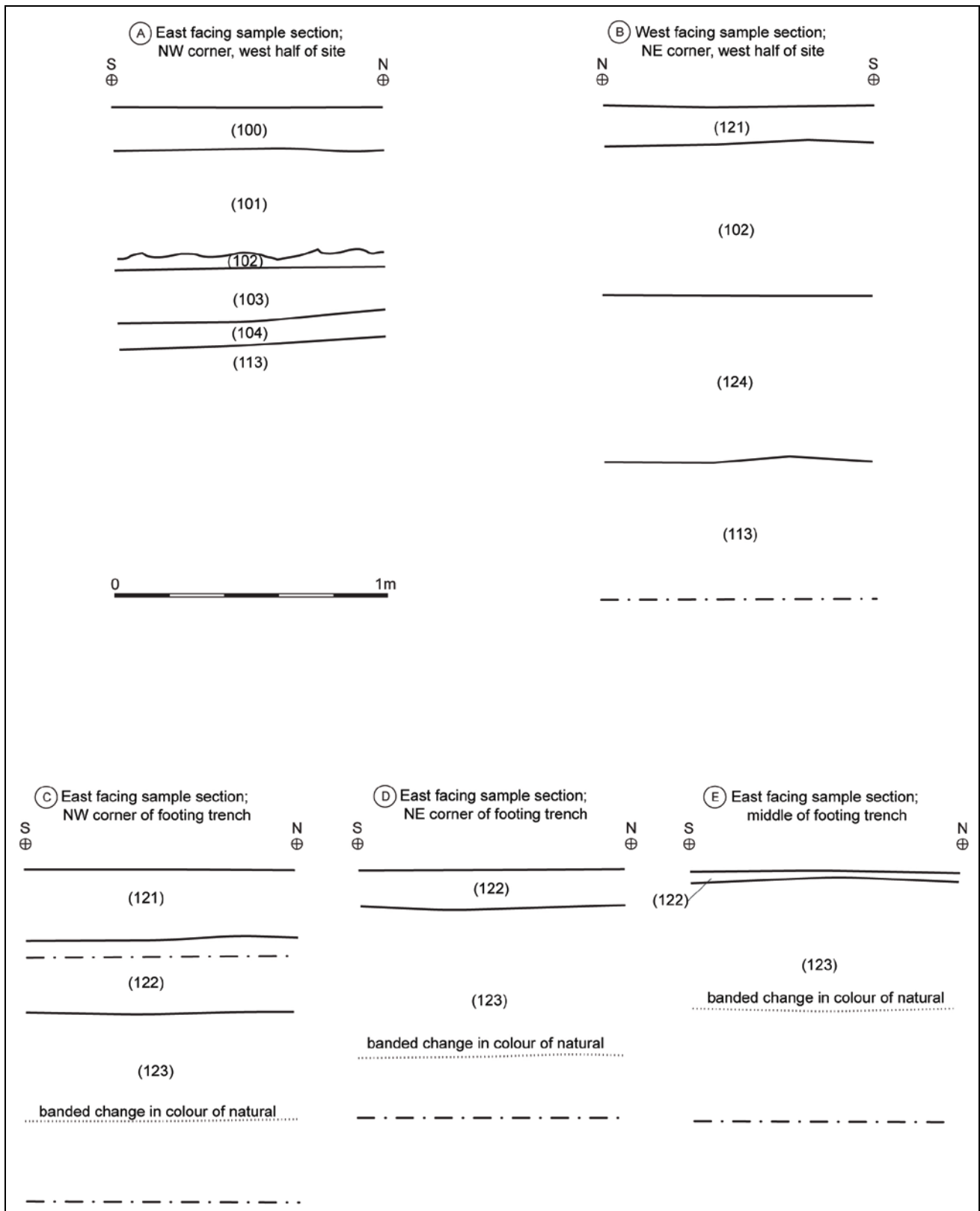


Figure 20: Sample section drawings indicating site stratigraphy.

## 4.0 Discussion and Conclusion

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The development site was situated in the heart of the medieval town of Honiton and has thus had the potential to reveal medieval and later deposits. The cartographic appraisal showed continuity over the site from the 19<sup>th</sup> century that still respected the medieval layout of the town; following the original boundaries of burgage plots. It also indicated the potential for truncation of earlier deposits by the amount of structures on site and their modern renovations. The archaeological monitoring and recording revealed three significant features on the site; three ditches representing the boundaries of medieval burgage plots that are known to have run between High Street and King Street.

