

THE RED LION 56 EAST STREET ASHBURTON DEVON

Historic Building Recording
&
Archaeological Monitoring



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**The Red Lion
56 East Street, Ashburton
Devon**

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&
Archaeological Monitoring**

For

Mike Jordan
of
The Heavitree Brewery PLC

By



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May 2014

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Summary

No. 56 East Street; the former Red Lion public house, appears to date from the 14th or 15th century. The building was significantly altered during the 18th and 19th centuries with much of the north elevation, and parts of the south, rebuilt or raised in brick and the structure reroofed. The corbelled fireplace in the eastern room of the main north range (G2) is not unique within Ashburton, it is probably 16th century in date, and may have had a decorative plaster overmantle added in the 17th century. The former opening in the back of the fireplace may date from the 18th or 19th century and relate to the construction of a large oven to the south, in the present position of the kitchen. To the south of the main range, there may have been a rear wing or detached block to the west suggested by changes in build in the west wall and a rubble stone wall to the east of the modern toilet block.

A substantial level of truncation and made-ground was revealed within the excavated services and footing trenches. Two significant features were identified within the footing trench; a pit and a wall. The pit produced no dateable evidence but it respected and is most-likely approximately contemporary of the medieval south wall of the main range. The buried wall was probably part of a post-medieval (17th century?) phase to The Red Lion removed during the 19th and 20th century modifications to the layout of the building.

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1.0 Introduction

Location: The Red Lion, 56 East Street
Parish: Ashburton
County: Devon

1.1 Project Background

South West Archaeology Lt. was asked by Mitch Cooper of WWD Ltd (the Agent) on behalf of Mike Jordan of The Heavitree Brewery PLC (the Client) to undertake historic building recording and archaeological monitoring at the Red Lion, East Street, Ashburton, Devon prior to and during the conversion of the building to residential and commercial use. The work was carried out in accordance with a Written Scheme of Investigation drawn up in consultation with Andy Crabb and Keith McKay of Dartmoor National Park Authority (DNPA).

1.2 Topographical and Geological Background

56, East Street lies to the south of the main thoroughfare into Ashburton, on the edge of the medieval core of the town, on ground that slopes gently down to the west.

The underlying geology at the site is the limestone of the Chercombe Bridge Limestone Formation (BGS 2014); overlain by the well-drained fine loamy and silty soils over rock of the Denbigh 1 Association (SSEW 1983).

1.3 Methodology

The building assessment was undertaken by D. Laing-Trengove on 30th September 2013, and was carried out in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The archaeological monitoring and further building recording was carried out between 1st & 3rd October 2013 and April 2014 by Samuel Walls in accordance with IfA guidelines on archaeological watching briefs.

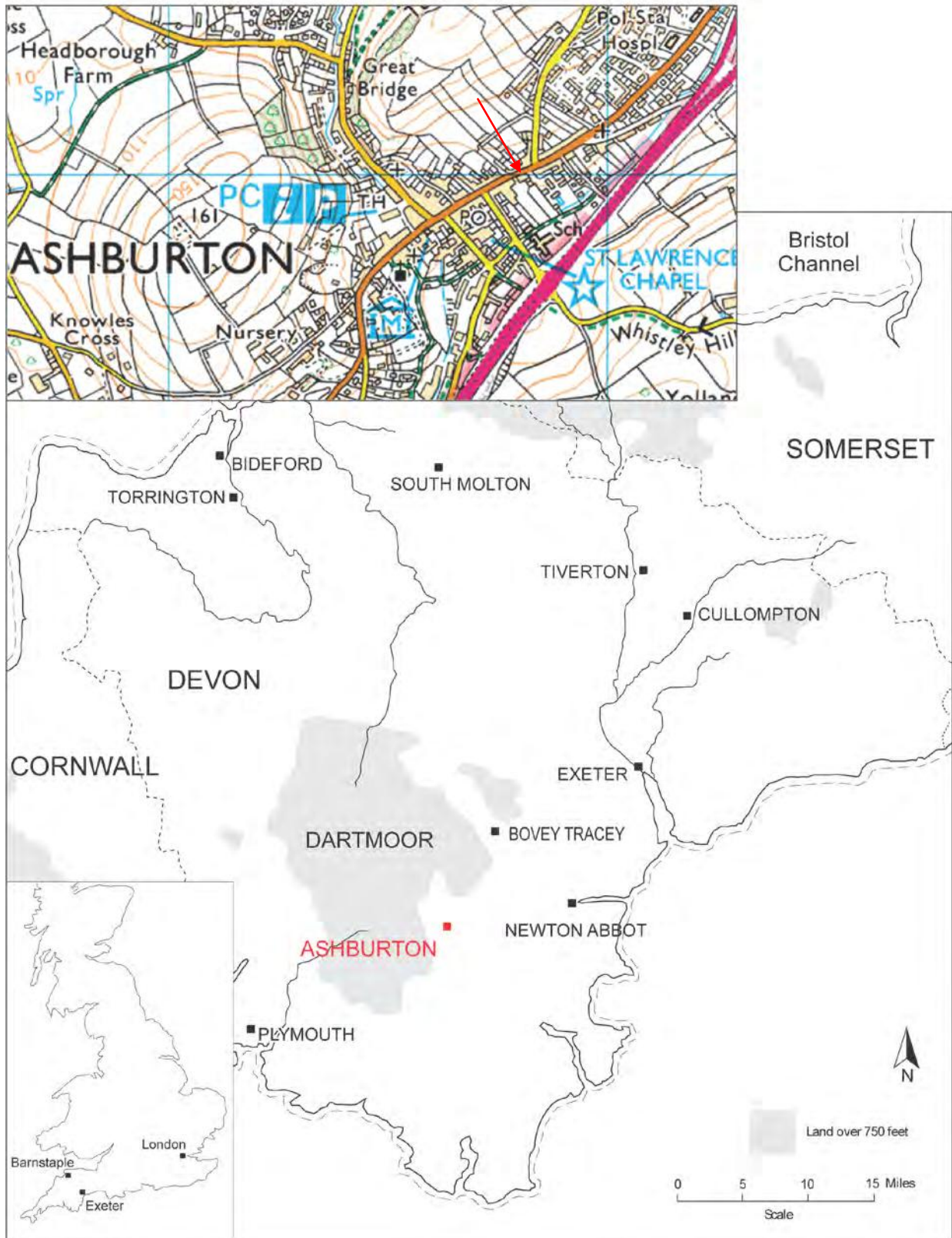


Figure 1: Site location (the site is indicated).

2.0 Historic Building Record

2.1 Summary

No. 56 East Street; the former Red Lion public house is a Grade II Listed building located within the towns conservation area (for listing details see Appendix 2). The building, like several buildings within Ashburton appears to date from the 14th or 15th century. The building was significantly altered during the 18th and 19th centuries with much of the north elevation, and parts of the south, rebuilt or raised in brick, the structure re-roofed and probably a further fireplace added to the west (see Figures 9 & 10). The corbelled fireplace in the eastern room of the main north range (G2) is not unique within Ashburton, and is probably 16th century in date. This fireplace may have had a decorative plaster overmantle added in the 17th century, and is one of few surviving historic features in the building. The former opening in the back of the fireplace may date from the 18th or 19th century and relate to the construction of a large oven to the south, in the present position of the kitchen (G8). To the south of the main range, there may have been a rear wing or detached block to the west suggested by changes in build in the west wall and a rubble stone wall to the east of the modern toilet block. A tabulated summary of the building record can be seen in Appendix 2 and a full photographic record of the building recording in Appendix 3.

2.2 Significance of the Buildings

The building formerly known as the Red Lion clearly has medieval fabric and a corbelled fireplace surviving. Like many of the buildings in Ashburton, the 18th and 19th century facade hides earlier historic elements and those remaining here are clearly significant in terms of the locality. Collectively as a group the medieval buildings of Ashburton have regional importance due to the number of surviving features.

2.3 Historical Background

2.3.1 Cartographic evidence

Apart from a map of 1605 (mentioned by Hoskins, but not viewed in the present research), the earliest available maps depicting the layout of Ashburton are Donn's map of 1765 and the "Old Series" Ordnance Survey map at one inch to the mile of 1809. These are not detailed, but confirm Ashburton's position at the time on a principal north-east to south-west route running through the town along East Street and West Street. Unlike many other boroughs created in the 12th/13th centuries, Ashburton was evidently successful. The establishment of markets and fairs and the town's selection as a stannary must all stem in some degree from the advantageous position astride a presumably ancient and important routeway.