The cartographic appraisal would suggest that some of the medieval burgage plots respected in the modern and 19<sup>th</sup> century layout of the town were extremely narrow. The site as it is today includes; the central yard area, now a tarmac surface left in place in the proposed construction; Two larger structures along the eastern boundary, demolished prior to footing trenches being dug in the east half of the site; and a row of small shed-like structures along its western boundary, demolished at some point in the 20<sup>th</sup> century and covering the west half of the site. The west half of the site was reduced to the depth of in-situ archaeological deposits and natural. These divisions may represent two or three of the original burgage divisions, which increased the probability of finding evidence of these plots during the monitoring of groundworks. It may also be the case that these divisions shifted over time.

The monitoring and recording of the groundworks identified a dramatic slope between the east half of the site and the west, as the ground level drops toward the stream (The Giassage) to the west. Due to the depth of the ditches identified in the west half of the site; this difference in ground level would have been the case at the time of the construction of the ditches. It is likely that it was the result of a natural slope towards the watercourse to the west (The Gissage) and that the west half of the site is a relic floodplain of the stream, which would account for the clay and pebbly deposit (104). However, it is not unlikely that an amount of terracing also occurred during phases of construction on the site. This may be evident from the survival of an upper band of orange natural clay in the east half of the site that overlaid a blue natural clay identified in the west half of the site. This truncation could have occurred naturally, although the change seems quite abrupt, suggesting some degree of terracing.

No significant archaeological features were identified in the east half of the site. There were areas of modern truncation by drains and machine-made brick walls, particularly along the eastern edge of the west half of the site.

Of the four features recorded in the west half of the site, Pit [118] was the base of a relatively modern 19<sup>th</sup> to 20<sup>th</sup> century garden refuse pit. The remaining ditches appear to represent divisions of the medieval burgage plots. Ditch [109] that contained South Somerset type wares was still respected and overlaid by the existing western boundary of the site. Ditches [105] and [107] representing earlier and later medieval phases of the burgage plots appear to have been sealed in the 18<sup>th</sup> century. Ditch [107] produced the earliest pottery, 14<sup>th</sup>–15<sup>th</sup> century and was cut by Ditch [105], which produced medieval pottery and post-medieval pottery including 18<sup>th</sup> century South Somerset ware. The limited amount of dateable evidence recovered from these features supports the phasing of them and it seems clear that they represent the boundaries of the medieval burgage plots. Any such divisions on the east half of the site may sit just outside the footing trenches or have been truncated by the structure abutting the eastern boundary of the site or activity beneath the access road left in place.

The site further contributes to our understanding of the layout of the medieval town of Honiton, defining a series of boundary ditches to burgage plots but also indicating an adaptation in the layout

in the 18<sup>th</sup> century when the substantial ditch, [105], seems to go out of use. By the mid 19<sup>th</sup> century the ground on the west side of the site seems to have been raised and a series of structures line the western boundary of the site, perhaps respecting the extent of the width of Ditch [105]. These structures were removed in the 20<sup>th</sup> century and the site was impacted upon by further modern groundworks.

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Honiton Tithe Map, 1843

Ordnance Survey 'Old Series' One Inch to the Mile, 1809

Ordnance Survey First Edition Map at 1:2500 1889

Devon Country Historic Environment Service (DCHES) Historic Environment Records (HER)

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British Geological Society - [www.bgs.ac.uk/opengeoscience](http://www.bgs.ac.uk/opengeoscience)

Old-maps.co.uk - [www.old-maps.co.uk](http://www.old-maps.co.uk)

University of Portsmouth & others, A Vision of Britain Through Time –  
<http://Visionofbritain.org>

## Appendix 1

### WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MONITORING AND RECORDING ON LAND TO THE REAR OF 160 HIGH STREET, HONITON, DEVON

**Location:** Land to the Rear of 160 High Street

**Parish:** Honiton

**District:** East Devon

**County:** Devon

**NGR:** ST 1602 0050

**Planning Application no:** 12/2118/FUL

**Proposal:** Construction of 6no. dwellings and separation of annexe to create 7<sup>th</sup> dwelling

**HET ref:** ARCH/DM/ED/19544

**WSI ref:** SWARCHHHS13/1

**Date:** 19.03.2013

#### 1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Ollie Prout OF OTP Building Services Ltd (the Client). It sets out the methodology for archaeological monitoring and recording to be undertaken during the above development and for related off site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in accordance to a brief issued by of Devon County Historic Environment Team (DCHET) (Stephen Reed 11.03.2013)

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (no. 6) requires that:

*Notwithstanding the approved plan details, no development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.*

*(Reason: To ensure that an appropriate record is made of archaeological evidence that may be affected by the development in accordance with Policies CO8 (Archaeology) of the Devon Structure Plan and Policy EN8 (Proposals Affecting Sites Which May be of Archaeological Importance) of the East Devon Local Plan)*

#### 2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The proposed development lies in an area of archaeological potential, within a former medieval tenement plot, in the historic core of Honiton. It is possible that groundworks will expose archaeological and artefactual evidence associated with the medieval and later settlement here.

#### 3.0 AIMS

3.1 To observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits across the area affected by the proposed development;

3.2 Analyse and report on the results of the project as appropriate.

#### 4.0 METHOD

4.1 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 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 and aerial photographs held by the HER.

The reporting requirements for the desk-based work will be confirmed in consultation with the HET. This desk based work will be undertaken in advance of any fieldwork commencing. 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.

4.2 Monitoring and Recording of Groundworks:

Topsoil stripping and all groundworks across the site will be undertaken by a 360o 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. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.

Should archaeological features and deposits be exposed, they will be excavated by the site archaeologist by hand.

4.2.1 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)*.

4.2.2 Spoil will be examined for the recovery of artefacts.

4.2.3 All excavation of exposed archaeological features will be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines.

4.2.4 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.



- 4.2.5 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 or decisions regarding expansion will be considered in consultation with the Client and DCHET.
- 4.2.6 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.
- 4.2.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.2.8 Human remains must 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.
- 4.2.9 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 (2<sup>nd</sup> Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.
- 4.3 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.
- 4.4 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.
- 4.4.1 Appropriate PPE will be employed at all times.
- 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.4.3 If the depth of 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.
- 4.5 If significant or complex archaeological remains are uncovered, SWARCH will liaise with the client and DCHET to determine the most satisfactory way to proceed.
- 4.6 Monitoring
- 4.6.1 SWARCH shall agree monitoring arrangements with the HET 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.
- 4.6.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 6.9 below.
- 4.6.3 SWARCH will notify the HET upon completion of the fieldwork stage of these works.
- 5.0 ARCHAEOLOGICAL RECORDING**
- 5.1 This will be based on IfA guidelines and those advised by DCHET and will consist of:
- 5.1.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate and digital photography.
- 5.1.2 Survey and location of features.
- 5.1.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained. Any variation of the above shall be agreed in consultation with the DCHET.
- 5.2 A 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 for the excavations will 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 will be made of the digital images by a photographic laboratory. The drawn and written record will be on an appropriately archivable medium in accordance with the current conditions of deposit of the Royal Albert Memorial Museum.
- 5.3 Should suitable deposits be exposed (e.g. palaeoenvironmental) then scientific assessment/ analysis/dating techniques will be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon. Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. 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 and if necessary with reference to and with advice from the English Heritage Regional Science Advisor.
- 6.0 ARCHIVE AND REPORT**
- 6.1 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 project. This will include relevant correspondence together with field notes and drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Royal Albert Memorial Museum under a reference number in lieu of an accession number. The museum's current guidelines for the deposition of archives for long-term storage will be adhered to.
- 6.2 The reporting requirements will be confirmed with the HET on completion of the site work. In the event that few or no archaeological remains are exposed, only minimal reporting would be required. The results may be presented in the form of a short entry to the Historic Environment Record (HER), sent to the HET either digitally or as a hard-copy. If archaeological

deposits or remains are exposed during the course of the works, then more detailed reporting would be required, in the form of an illustrated summary report submitted both in hard-copy and digitally and, if merited, wider publication.

- 6.3 If a report is produced it will include the following elements:
- 6.3.1 A report number, date and the OASIS record number;
  - 6.3.2 A copy of the DCHES brief and this WSI;
  - 6.3.3 A summary of the project's background;
  - 6.3.4 A description and illustration of the site location;
  - 6.3.5 A methodology of the works undertaken, and an evaluation of that methodology;
  - 6.3.6 Plans and reports of all documentary and other research undertaken;
  - 6.3.7 A summary of the project's results;
  - 6.3.8 An interpretation of the results in the appropriate context;
  - 6.3.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
  - 6.3.10 A location plan and overall site plan including the location of areas subject to archaeological recording;
  - 6.3.11 Detailed plans of areas of the site 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 site and features/deposits in relation to north. 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;
  - 6.3.12 Section drawings of deposits 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 areas 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;
  - 6.3.13 A description of any remains and deposits identified including an interpretation of their character and significance;
  - 6.3.14 Assessment and analysis, as appropriate, of significant artefacts, environmental and scientific samples;
  - 6.3.15 Discussion of the archaeological deposits encountered and their context;
  - 6.3.16 A consideration of the evidence within its wider context;
  - 6.3.17 Site matrices where appropriate;
  - 6.3.18 Photographs showing the general site layout and exposed significant features and deposits referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
  - 6.3.19 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
  - 6.3.20 Specialist assessment or analysis reports where undertaken.