The tithe map of 1840 (Figure 2) is the first accurate cartographic representation of the town. Free of late 19th and 20th century additions, the map shows the lay-out of a typical medieval planned borough with its houses fronting onto a main street (East/West Street) with long burgage plots behind. The Red Lion is unfortunately located beneath a tear in the fabric of the map but appears to be numbered 1540 (it is clearly located between plots numbered 1539 and

1541). The accompanying apportionment lists plot 1540 as belonging to Elizabeth Bowden and occupied by William Lukey and comprises a *house and c.* (presumably courtyard). The building is marked with the courtyard to the rear (south) apparently containing a number of buildings and with little, if any, open space. Plot 1539 to the east is listed as stables belonging to the Golden Lion.

Later maps, notably the First and Second edition Ordnance Survey Maps show little change in the building layout except possibly fewer structures to the rear (Figures 3 & 4). The stables to the east remain in place into the 20th century as shown in a print, apparently dated to 1907 (Figure 5).



Figure 2: Extract from the 1840 tithe map of the town. The site is arrowed.



Figure 3: Extract from the First Edition Ordnance Survey map of 1887. The site is arrowed.

Since the layout of the town, especially East Street, preserves the marks of 12th/13th century planning, it is reasonable to suppose that the buildings in this part of the town stand on the sites of medieval structures. The building stock as currently seen shows very little sign of early origins, but is mainly 18th and 19th century in appearance. Pevsner and Cherry point out (1982 ed., 131) that the 18th/19th century buildings are mostly modest, but pleasing, some of them concealing 16th/17th structures behind later fronts, and that much rebuilding was encouraged by the 18th/19th century coaching trade. The building of the large private house to the east of the Red Lion in the early 18th century typifies these changes, particularly as it went on to become the Golden Lion Hotel, in the early 19th century.

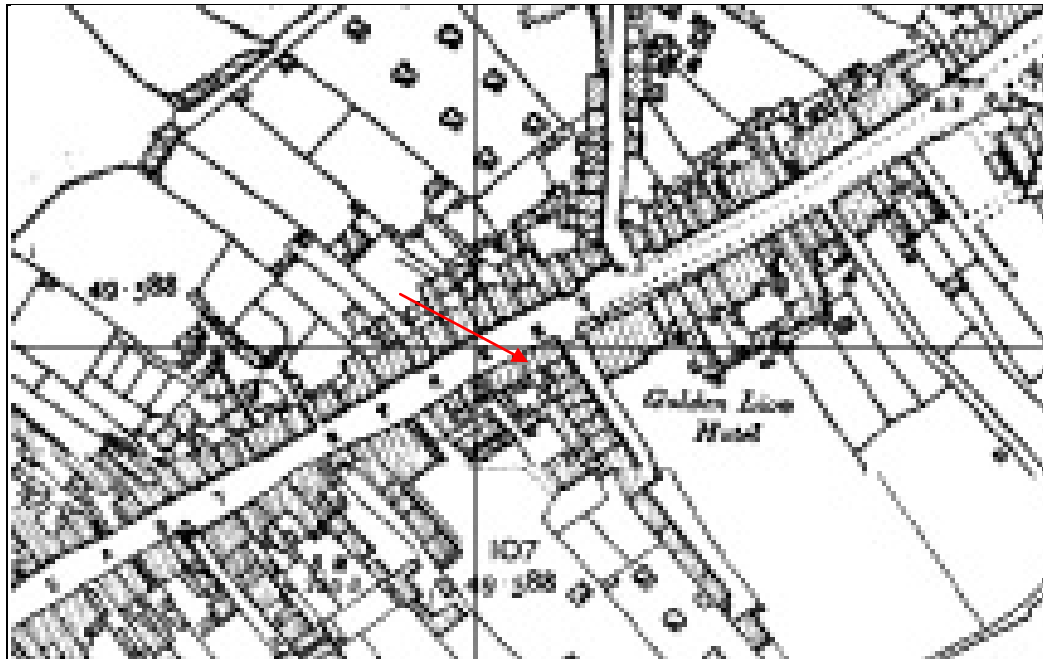


Figure 4: Extract from the Second Edition Ordnance Survey Map of 1906. The site is arrowed.



Figure 5: East Street c.1907 with the Golden Lion in the left foreground and east gable of the Red Lion visible further down East Street. (Victorian Views 1978)

2.3.2 Comparable examples from Ashburton

Close examination of some of the buildings of East Street and North Street has shown the preservation of earlier fabric. For example, at Number 65 East Street, which is almost opposite the Red Lion, the roof-structure suggests construction or reconstruction in the 14th/15th century

(R. Waterhouse, *pers.comm.*). Comprehensive building recording of two demolished buildings in North Street (Laithwaite 1971) clearly illustrated the extent of preservation of often previously unknown medieval building fabric, beneath 18th and 19th century facades. Laithwaite's work also emphasises a commonality of layout of many of the older structures in the town (see also Thorp 1998).

Based on this work 56 East Street would appear to be of a two room and cross-passage/opposed entry plan form which was probably a single storey structure originally, dating from the late 14th or the 15th century. This was subsequently ceiled and a first floor added. Similar arrangements of rooms were identified at 5 East Street (The Royal Oak Inn), with a two room and cross passage plan of late medieval date (Thorp 1998). The Royal Oak Inn however included a first floor, with an open hall at one end and a solar at the other (Thorp 1998), and it is plausible that a similar arrangement had once existed in the Red Lion, but no evidence of this was seen during these works.

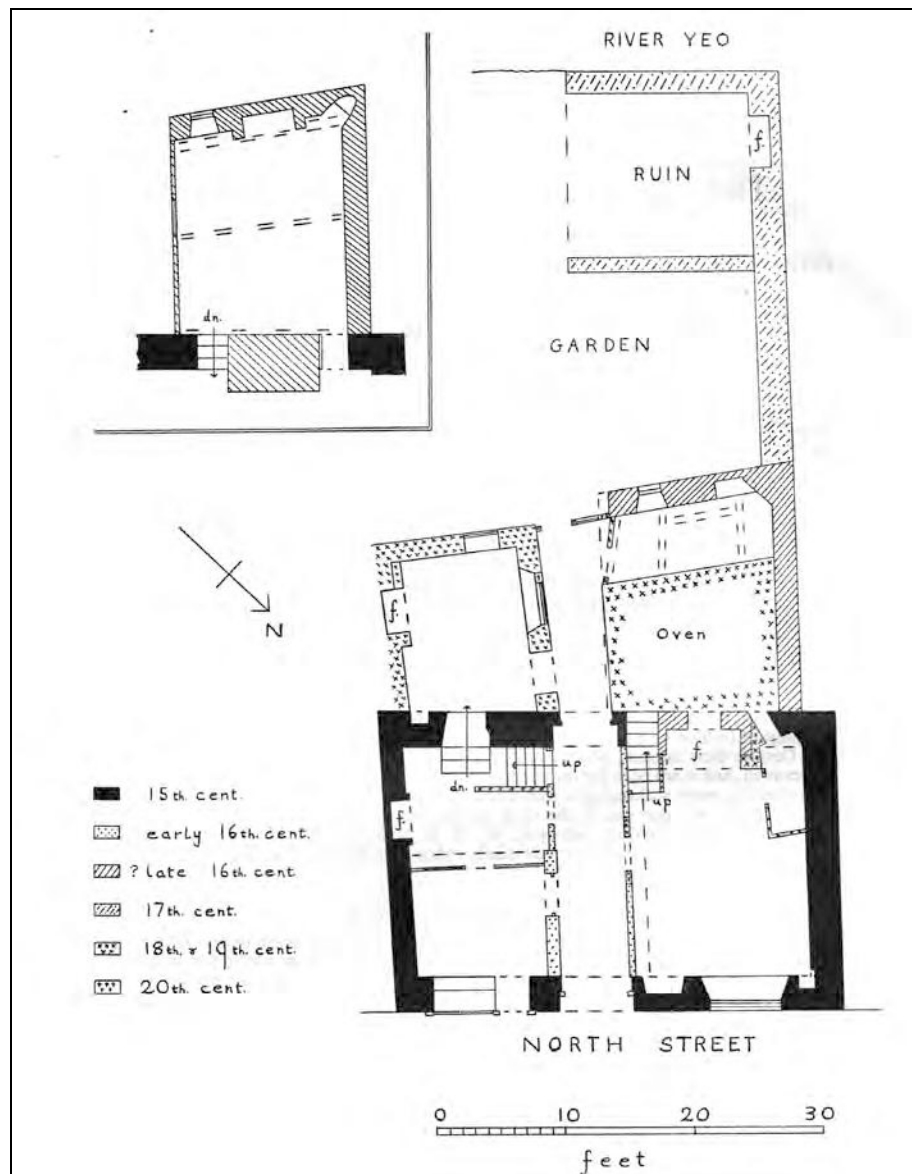


Figure 6: No. 33 North Street Ashburton ground floor plan. From Laithwaite 1971.

Interestingly the work by Laithwaite in North Street also provides a plausible explanation for the former opening in the back of the corbelled fireplace in the Red Lion (Figures 6, 9 & 10). Corbelled fireplaces are not uncommon in Ashburton with further examples found in the Exeter Inn, the electricity substation in North Street and the kerbed traffic island in North Street just south of the Victoria Inn, where the kerb terminals are actually re-used corbels (Robert Waterhouse *pers. comm.*). Laithwaite's plan of 33 North Street shows that in the 18th or 19th century a large oven was inserted to the rear of the 16th century ground floor fireplace,.

The properties recorded by Laithwaite in North Street and by Thorp at the Royal Oak also had detached 16th-17th century back blocks, which gives weight to the possibility of a similar structure to the rear of number 56.

2.4 Building Assessment

2.4.1 Exterior Description

Set to the south side of East Street, the three storey main north range of the former Red Lion public house rests between modern single storey lean-tos to the east and historic three storied terraced houses to the west (Figure 7). To the south (rear) of the main range of the building are a number of attached single storey modern extensions set within rubble stone enclosing walls. The main body of the building appears to be of rubble stone construction, with slimmer, brick walls to the upper storey of the north and possibly south elevations.



Figure 7: The north and east elevations of the building, from the north-west (2m scale).

The east elevation has an apparent secondary gable wall, with a lower roofline, against the higher east wall of the building which is slate hung above the line of the lower secondary gable (Figure 7). This probably represents the remnants of a former two storey building located here in

the early 20th century (see Figure 5). Abutting to the east at ground floor level is a single story cement rendered building and to the south of this is a cement rendered (rubble stone?) wall enclosing the rear of the property.

The south elevation is also rendered with two lateral chimney stacks and the apparently modern stair head visible.

2.4.2 The Interior

Much of the remaining interior detail of the original main range, on the ground floor comprising rooms G1, G2 and G3, with F1-4 and S1-4 above, appears to date from the 19th century (see Figure 11) . Historic elements and detail are minimal with some 19th century elements on the ground floor such as boarded panelling and a chamfered transverse beam within G2. The beam appears to continue through the partition to the east to straddle the passageway (G1), where the chamfer also fits the space. There is an earlier truncated large ovolo moulded beam straddling the former cross passage in G3 that probably dates to the 17th century (Figure 11).



Figure 8: The truncated 17th century moulded beam in G3, from the south.

The most notable historic feature of room G2 is the fireplace in the south-east corner. The opening has a large granite lintel supported on pairs of rounded granite corbels that step back into the fireplace to either side, and are supported on large stone blocks (Figures 9 & 10). The stonework to either side above the opening projects outward leaving a recessed space, and the large bressemer stone contains a number of pairs of holes, some with plugs remaining. This suggests that the fireplace formerly had a decorative plaster overmantle. To the interior of the opening there are two straight joints in the masonry edged with blackened stones, suggestive of a former opening in the back of the fireplace into a chamber (oven?) to the south.



Figure 9: Detail of the corbels to the west of the opening within the fireplace in room G2, from the west.



Figure 10: The fireplace in the south wall of G2, from the north.



Figure 11: The interior south wall of the former games room (G3), with fireplace projection to the centre and forced opening to the right, with former cross passage to the left; from the north-east.

To the rear (south) of the main range little of historic merit was noted, with most elements such as walls, ceilings etc being relatively modern in appearance. However, the west wall has significant changes in width which suggests that this is a phased structure (see Figure 12). During the subsequent monitoring these different phases became more apparent.



Figure 12: The south-west corner of room G4, with irregular west wall and toilet block to the west, from the north-east.

The stair to the first floor is of 19th century date, with 6½” pine boards, as the majority of the floorboards at first and second floor level. The composition of the ceilings, where visible on the first and second floor, is machine cut laths and plaster, giving a 19th century date for those ceilings which have not been replaced by modern plaster.

In bedroom F2, located above G2, the south wall projects into the western part of the room, curving to the south-west in the same way as in G2 below (Figure 13). There are no opening for a fireplace but there is probably a blocked opening within the projection as the dark stain on the floor boards delineates a rectilinear patch against the base of the wall. To the west the wall has what appears to be a timber projecting from and running along the top of the wall – possibly a former roof timber? The floor level is slightly raised in rooms F4 and S5 to the west which suggests that the insertion of the first floors to the east and west was of different phases. This may be used as very tentative evidence to suggest that the original layout of the building may have been similar to 5 East Street, with a solar and open hall, and with flooring over the hall added as a later date (17th century?).

At second floor level the north wall is only a single brick thick, with three windows in the elevation each with brick piers to east and west. With a similar, if smaller, former window opening between a pair of piers in the south wall of the stair. The roof structure was viewed from a hatch on the second floor landing and seen to be 19th century kingpost trusses.



Figure 13: The chimney projection within the south-west corner of room F2, from the north-east.

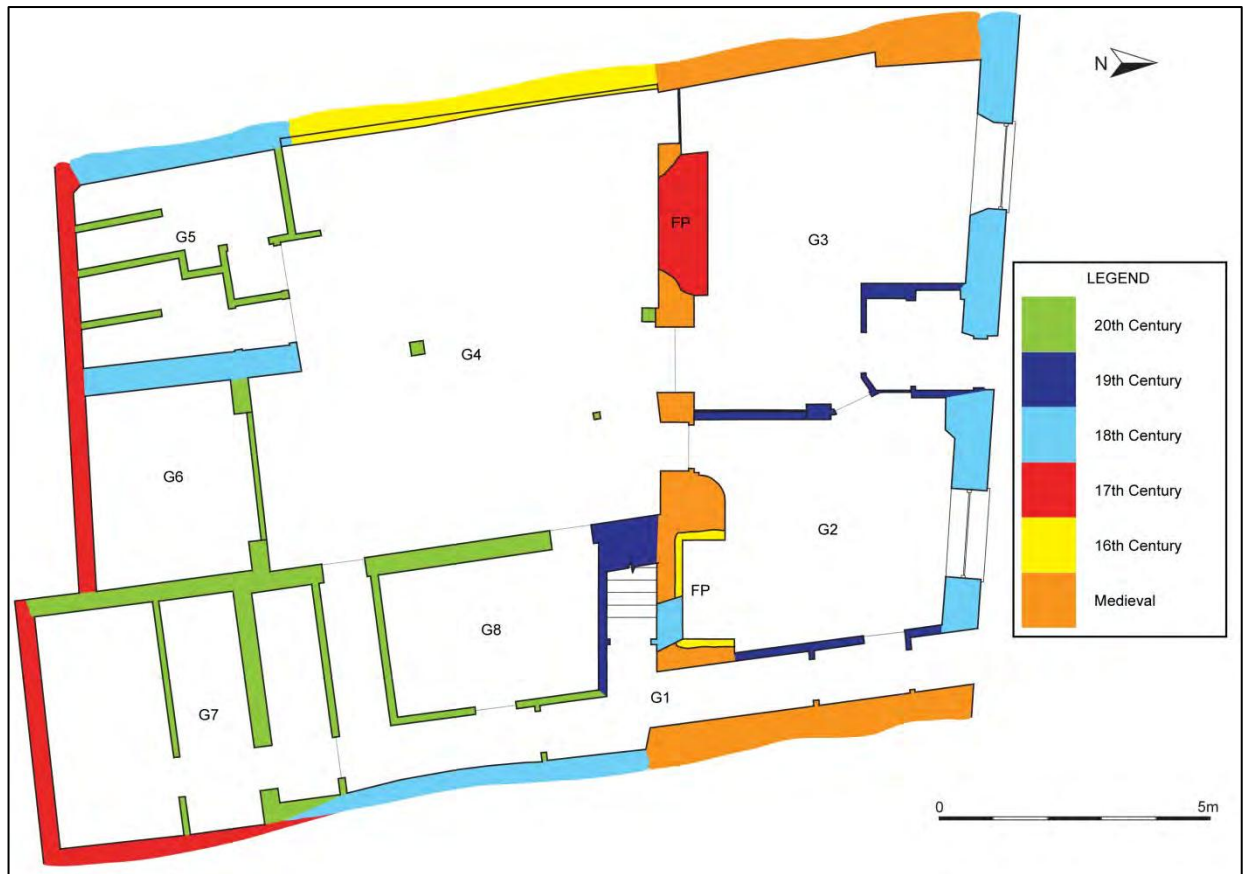


Figure 14: Phased ground floor plan of The Red Lion, Ashburton.