- 6.4 DCHET 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 and a revised submission date for the final report agreed with the DCHET.

- 6.5 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 SWARCH will 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. HET 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 HET will 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 HET and SWARCH.

- 6.6 Where excavations reveal significant archaeological remains with the potential to yield important information about the site and its environment, then a formal Post-Excavation Report and revised Written Scheme of Investigation may be required. This document may also fulfil the requirement for an interim report if a substantial publication delay is anticipated. This document will include the following elements:

- 6.6.1 A summary of the project and its background;
- 6.6.2 A plan showing the location of the site, and plans showing the location of archaeological features and artefactual or palaeoenvironmental deposits;
- 6.6.3 Research aims and objectives;
- 6.6.4 A method statement, outlining how these aims and objectives will be achieved;
- 6.6.5 Detail the tasks to be undertaken;
- 6.6.6 The results of specialist assessment reports;
- 6.6.7 The project team;
- 6.6.8 The overall timetable, including monitoring points with DCHET;
- 6.6.9 Detail of the journal in which the material will be published.

DCHET will receive a draft of this report within three months of the completion of the fieldwork, specialist reports allowing.

- 6.7 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 6.3 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 in paragraph 141 of the *National Planning Policy Framework* (2012). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HET.

- 6.8 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 HET. It will include:

- 6.8.1 A summary of the project and its background;
- 6.8.2 A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed;
- 6.8.3 Research aims and objectives;
- 6.8.4 Method statements setting out how these aims and objectives are to be achieved;
- 6.8.5 Details of the tasks to be undertaken;
- 6.8.6 The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design;
- 6.8.7 The proposed project team;
- 6.8.8 The overall timetable for undertaking the tasks as well as setting out monitoring points with the HET;
- 6.8.9 Details of the journal in which the material is to be published.

- 6.9 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 reference southwes1-145585 within 3 months of completion of fieldwork.

## 7.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

If groundworks are being undertaken under the direct control and supervision of SWARCH it is their responsibility - in consultation with the applicant or agent - to ensure that the required archaeological works do 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. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

## 8.0 PERSONNEL & MONITORING

- 8.1 The project will be managed by Colin Humphreys; the archaeological monitoring will be undertaken by SWARCH personnel with appropriate expertise and experience. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555  
email: [deb@swarch.net](mailto:deb@swarch.net)

## Appendix 1 – List of specialists

### Building recording

Richard Parker 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](mailto:a.hopperbishop@exeter.gov.uk)  
Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD [mrshjaeschke@email.msn.com](mailto:mrshjaeschke@email.msn.com)  
Tel: 01271 830891

### Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356

Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LNTel: 01271 346747

### Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 [c.j.knusel@ex.ac.uk](mailto:c.j.knusel@ex.ac.uk)  
Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE  
[w.j.howard@exeter.ac.uk](mailto:w.j.howard@exeter.ac.uk) Tel: 01392 269330

### Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ [martin@mtingle.freeserve.co.uk](mailto:martin@mtingle.freeserve.co.uk)

### Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 [dana.challinor@tiscali.co.uk](mailto:dana.challinor@tiscali.co.uk)  
Plant macro-fossils Julie Jones [juliedjones@blueyonder.co.uk](mailto: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, Tyne and Wear NE332BB Tel: (0191) 454 4093 [alex.croom@twmuseums.org.uk](mailto:alex.croom@twmuseums.org.uk)  
Medieval John Allen, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 [john.p.allan@btinternet.com](mailto:john.p.allan@btinternet.com)  
Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 email: [su1429@eclipse.co.uk](mailto:su1429@eclipse.co.uk)

## Appendix 2

### Brief For Archaeological Monitoring and Recording

**Location: Land to the Rear of 160 High Street**

**Parish: Honiton**

**District: East Devon**

**County: Devon**

**NGR: ST 1602 0050**

**Planning Application no: 12/2118/FUL**

**Proposal: Construction of 6no. dwellings and separation of annexe to create 7th dwelling**

**Historic Environment Team ref: ARCH/DM/ED/19544**

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

- 1.1 This brief has been prepared by the Devon County Council Historic Environment Team (HET) with regard to the archaeological works required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.
- 1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

*'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.*

- 1.3 The principal objective of the programme shall be to observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits across the area affected by the proposed development.
- 1.4 The proposed development lies in an area of archaeological potential, within a former medieval tenement plot, in the historic core of Honiton. It is possible that groundworks will expose archaeological and artefactual evidence associated with the medieval and later settlement here.
- 1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

#### 2. WRITTEN SCHEME OF INVESTIGATION

- 2.1 This document sets out the scope of the works required to record the extent and character of any surviving archaeological deposits within the application area and will form the basis of the *Written Scheme of Investigation* (WSI) to be prepared by the archaeological consultant.
- 2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HET and the Local Planning Authority *prior* to any development commencing on site.