Figure 15: Phased first and second floor plans of The Red Lion, Ashburton.

3.0 Results of the Archaeological Monitoring

3.1 Summary

The archaeological monitoring was undertaken by Dr. S. Walls over two phases in October 2013 and April 2014.

A substantial level of truncation was evident and made-ground revealed within the excavated services and footing trenches. Two significant features were identified within the footing trench; a pit and a wall. The pit produced no dateable evidence but it respected and is most-likely broadly contemporary to the medieval south wall of the main north range. The buried wall was probably part of a post-medieval (17th century?) phase to The Red Lion removed during the 19th and 20th century modifications to the layout of the building.

3.2 Drainage Trench

The first phase consisted of monitoring the insertion of service trenches within the bar area (G4) to the rear (south) of the main north range (G3). See Figures 16 and 25.

The service trenches were excavated to a depth of c.0.80m in the north-west corner of G4 through the modern concrete floor (Floor layer (100)), which overlaid rubble (Made-ground layer (101)) and a single coursed modern brick dwarf wall, 1.20m south of the dividing wall of the front (north) range. This dwarf wall suggests that there was formerly a (19th century) suspended wooden floor in this area, which was replaced in the 20th century by a mixture of concrete and timber floors. Within the rubble layer were several large unbonded stones, some worn as if they were former floor slabs, others sub angular and blocky (c.0.60m x 0.30m x 0.12m). Beneath the rubble layer was a dark grey yellowish-brown gritty silt clay with common sub angular stones and animal bone but no other finds (Made-Ground layer (102)).

The service trench ran along the west wall of the bar and roughly 5.90m from the north wall of the front range a change of build was noted in the west wall, with the wall face set back slightly from that to the north and which it appeared to abut (Figure 16). Of the 5.90m length of the west wall, up to 9 of the lower courses were viewed. Exposed up to 1m high, the upper courses were bonded with a creamy yellow mortar, which was quite soft, with no apparent inclusions, and were composed of blocky rectangular stones, 0.30 x 0.12m, slightly rounded and smooth. The lower c.5 courses were bonded with gritty dark grey earth with roots, with smaller, thinner and more angular stone c.0.10m x 0.06m. This wall abutted the north-west corner of the front range, although the earth bonded courses were not exposed here.

Below the (forced) door opening in the south wall of the front range, the stonework was composed of thin blocky stones bonded with dark grey gritty, ashy and sandy silt. In front of the threshold of the door opening was a rotten timber suggestive of steps or an earlier timber floor.

The plaster was partially removed from the east wall of the toilet block (G5) exposing the remnant of a former back block wall (Figure 17). The terminus of the wall appeared correct, but disturbance in the masonry in the upper portion suggests a possible door opening here. The wall contains what appears to be timber lacing (with forged nails and spikes apparent) to this potential opening and has had several repairs, with brick to the upper of the north end,

supporting the modern ceiling. A low former opening was exposed to the south, with a slim timber lintel set on timber pads, blocked with concrete block.



Figure 16: Sewer trench in G4, showing change in the build of the west wall, from the south.

Figure 17: The east wall of toilet block G5, from the south-west.

The modern bar structure in the north-east corner of G4 was removed, revealing a modern cement floor beneath (Figure 18). The wall to the east against the kitchen (G8) was revealed to be of modern brick construction with concrete block.



Figure 18: The removed bar area in the north-west corner of G4, from the south-west.

3.3 Excavation of Footings

The second phase of monitored groundworks consisted of the excavation of footing trenches within the former bar area (G4) and former kitchen (G8) following their demolition. These were excavated in a rough 'E'-shape (Figures 19 and 25). These footing trenches were excavated to a depth of c.1.30m below the original floor level, but c.0.60m below the reduced floor level post removal of standing structures and concrete floors.



Figure 19: Site shot post excavation, viewed from the south-east.

The eastern portion of footing trench consisted of a reverse 'L'-shape running north-south for c. 5.50m before turning westward at its southern end for a further 2.50m. It cut through 20th century footings and rubble layers of 19th and 20th century date (made-ground layers (101), (102) and (103)) and Natural (104) (Figure 20). The natural comprised a yellow-buff, sandy loam. No archaeological features or deposits were encountered in this portion of the footings.

The middle section of footing trench cut through modern concrete foundations and rubble and natural. The footing trench did cut a c.0.50m wide historic wall footing, Wall {108} (Figures 21 and 22). Wall {108} was comprised of sub-angular to sub-rounded stones and granite fragments with a single hand-made brick noted. It was lined by a concrete block wall on its east side. This wall is aligned roughly-north-south in the middle of the former bar area (G4). Concrete block wall footings for the former toilets (G5) had disturbed and truncated the majority of the southern extent of the middle and western part of the footing trench. This concrete ground was also visible beneath the toilets in the south end of the earlier excavated drainage trench.



Figure 20: Eastern footing trench, viewed from the north (2m scale).

Figure 21: Middle section of footing trench showing Wall {108}, viewed from the south (2m scale).



Figure 22: Middle and south end of footing trench showing wall {108}, viewed from east (2m scale).

The western segment of the footing trench cut through the same layers as those above. A single feature, Pit [105], was cut by the footing trench in the far north-west corner of the former bar area (G4) (Figures 23 and 24). Pit [105], c.1.60+m dia. and 0.76m deep, was an ovoid pit with moderate-steep concave sides and a gentle concave base located against the south wall of the main range (G3). It contained two fills, (106) and (107), lower and upper respectively. Fill (106), 0.24m thick, was a dark subtle green-brown grey, moist and soft fine clay-silt that produced no finds. Fill (107), 0.51m thick, was a light grey-brown, loose-soft silt-clay with common sub-angular stones. It produced no finds. The blocky sub-angular stones within fill (107), being generally towards the top of the fill may be suggestive of a remnant flat stone surface/consolidation of the pit. The feature appears to have been truncated by the overlying rubble made-ground layer (103), which suggests that there has been reduction in the levels within this former courtyard.



Figure 23: Pit [105] viewed from east (2m scale), note the modern drain is that lain during the 1st phase of monitoring.

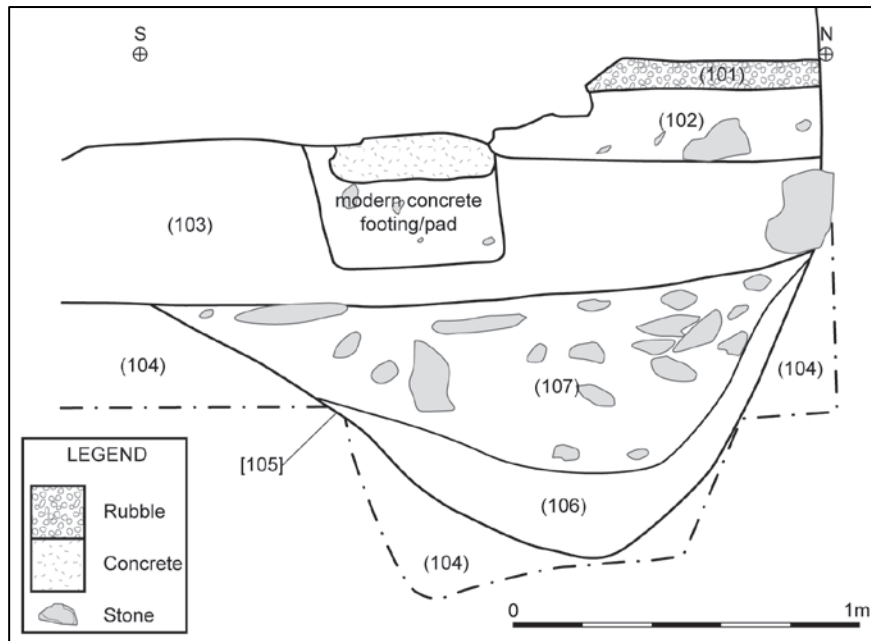


Figure 24: East facing section of Pit [105] and footing trench.

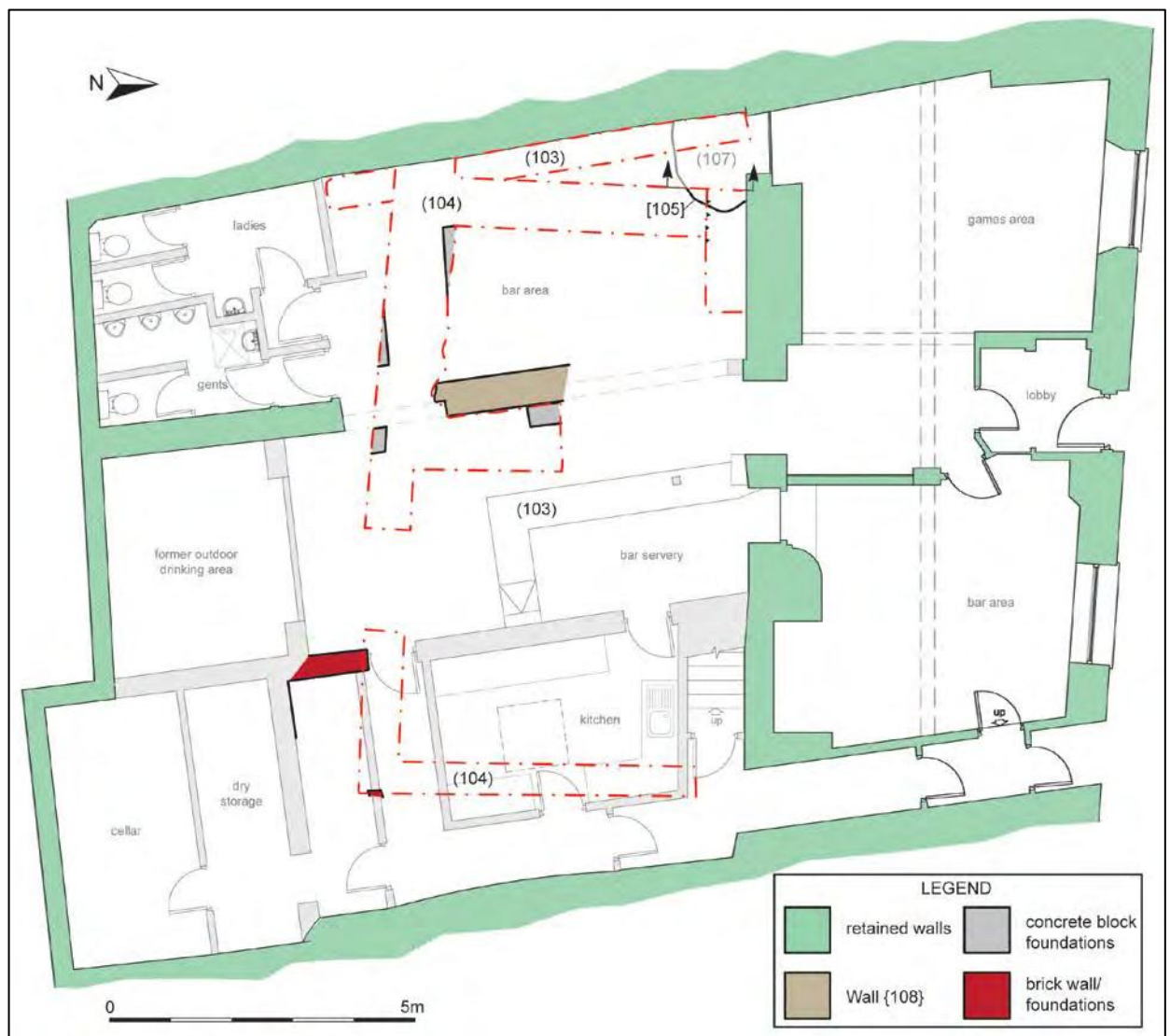


Figure 25: Plan of footing trench.

3.4 Exposed exterior walls

Prior to the excavation of the footing trench the demolition of the interior structures south of the main range allowed for a clearer view of a number of the standing walls. A rough phasing of these standing walls can be seen in Figure 14. The west wall of the bar (G4) (Figure 19) abutted the medieval west wall of the main north range (G3) and its build suggests it is probably of an early post-medieval phase, being raised in the 19th century. Its south end was abutted by the west wall of the toilet block (G5). The west wall of the toilet block also abutted the south elevation of the site (Figure 26) as did the east wall of the toilet block (Figure 27). The south elevation of the site and the east wall of G7 all appear to be of the same build quality and fabric, although with some later repair work (Figure 28). It appeared later than the east wall of the bar and was then abutted by later, probable 18th century walls and was thus phased to the 17th century. The east wall of the kitchen/hall (G8 and G1) appeared to then overlap and abutt the east wall of G7 (Figure 29); and the 17th century east wall of the hall by the main range (G1). These walls are all post-medieval and are phased relative to one another and based on relative comparisons of characteristics and similarity of build, although most had undergone significant 19th and 20th century modification and repair.



Figure 26: Abutting wall in south-west corner of toilet block (G5), viewed from the north-east.

Figure 27: Abutting wall in south-east corner of toilet block (G5), viewed from the north-west.



Figure 28: Build of east wall of kitchen/hall (G8/G1) abutting east wall of G7, viewed from south-west.
Figure 29: Kink in wall of south elevation, in south-west corner of G7), viewed from the north-east.

4.0 Discussion and Conclusion

The building formerly known as the Red Lion clearly has medieval fabric and a 16th century corbelled fireplace surviving. The building retains little fabric from these phases, as it has seen extensions and alterations, particularly through the 18th 19th and 20th centuries. But Like many of the buildings in Ashburton, the 18th and 19th century facade hides earlier historic elements and those remaining here are clearly significant in terms of the locality. Collectively as a group the medieval buildings of Ashburton have regional importance.

A large amount of the main north range to The Red Lion probably dates to the medieval period. There were 18th century rebuilds to the front (north) elevation and 19th-20th century extensions and internal modifications then make up the bulk of the fabric of the building. Much of the 19th and 20th century additions to the rear have been removed to accommodate this development. Similar layouts to the main range and the progression of extensions and developments can be seen in other nearby properties, such as the demolished No.33 North Street and No.5 East Street.

With 18th century rebuilding of the front elevation of The Red Lion and 19th-20th century extensions to the rear and internal modifications it is no surprise to see a substantial level of truncation and made-ground within the excavated services and footing trenches. The lack of finds of a pre-19th century date supports this suggested truncation.

Two historic archaeological features were however identified within the footing trench; a pit and a wall footing. The buried wall included a single brick in its fabric and was probably part of the 18th century phase, which would have joined the east wall of the now removed toilet block with the north range. It was probably removed during the 19th and 20th century modifications to the building. The pit produced no dateable finds; but it respected the south, medieval elevation of the north range; it was truncated by the made-ground layers and its lower fill was more indicative of a feature that was left open or received soily garden waste as opposed to building debris. The relationship to the main range suggests that is most-likely a contemporary of the medieval phase of the building, occupying a space that would have been part of the burgage plot to the rear of the main north range with possible out-buildings, e.g. kitchen block.

5.0 Bibliography & References

Published Sources:

British Geological Survey 2012: Geology of Britain Viewer.

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Institute of Field Archaeologists 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

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

Laithwaite, M. 1971: Two medieval Houses in Ashburton; *Devon Archaeological Society Proceedings No.2, 181-194*.

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales*. Harpenden: Soil Survey of England and Wales.

Thorp, J. 1998: *The Front Wall of the Royal Oak, 5 East Street, Ashburton*. Keystone Historic Building Consultants Report No: K561.