#### 3. PROGRAMME OF ARCHAEOLOGICAL WORKS

##### 3.1 Desk-based assessment

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 and aerial photographs held by the HER. The reporting requirements for the desk-based work will be confirmed in consultation with the HET.

This desk-based work will be undertaken in advance of any fieldwork commencing.

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 Monitoring and Recording of Groundworks

Topsoil stripping and all groundworks across the site should be undertaken by a 360o 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. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.

- 3.3 Archaeological features and deposits will be cleaned and excavated by hand and will be fully recorded by context as per the Institute for Archaeologists' *Standard and Guidance for an Archaeological Watching Brief* (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.

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.
- 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 agreement with the HET.

- 3.4 Spoil will be examined for the recovery of artefacts.
- 3.5 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*.
- 3.6 In the event of particularly significant discoveries, the HET will be informed and a site meeting between the consultant, the HET and the client/applicant to determine the appropriate mitigation.
- 3.7 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.
- 3.8 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.
- 3.9 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.
- 3.10 The results of the desk-based work and a copy of the agreed Written Scheme of Investigation 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 HET 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.
- 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 HET upon completion of the fieldwork stage of these works.
- 5. REPORTING**
- 5.1 The reporting requirements will be confirmed with the HET on completion of the site work. In the event that few or no archaeological remains are exposed, only minimal reporting would be required. The results may be presented in the form of a short entry to the Historic Environment Record (HER), sent to the HET either digitally or as a hard-copy. If archaeological deposits or remains are exposed during the course of the works, then more detailed reporting would be required, in the form of an illustrated summary report submitted both in hard-copy and digitally and, if merited, wider publication.
- 5.2 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 areas subject to the archaeological work and the exposed features and deposits in relation to the site boundaries;
- (x) detailed plans of areas of the site 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 site and features/deposits in relation to north. 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 deposits 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 areas 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 where 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 HET for comment prior to its formal submission to the Local Planning Authority.

- 5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. The HET 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 HET must be informed of this and a revised date for the production of the full report agreed between the HET 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.
- 5.4 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. HET 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 HET 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 HET and the archaeological contractor.
- 5.5 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HET 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 Team in digital format - in a format to be agreed in advance with the HET - on the understanding that a digital version of the report may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 5.6 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 in paragraph 141 of the *National Planning Policy Framework* (2012). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HET.

### **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 HET. 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 HET
- Details of the journal in which the material is to be published

## **7. PERSONNEL**

- 7.1 The work shall be carried out by a recognised archaeological consultant, agreed with the DCHET. 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 Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

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

- 7.3 The work shall be carried out in accordance with *IfA Standard and Guidance for an Archaeological Watching Brief (1994)*, as amended (2008).

**8. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES**

If topsoil stripping or groundworks are being undertaken under the direct control and supervision of the archaeological contractor then it is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the required archaeological works do 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. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

**9. DEPOSITION OF ARCHIVE AND FINDS**

- 9.1 The archaeological consultant shall contact the Royal Albert Memorial Museum, Exeter, to obtain a reference number in order to agree future conditions for deposition of the site archive. The reference number must be quoted in the Written Scheme of Investigation and within the final report or the short entry to the Historic Environment Record.

- 9.2 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 HET. 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.

- 9.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

- 9.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HET and the LPA, the site archive deposited and the OASIS form submitted.