Appendix 1

WRITTEN SCHEME OF INVESTIGATION FOR BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING AT THE RED LION, EAST STREET, ASHBURTON

Location: The Red Lion
Parish: Ashburton
County: Devon
NGR: SX 758 699
Planning Application no: 0307/0, 0310/10, 0309/10, 0465/12
Proposal: Conversion of ground floor to business premises and conversion of other parts to residential
HET ref: TBA
SWARCH ref: SWARCH/ARL13
OASIS ref: TBA
Date: 24th September 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 Mitch Cooper of WWD Ltd, Splatford Barton Exeter (the Agent) on behalf of the Heavitree Brewery PLC, Exeter (the Client). It sets out the methodology for building recording and 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 an email issued by Dartmoor National Park Authority Historic Environment Team (DNPAHET) (Andy Crabb, 23rd August 2013).

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012), and then Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (6) requires that:

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

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The small market town of Ashburton lies adjacent to the A38 trunk road between Exeter and Plymouth. It is situated close to the River Dart within Dartmoor National Park, and the upland of Dartmoor forms the physical backdrop to the town. The town's early history shows strong ecclesiastical associations, having been the possession of the bishops of Exeter until the 1540's when the manor was progressively removed from the hands of Bishop John Veysey to laymen. Ashburton was established as a borough at least as early as the 13th century, and towards the end of that century became one of Devon's four stannary towns. Tin and wool were the foundation of several centuries of prosperity, though by the late 18th century both trades had declined in importance. At this time some prosperity accrued through Ashburton's location on the coach route between Exeter and Plymouth, but when the railway came, the town was bypassed, and further decline set in. Since the mid-20th century growth has resulted from the purchase of the town's many "picturesque" properties by retired people, commuters and second-homers. Number 56 East Street lies on the main through road close to the medieval heart of the town.

3.0 AIMS

3.1 To make a record of the historic elements of the buildings prior to the commencement of the development. Subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

3.2 To monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

3.3 To analyse and report on the results of the project as appropriate.

4.0 METHOD

4.1 Historic building recording:

A record shall be made a limited area of the historic fabric of the building affected by the development. This work shall conform to an appropriate level (likely to be Level 2 or 3) of recording as set in *Understanding Historic Buildings: A guide to good recording practice* - English Heritage 2006 (available on-line at the English Heritage website).

Previously prepared architect's plans may be used as the basis of any historic building fabric recording, but must be of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings will be prepared by the archaeological contractor.

4.2 Comprehensive archaeological monitoring and recording (present during all groundworks):

All groundworks will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket where possible, **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. The work shall be carried out in accordance with the IfA *Standard and guidance for an Archaeological Watching Brief* (1994), as amended (2008).
- 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 shall 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 DNPAHET.
 - 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 (2nd 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 DNPAHET to determine the most satisfactory way to proceed.
- 5.0 ARCHAEOLOGICAL RECORDING**
- 5.1 This will be based on IfA guidelines and those advised by DNPAHET 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 DNPAHEO.
- 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 using digital techniques only.
- 5.3 The drawn and written record will be held on an appropriately archivable medium in accordance with the current conditions of deposit of the Royal Albert Memorial Museum, Exeter (RAMM).

- 5.4 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 REPORTING

- 6.1 If a report is produced it will include the following elements:
- 6.1.1 A report number, date and the OASIS record number;
 - 6.1.2 A copy of this WSI;
 - 6.1.3 A summary of the project's background;
 - 6.1.4 A description and illustration of the site location;
 - 6.1.5 A methodology of the works undertaken, and an evaluation of that methodology;
 - 6.1.6 Plans and reports of all documentary and other research undertaken;
 - 6.1.7 A summary of the project's results;
 - 6.1.8 An interpretation of the results in the appropriate context;
 - 6.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 6.1.10 A location plan and overall site plan including the location of areas subject to archaeological recording;
 - 6.1.11 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;
 - 6.1.12 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;
 - 6.1.13 A description of any remains and deposits identified including an interpretation of their character and significance;
 - 6.1.14 Assessment and analysis, as appropriate, of significant artefacts, environmental and scientific samples;
 - 6.1.15 Discussion of the archaeological deposits encountered and their context;
 - 6.1.16 A consideration of the evidence within its wider context;
 - 6.1.17 Site matrices where appropriate;
 - 6.1.18 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;
 - 6.1.19 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
 - 6.1.20 Specialist assessment or analysis reports where undertaken.
- 6.2 DNPAHET 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 HET.
- 6.3 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then 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.

- 6.4 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:
- 6.4.1 A summary of the project and its background;
 - 6.4.2 A plan showing the location of the site, and plans showing the location of archaeological features and artefactual or palaeoenvironmental deposits;
 - 6.4.3 Research aims and objectives;
 - 6.4.4 A method statement, outlining how these aims and objectives will be achieved;
 - 6.4.5 Detail the tasks to be undertaken;
 - 6.4.6 The results of specialist assessment reports;
 - 6.4.7 The project team;
 - 6.4.8 The overall timetable, including monitoring points with HET;
 - 6.4.9 Detail of the journal in which the material will be published.
- HET will receive a draft of this report within three months of the completion of the fieldwork, specialist reports allowing.
- 6.5 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.
- 6.6 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.
- 6.7 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 southwes1-151431 within 3 months of completion of fieldwork.
- 7.0 MONITORING**
- 7.1.1 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.
 - 7.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 8.0 below.
 - 7.1.3 SWARCH will notify the HET upon completion of the fieldwork stage of these works.
- 8.0 ARCHIVE**
- 8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with the Management of Research Projects in the Historic Environment (MORPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation. A reference number will be obtained from the Royal Albert Memorial Museum (RAMM), with regard deposition of the material (finds) element of any archive created by these works.
- 8.2 The archive will consist of two elements, the digital archive and the material archive.
- 8.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.
 - 8.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the RAMM, and in a timely fashion.
 - 8.2.3 If the RAMM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under the same accession number. Should the RAMM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the HET. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.
- 8.3 SWARCH will, on behalf of the RAMM, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 8.4 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.
- 8.5 SWARCH will notify the HET upon the completion of:
- i) deposition of the digital archive with the ADS, and

- ii) deposition of the material (finds) archive with the museum.
- 8.6 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 completed.
- 8.7 There will not be a requirement to prepare an archive for fieldwork projects that do not expose deposits of archaeological interest and yield little or no artefactual material. The results of these projects will be held by the HER in the form of the report submitted by SWARCH and the creation of an OASIS entry and uploading of the report. This process would be agreed with the HET and completed prior to the condition being discharged.
- 8.8 The archive will be completed within 3 months of the completion of the final report.

9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

Even where groundworks are being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, 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.

10.0 PERSONNEL & MONITORING

- 10.1 The project will be managed by Colin Humphreys; the archaeological monitoring and building recording 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).

Colin Humphreys

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555

email:mail@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

Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD 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

Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 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

Tel: 01392 269330

Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freeseve.co.uk

Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 dana.challinor@tiscali.co.uk

Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk

Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell 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

Medieval John Allen, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 john.p.allan@btinternet.com

Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 email: su1429@eclipse.co.uk

Appendix 2

Listing Text

No.56, Red Lion Inn, Ashburton, East Street

Grade II Listed

Public House. C16 or earlier, heightened and remodelled in C19. Solid rendered walls. Slated roof. 2 old rendered chimneys with tapered caps on rear wall. 2 rooms wide, 1 room deep, originally with central through-passage. Rear storage wing to right, now incorporated into C20 extension. 3-storeyed front range (probably 2 storeys originally). Single storeyed wing. 3 windows wide. Doorways in centre and at left-hand end of ground storey; 2 sash windows of 3 lights each. Upper storey windows also of 3 lights; that to right of second storey has small-paned sashes; remainder small-paned wood casements. Interior: ground floor of front range converted to a single bar. In rear wall of former left-hand room a stone chimneypiece (probably C16) with roughly shaped lintel on double rounded corbels. C17 ovolo-moulded beam over former passage. Between 1st and 2nd floors a winding wood staircase (probably early C18) with flat sinuous balusters and square newel with beaded corners.

Listing NGR: SX7580969995

Appendix 3 Building Record

The building is oriented toward the north-west but the north-west front is here taken to be north facing for reasons of simplification.