**10. CONTACT NAME AND ADDRESS**

Stephen Reed, Archaeological Officer, Devon County Historic Environment Team, Planning, Transportation and Environment, AB3 Lucombe House, County Hall, Topsham Road, Exeter, Devon, EX2 4QD

Tel: 01392-383303 Email: [stephen.reed@devon.gov.uk](mailto:stephen.reed@devon.gov.uk)

11th March 2013

## Appendix 3

## List of Contexts

Context	Description		Relationships	Depth/Thickness	Spot Date
(100)	Topsoil and Demolition	Mix of topsoil and demolition rubble. Dark, blackish-brown, friable, sandy silt, moderate rubble. Finds of pottery, glass, clay pipe, CBM, metal and charcoal. None recovered or retained	Overlies: (101)	0.16m	Modern
(101)	Topsoil	Likely redeposited post demolition of earlier C20th structure. Dark, blackish brown, friable, sandy silt, occasional rubble and cement mortar and moderate CBM, pottery and clay pipe finds	Overlain by: (100) Overlies: (102)	0.43m	C 20 <sup>th</sup>
(102)	Demolition Layer/Mad-e Ground	Mid light orange, friable, sandy silt, frequent small stones and CBM rubble. Occasional pottery and clay pipe finds	Overlain by: (101) Overlies: (103)	0.1-0.3m (varied)	C 20 <sup>th</sup>
(103)	Buried topsoil/subsoil (probable alluvium)	Dark green-grey, soft, clayey silt, occasional small rubble fragments. Occasional pottery, bone, CBM and Clay pipe finds	Overlain by: (102) Overlies: (106) (110)	0.15-0.19m	C18 <sup>th</sup> -C19 <sup>th</sup>
(104)	2 <sup>nd</sup> Subsoil	Possible flood plain or old layer based on clay and stone finds. Mid green grey, firm, silty clay, moderate to frequent sub angular stones (c. 3cm dia.). Occasional bone, pottery and clay pipe finds	Overlain by: (103) Overlies: (113) Cut by: [107] [109]	0.1m	C 17 <sup>th</sup> -C 18 <sup>th</sup>
[105]	Cut of Linear Ditch	1.75m wide. Moderate to steep slope, flat base, ((106) tertiary fill with pot finds, (112) secondary fill = natural silting up). 2 slots, A in north and B in south. A) was much shallower- possible terminus, cuts a gully [107] with shallow/wide spread on west side	Overlain by: (103) Filled by: (106) (111) (112) Cuts: [107] (108)	0.8m	C 17 <sup>th</sup>
(106)	Fill of Linear Ditch	Tertiary backfill. Mid grey-brown, soft, silty clay, moderate small to medium sub angular to sub-rounded stones. Pottery, CBM and clay pipe finds	Overlain by: (103) Overlies: (113) Fill of: [105]	0.2-0.34m	Early Post Med
[107]	Cut of Gully	0.75m wide linear with wide and shallow bank/flank, gentle slope to flat step before steep slope to narrow concave gully. Fully truncated by [105]	Filled by: (108) Overlain by: (108) Cuts: (113) or (104)	0.23m	Med to Early Post Med
(108)	Fill of Gully	Mid grey-brown, soft, silty clay, moderate small to medium sub angular to sub-rounded stones. Pottery and bone finds	Fill of: [107] Cut by: [105]	0.23m	Med to Early Post Med
[109]	Cut of Ditch	0.8m wide, respected by current boundary (directly beneath it). Very steep slope = stepped to flat base	Filled by: (110) Cuts: Nat/(104)	0.67m	Med to Early Post Med
(110)	Fill of Ditch	Dark grey-brown, firm, silty clay, frequent large sub-angular stones (c.13cm). Pottery, bone and CBM finds	Overlain by: (103) Fills: [109]	0.67m	Med to Early Post Med
(111)	Fill of Ditch	Mid blue-grey, compact silty clay, moderate stones. No finds	Fills: [105] Overlain: (106) Overlies: (112)	0.34m	Early Post Med to Late Post Med
(112)	Fill of Ditch	Mid grey-brown, soft, clayey silt, waterlogged (within water table). Frequent sub angular stones, c. 5cm dia. No finds	Fills: [105] Overlain by: (111) Overlies: (108)	0.29m	Medieval
(113)	Natural	Mid green-blue, compact, clay, occasional medium to large stones (12cm dia.). No finds	Overlain by: (104)	-	-
(114)	Fill of Ditch	Fairly clean, soft but stiff, silty clay, common stones, sub rounded to sub angular stones, dirty and mixed organic content	Fills: [105] Overlies: (115) Overlain by: (101)	0.3m	-
(115)	Fill of Ditch	Fairly clean, soft but stiff, silty clay, few inclusions = (106)	Fills: [105] Overlies: (116) Overlain by: (114)	0.3m	-
(116)	Fill of Ditch	Mid grey, soft to sticky, silty clay, common to frequent small stones (c.3mm), frequent organic material survives but dirty and mixed. = (111)	Fills: [105]	0.2-0.3m	-
(117)	(Fill of) Hedgebank	Redeposited natural chert gravels and soft sticky, grey, clean, clay matrix. Clean wood preserved upto 3cm dia., very soft = (108)	?	0.3m	-
[118]	Cut of Pit	1.1m wide, very shallow cut, base of garden refuse pit	Filled by: (120) Cut: [109]	0.12m	C19-C20
(119)	Fill of Linear	Dense, dry, light brown, clayey silt, small sub rounded chert (c.6mm dia.), very soft frequent organic woody stems, few silty basal deposits (light brown and quickly oxidises to light grey with	Overlain by: [105] (116)	0.2m	-