BUILDING 1 (B1)		General Description
Function/Summary:		Former Public House
B1 Exterior		
B1 Elevation NORTH		Description
Figure Numbers:		7, 19,20
Fabric Description:		Rendered and painted masonry.
Roof covering:		Slate.
Openings – Doors:	1	To E, with modern door, with chamfers with simple stops to opening.
	2	To centre of elevation, chamferd opening as to E with modern door.
Opening – Windows:	1-2	Ground floor (GF) – 2 x 3 light horned sashes with wide central opening lights – 2x2 panes to E, 1x1 wide panes to W, and narrow side lights.
	3-4	First floor (FF) to E - 2 x 3 light casements, 4x2 panes per light with central opener & fixed side lights.
	5	FF to W – 3 light with central hornless sash, 2x3 panes per sash with fixed 4x1 pane side lights.
	6-9	Second floor (SF) 3 x 3 light casements as FF.
Significant Details:		
Relationships:		Terraced to W – see below.
Comments:		The building to the west has a roofline a foot or so higher than the Red Lion. That, and its counterpart to the west, appears to be a single build- both with symmetrically placed hornless sash windows with the frames set almost flush to the wall.
B1 Elevation SOUTH		Description
Figure Numbers:		-
Fabric Description:		Cement rendered masonry of slightly different colour against the E chimney stack.
Openings – Doors:	N/A	Modern openings visible to interior.
Opening – Windows:	1-2	FF/SF? 2 small window openings between chimneys.
Significant Details:		Large lateral chimney stack to E – Steps in with slate step to slimmer section above, topped with slim brick upper & brick piers topped with sheet metal. Lateral chimney to W that similarly steps in & is topped by ceramic chimney pots. To W is further lateral chimney stack, that steps in similarly and is topped by two chimney pots, that to the W atop a rendered brick exterior.
Relationships:		Abutted by modern extensions to S.
Comments:		S elevation only visible from just above FF level, top of stair visible with cement rendered sides and modern felted flat roof.
B1 Elevation WEST		Description
Figure Numbers:		-
Fabric Description:		Stone rubble & brick where visible to interior.
Openings – Doors:	N/A	
Opening – Windows:	N/A	
Significant Details:		
Relationships:		Party wall with building to W.
Comments:		Possible earlier attached block to S of main range given change in build.
B1 Elevation EAST		Description
Figure Numbers:		7
Fabric Description:		Rendered at GF level, painted above with apparent secondary wall with lower roofline against the higher slate hung E wall of building. Secondary wall steps out at approximately FF level where abutted by single story cement rendered building.
Openings – Doors:	N/A	
Openings – Windows:	N/A	
Significant Details:		Secondary wall represents roofline of former building to E.

Relationships:		Abutted by modern? single storey structure.
Comments:		

Interior		Ground Floor
Room G1		Description
Function:		Passageway through from N front to modern storage rooms to S.
Figure Numbers:		21, 22.
Walls:		Solid with artex covering.
Floors:		Cement, sloping down to S.
Ceiling:		Plastered with modern axial applied timbers.
Opening – Doors:	1	To E – frame, with timber ceiling joist in position of former door, with chamfer to edge, now incorrect for door frame to W but correct to E. No door remaining.
Opening – Window:	N/A	
Significant Details:		
Dating Evidence:		
Comments:		
Room G2		Description
Function:		Former bar area to E.
Figure Numbers:		9, 10, 23, 24, 25, 28.
Walls:		Rubble stone to S, with large fireplace (see below), wall curving round to S at W end around small bar area, most of stonework appears good, there is a line of bricks against the W end where opening has been forced through from the main bar area to S. The apparent large block of stonework to the south (fireplace) under the current stair was not visible at the time of the survey. Partitions to E & W with modern window in partition to W. N wall steps in twice from W becoming thinner to E. Late 18 th /early 19 th century boarded panelling to walls with moulded skirting to the N-W corner and relocated to the S corner against the bar-elsewhere boarding is the same but with plain skirting and square cut daido. Daido to N-W has fine moulding to soffit. Most notable feature is fireplace in S-E corner.
Floors:		Solid- carpeted.
Ceiling:		Plastered with chamfered transverse beam, central across room – poss. late 19 th or 20 th century - very square cut with plain runout, chamfer fits the space created by partitions to E & W (as E end chamfered to passage width).
Openings – Doors:	1	To E panelled timber door with glass in upper panels, set in probable reset frame.
Opening – Window:	1	To N – 3 light sash as described with exterior.
Significant Details:		Large corbelled fireplace in S wall with large granite lintel, supported on rounded stone corbels that step back into the fireplace to either side, supported on large blocks of rubble stone. Wall to either side is built up and projects into room. Above the lintel the stonework is more blocky and uncoursed & stonework projects to either side of the overmantle and likely that a decorative plaster overmantle was formerly attached, the large bressemer stone contains 3x2 holes, some with plugs remaining, possibly associated with a fixed plaque. Internally fireplace is unusual - with 2 straight joints in masonry to E & W, c. 0.5m from ground level, that continue up into chimney above bressemer level; between them the space is filled with rubble stonework that projects outward into the hearth.
Dating Evidence:		Corbelled FP Medieval?/16 th century?
Comments:		
Room G3		Description
Function:		Former games room to W, including entrance vestibule and former cross passage.
Figure Numbers:		8, 11, 29, 30, 53.
Walls:		Partition to E against bar – brick? Plastered rubble stone to W, N & s – all with modern boarding to just above daido height. S wall has central broad projecting portion in location of former fireplace. Vestibule has partitions with doors formerly opening to S, E & W – late 19 th century.
Floors:		Solid (cement?).
Ceiling:		Lath and plaster, ceiling set lower than to E (G1). With heavy central beam across former cross passage to N with large ovolo moulding, fixed into later moulded beams to W and set on partition wall to E.
Opening – Doors:	1-4	Exterior door, with splayed opening to W, and doors formerly into cross passage & to bar areas within vestibule.

	5	Large opening in N wall of G3 at N end of former cross passage – no door or frame remaining.
	6	In W end of N wall – 19 th century frame in reduced opening – probable forced opening in former cupboard recess to W of former central fireplace.
Opening – Window:	1	3 light horned sash in n wall (see ext description).
	2	Modern casement in E partition.
Significant Details:		
Dating Evidence:		
Comments:		
Room G4		Description
Function:		Former single storey bar area to rear (south) of main building.
Figure Numbers:		12, 16, 31-35, 58-65.
Walls:		Rubble stone to W & N, elsewhere appear modern.
Floors:		Cement
Ceiling:		Modern
Openings – Doors:	8	Openings either described with G2 above or modern & of no historic merit.
Opening – Window:	N/A	
Significant Details:		W wall curves to W toward the S end from N & steps in, above shoulder height, irregularly suggesting the wall has been extended to S and built up above.
Dating Evidence:		
Comments:		
Rooms G5, G6, G7 & G8		Description
Function:		Toilets (G5), store & cellar (G7), open area (G6) & kitchen (G8) to rear and E of G4
Figure Numbers:		G5 – 17, 18, 66-71. G6 – 34. G8 – 36-7.
Walls:		Apparently modern.
Floors:		Cement.
Ceiling:		Modern.
Openings – Doors:	8	Modern.
Opening – Window:	N/A	
Significant Details:		W wall curves to W toward the S end from N & steps in irregularly, above shoulder height, suggesting that the wall has been extended to S and built up above. Monitoring showed change in build to S.
Dating Evidence:		
Comments:		

Interior		First Floor
Room F1		Description
Function:		Stair & landing.
Figure Numbers:		38-9, 41
Walls:		Stair plastered against fireplace to N, plaster over partition to S with masonry ? wall to W with central window opening. Landing with lath & plaster partitions.
Floor:		Pine treads with 6 ½ inch pine boards to landing.
Ceiling:		Plaster.
Openings – Doors:	1-4	Off landing to Bedrooms F2, F3, F4 (see room descriptions) & plank door to cupboard under stair to S-W.
Opening – Windows:	1	Blocked opening at top of stair in W wall.
Significant Details:	1	Straight run of 19 th century stairs.
Dating Evidence:		
Comments:		
Room F2		Description
Function:		Bedroom
Figure Numbers:		13, 40.
Walls:		S wall has large projecting masonry block that curves round to S-W as below in G2 – & probably contains a fireplace? Interior W wall is late 19 th century lath & plaster (machine cut laths) with possible floor or earlier roof timber (tie beam)?projecting from upper of length of wall.
Floors:		Pine boards.
Ceiling:		Plaster
Opening – Doors:	1	Plain 6 panel in plain frame.