Land to the rear of 160 High Street, Honiton, Devon

		exposure) = (112)			
(120)	Layer	Dark cessy material above (110) by west boundary = base of 19 WRE garden refuse pit	Overlies (110)	-	C19-C20
(121)	Floor surface	Current ground surface removed from East half of site. = successive layers of rubble, concrete and tarmac by the road. Removed prior to excavation of footings	Overlies (122)	0.3m	C20
(122)	Made ground	Made ground beneath modern ground layers (121) on east half of site. Dark grey, compact silt-clay with frequent CBM, glass, pot, bone etc.	Overlies (123); Overlain by (121)	0.05-0.26m	C19-C20
(123)	Natural	= (113). In bands; upper = mid orange-brown compact clay with frequent small & occasional large sub-angular & sub-rounded chert stones; lower = as above but mid green-blue.	Overlain by (122)	0.35-0.52m below floor level	-
(124)	Layer	Demolition layer in NE corner of east half of site. Mix of material and machine made CBM of demolished structure under road and along middle of site	Overlain by (122)	0.60m	C20

## Appendix 4

## Concordance of Finds

Context No.	Find type	sherds	weight/kg	Discarded	Remaining	Weight/kg
101	Flower pot	1	0.015	1	0	-
101	White refined earthen Ware	16	0.225	14	2	0.004
101	South Somerset Ware	2	0.106	0	2	0.106
101	Animal Bone	1	0.035	1	0	-
101	CBM	1	0.01	1	0	-
101	Clay pipe Stems	13	0.028	11	2	0.006
101	Blue Glass base	1	0.02	1	0	-
102	South Somerset Ware	2	0.115	1	1	0.044
102	CBM	1	0.003	4	0	-
102	Post c19th pottery	1	0.002	0	1	0.002
102	White refined earthen Ware	5	0.206	0	5	0.206
103	CBM	4	0.047	4	0	-
103	Late C15th - C16th South Somerset Ware	8	0.241	0	8	0.241
103	Clay pipe Stems and bowl	7	0.028	0	7	0.028
103	Flower pot	1	0.009	1	0	-
103	Bone	3	0.027	0	3	0.027
103	White refined earthen Ware	2	0.004	0	2	0.004
104	Oyster Shell	1	0.011	0	1	0.011
104	Flint	1	0.006	1	0	-
104	clay pipe stems	2	0.012	0	2	0.012
104	Medieval South Somerset Ware	2	0.017	0	2	0.017
104	South Somerset Ware	4	0.092	0	4	0.092
104	Animal Bone	6	0.107	6	0	-
106	clay pipe stems	1	0.002	0	1	0.002
106	Animal Bone	3	0.017	3	0	-
106	Oyster Shell	1	0.008	0	1	0.008
106	Late medieval Ware	4	0.067	0	4	0.067
108	Animal Bone	6	0.421	6	0	-
108	South Somerset Floor tile	2	0.338	0	2	0.338
108	CBM	1	0.044	1	0	-
108	Slate	1	0.011	1	0	-
108	Medieval Pottery c14th - c14th - possibly from a jug	3	0.022	0	3	0.022
108	South Somerset Ware	15	0.543	11	4	-
110	Animal Bone	5	0.477	0	5	0.477
110	Clay Pipe Stem	1	0.001	0	1	0.001
110	Flint	2	0.008	0	2	0.008
110	South Somerset Ware	9	0.193	0	9	0.193
114	Glass	1	0.032	0	1	0.032
114	German Stone Ware	1	0.001	0	1	0.001

114	clay pipe stems	3	0.018	0	3	0.018
114	Early medieval Ware	1	0.007	0	1	0.007
114	Medieval Ware	4	0.006	0	4	0.006
114	Post Medieval Ware C17th	2	0.044	0	2	0.044
114	clay pipe stems	1	0.004	0	1	0.004
114	White Ware - Ham green/North French? Handle	2	0.045	0	2	0.045
114	Oyster Shell	1	0.027	0	1	0.027
114	Medieval Ware	1	0.015	0	1	0.015
114	Animal Bone	1	0.091	1	0	-
114	Flint With scratched semi-circle	1	0.048	0	1	0.048
114	Oyster Shell	1	0.008	0	1	0.008
114	Clay pipe stem and bowl	2	0.018	0	2	0.018
114	C18th South Somerset Ware	3	0.11	0	3	0.11
116	medieval ware	1	0.009	0	1	0.009
119	Medieval ware	1	0.003	0	1	0.003
120	Modern Glass	1	0.086	0	1	0.086
120	White refined earthen Ware	8	0.442	0	8	0.442
120	South Somerset Ware	2	0.13	0	2	0.13
122	Pot base sherd, Exeter Type 2 fabric, C14-C15 cooking pot	1	0.023	0	1	0.023
Topsoil	C19th Stone Ware handle	1	0.035	1	0	-
Topsoil	North Devon Sgraffito	1	0.047	0	1	0.047
Topsoil	Tin Glaze	1	0.011	0	1	-
Topsoil	White refined earthen Ware	14	0.422	12	2	-
Topsoil	German Stone Ware Raraen	1	0.004	0	1	-
Topsoil	Oyster Shell	2	0.046	2	0	-
Topsoil	Medieval South Somerset Ware	1	0.009	0	1	-
Topsoil	clay pipe stems	8	0.028	8	0	-
Topsoil	Bristol-Staffordshire yellow slip ware with Brown trailing - closed form perhaps posset pot	6	0.073	0	6	0.073
Topsoil	South Somerset C18th ware	16	1.148	13	3	0.173
Topsoil	Glass bottle base	1	0.34	1	0	-
Topsoil	Bone china	1	0.078	1	0	-
Topsoil	WRE	4	0.15	3	1	0.025
Topsoil	South Somerset ware (18th century)	15	0.906	7	8	0.906
Topsoil	Glass bottle base	1	0.283	1	0	-

## Appendix 5

### List of jpegs contained on CD to the rear of this report

No.	Description	From	Scale
HHS13 (1)	Sample Section 1	1m	E
HHS13 (2)	Sample Section 2	1m	W
HHS13 (3)	Site shot post demolition showing detail of earlier demolished building	1m	NW
HHS13 (4)	As above	1m	N
HHS13 (5)	As above	1m	SW
HHS13 (6)	Ditches [105]A & [107]A	2m	N
HHS13 (7)	Ditch [105]A	2m	N
HHS13 (8)	Ditch [107]A	2m	N
HHS13 (9)	Ditch [109]	1m	N
HHS13 (10)	Sign from made-grounds	-	-
HHS13 (11)	NW corner of site post-excavation, showing Ditches [105], [107], [109]	1&2m	S
HHS13 (12)	Ditch [105]B	1m	S
HHS13 (13)	Ditches [105]B & [107]B	2m	S
HHS13 (14)	Ditches [105]A&B & [107]A&B	2m	S
HHS13 (15)	Site shot, showing rear of buildings	-	S
HHS13 (16)	Section of central drainage trench	1m	W
HHS13 (17)	Shot along central drainage trench	-	E
HHS13 (18)	As above	-	N
HHS13 (19)	Site shot, as HHS13 (15)	-	S
HHS13 (20)	Ditch [105]C	2m	N
HHS13 (21)	As above	2m	N
HHS13 (22)	SW corner of site post-excavation	2m	SE
HHS13 (23)	As above	2m	NE
HHS13 (24)	West half of site, east side, brick wall	2m	NW
HHS13 (25)	Shot along Ditch [105] in SW corner	2m	N
HHS13 (26)	Site shot NE corner	-	SW
HHS13 (27)	Footing sample section NW corner	1m	E
HHS13 (28)	As above	1m	E
HHS13 (29)	As above	1m	E
HHS13 (30)	Footing sample section NE corner	1m	E
HHS13 (31)	Wall of demolished and adjacent building to east	-	W
HHS13 (32)	Footing W side	2m	S
HHS13 (33)	As above	2m	N
HHS13 (34)	Footing NE corner	2m	S
HHS13 (35)	As above, including reinforcement to adjacent wall	2m	N
HHS13 (36)	Footing, central aligned E-W	2m	W
HHS13 (37)	Footing, middle, by drain	2m	S
HHS13 (38)	Footings post-excavation	2m	SW
HHS13 (39)	As above	2m	SW
HHS13 (40)	Site shot of dwellings under construction in NW corner	-	SE

Land to the rear of 160 High Street, Honiton, Devon



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)