Opening – Window:	1	Large opening with splayed reveals & window seat below 3 light casement.
Significant Details:		
Dating Evidence:		
Comments:		
Room F3		Description
Function:		Bedroom.
Figure Numbers:		-
Walls:		Lath & plaster to S, E & W, plastered to N.
Floors:		Pine boards.
Ceiling:		Lath & plaster.
Openings – Doors:	1	In plain frame to F1.
Opening – Window:	1	In centre of N wall with splayed reveals.
Significant Details:		
Dating Evidence:		
Comments:		
Room F4		Description
Function:		Bedroom.
Figure Numbers:		42-44.
Walls:		Plastered with lath & plaster interior partitions as before, with modern partitions to bathroom. S wall has blocked fireplace to E (slab hearth in floor to N).
Floor:		9 inch pine boards.
Ceiling:		With central axial RSJ supporting ceiling and bolted to a central plastered transverse beam. Ceiling plastered.
Opening – Doors:	1	From landing F1 - early 19 th /late 18 th century with broad frame, raised and fielded panels - ogee moulded to the interior as frame.
	2	Modern door into modern bathroom with reused moulded doorframe.
Opening – Window:	1	In N wall with splayed reveals and window seat as to E 7 3 light casement.
Significant Details:		
Dating Evidence:		
Comments:		

Interior		Second Floor
Room S1		Description
Function:		Stair.
Figure Numbers:		45, 46.
Walls:		Plastered. Wall to S steps back at 2 nd floor level and wall is thinner.
Floor:		Pine treads & 6 ½ inch boards to landing.
Ceiling:		Plastered – prob machine cut lath & plaster.
Openings – Doors:	1-4	From landing into S2, S3, S4 & S5.
Opening – Windows:	1	Blocked opening in S wall of stair.
Significant Details:	1	
Dating Evidence:		
Comments:		
Room S2		Description
Function:		Modern bathroom.
Figure Numbers:		-
Walls:		Modern? partitions.
Floors:		Boards ? under lino.
Ceiling:		Modern.
Opening – Doors:	1	Modern.
Opening – Window:	1	Modern.
Significant Details:		
Dating Evidence:		
Comments:		
Room S3		Description
Function:		East Bedroom.
Figure Numbers:		47.
Walls:		Partition to W, plastered with chimney projection to W.
Floors:		6 ½ pine boards.

Ceiling:		Plastered.
Openings – Doors:	1	Timber.
Opening – Window:	1	As S4 & S5. (described with exterior).
Significant Details:		
Dating Evidence:		
Comments:		
Room S4		Description
Function:		Central Bedroom.
Figure Numbers:		48, 49.
Walls:		Plastered, lath & plaster, brick to N?
Floor:		Pine boards, some 10 inch, otherwise 6 ½ inch.
Ceiling:		Lath & plaster.
Opening – Doors:	1	Timber
Opening – Window:	1	As S3 &
Significant Details:		
Dating Evidence:		
Comments:		
Room S5		Description
Function:		Western bedroom
Figure Numbers:		50-52
Walls:		
Floors:		
Ceiling:		
Openings – Doors:	8	
Opening – Window:	1	As to S3 & S4
Significant Details:		
Dating Evidence:		
Comments:		
Rooms		Description

Appendix 4

Photographic Record

Building Survey



Figure 30: Left: 56 East Street and neighbouring properties, from the E.

Figure 31: The east end of the north elevation of 56 East Street, from the N-E.



Figure 32: The E passageway G1, with chamfered joist, from the N.

Figure 33: As above, from the S.



Figure 34: Left: The N-W corner of G2, from S-E.
Figure 35: Right: The SE corner of G2, from S-W.



Figure 36: Fireplace in G2, from N-W.



Figure 37: As above, from N-E.



Figure 38: The W corbel of the fireplace in G2, from S-E.

Figure 39: Blocked interior of chimney of fireplace in G2, from E.



Figure 40: N-E corner of G3, from SW.



Figure 41: Opposed door opening in S wall, from N.



Figure 42: S end of W wall of G4, from N-E.



Figure 43: S-W corner of G4, from E.



Figure 44: N and W walls of G4, from S.



Figure 45: Left: S-W corner of G4, with doors into toilets G5 and open area G6, from N-E.

Figure 46: Right: N-E corner of G4, with opening into bar area G2, from S.



Figure 47: Left: N-W corner & N wall of G8, to rear of fireplace in G2, from S.

Figure 48: Right: N-E corner of G8, from S.



Figure 49: Left: Stair from G1 to first floor, from E.

Figure 50: Right: Blocked opening in W wall at top of stair to first floor, from N.



Figure 51: The interior W wall of bedroom F2 with sloping timber at wall top, from S-E.

Figure 52: Landing F1, with stair to second floor, understair cupboard and door to F4, from E.



Figure 53: S-E corner of bedroom F4, with modern bathroom to W, from N-W.

Figure 54: S-W corner of F4, from N-E.

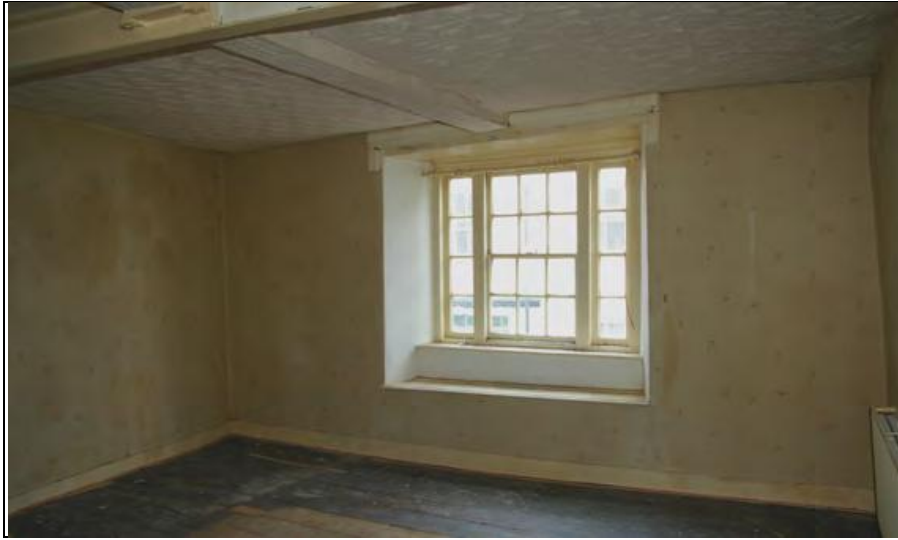


Figure 55: Window in N wall of F4, from S-E.



Figure 56: Left: stair to second floor, from S.

Figure 57: Right: S wall of stair to second floor, with blocked opening between piers, from N.



Figure 58: S-W corner of F2, from N-E.



Figure 59: Left: S-E corner of bedroom F3, from N-W.



Figure 60: Right: N-E corner of F3, from S-W.



Figure 61: S-E corner of bedroom S5, from N-W.



Figure 62: N-E corner of S5, from S-W.



Figure 63: Left: Lathe and plaster ceiling in S-E corner of S5, from the N-W.

Figure 64: Right: The E end of the 17th century joist over the former cross passage in G3, from N-W.



Figure 65: Kingpost roof truss located above and between rooms S3 & S4, from the W.



Figure 66: Roof structure over S3, from the W.



Figure 67: Left: roof structure over rooms S4 & S5, from the E.

Figure 68: Right: As above.

Archaeological Monitoring



Figure 69: Left: Threshold between Games Room (G3) and Bar (G4), from S.

Figure 70: Right: W wall of G4, abutting the south-west corner of G3, from S-E.



Figure 71: Dwarf wall noted in sewer trench in G4, from N.
Figure 72: Fully excavated sewer trench as above.



Figure 73: Remnant of timber against threshold of opening into G3, from S.
Figure 74: Change of build in west elevation of the G4, from E.



Figure 75: Left: close up of change of build in W wall of G4, from S-W.
Figure 76: Right: W wall of G4 abutting G3 N-W corner, from S-E.



Figure 77: Left: E wall of toilet block G5, from N-W.
Figure 78: Right: close up of above.



Figure 79: Detail of timber lacing in W wall of former toilet block G5, from N-W.

Figure 80: Partially demolished toilet block G5, from E.



Figure 81: Left: W wall within demolished toilet block (G5), from E.

Figure 82: Right: As above, from S-E.



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