

FISH HOEK AND WATERSIDE DARTMOUTH SOUTH HAMS DEVON

Results of a Desk-Based Assessment and Archaeological Test-Pitting



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Fish Hoek and Waterside, Dartmouth, South Hams, Devon

Results of a Desk-Based Assessment and Archaeological Test-Pitting

By P. Webb
Report Version: **FINAL**

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Work undertaken by SWARCH
for
O'Brien Developments Waterside Ltd (the Client)

Summary

This report presents the results of an archaeological test-pitting carried out by South West Archaeology Ltd. for the site of Fish Hoek, Dartmouth, South Hams, Devon. The site is located in an area of known archaeological potential given the significant medieval history of the town.

The test-pitting identified three features, all walls and reflecting the presence of a possible cellared structure against a former waterfront wall, all of which were superseded by a phase of land reclamation in the post-medieval period. The structure is undated, though the presence of machine-made bricks within one of the walls would indicate it has having at least been repaired in the late 18th – 19th century.

Given the results of the archaeological test-pitting the archaeological potential for the site is considered low, with the site largely built on made-up ground possibly in the 18th century. It is recommended that if there is to be further archaeological investigations undertaken in relation to this site that these should focus on the area surrounding Fish Hoek, and establishing a more definitive date and functions for the identified structures.



March 2018

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1.0 INTRODUCTION

LOCATION:	FISH HOEK AND WATERSIDE
PARISH:	DARTMOUTH
DISTRICT:	SOUTH HAMS
COUNTY:	DEVON
NGR:	SX 87882 50808
PLANNING NO.	PRE-PLANNING
SWARCH REF.	DFH18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by O'Brien Developments Waterside Ltd (the Client) to undertake a desk-based assessment and archaeological test-pitting in advance of a planning application for proposed development of land at Fish Hoek and Waterside, Dartmouth, Devon. The test-pitting was carried out by P. Webb on 14th February 2018. This work was undertaken in accordance with a Project Design (Balmond 2018) drawn up in consultation with Stephen Reed of the Devon County Historic Environment Team (DCHET) and in line with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located approximately 600m south of the centre of Dartmouth, on the western bank of the River Dart. The site comprises a roughly rectangular plot of land to the rear of the properties of Fish Hoek and Waterside at the foot of a steep cliff, at a height of approximately 3m AOD (Figure 1). The soils of this area are the well drained fine loamy and fine silty soils of the Denbigh 1 Association (SSEW 1983); which overly the mudstone, siltstone and sandstone of the Dartmouth Group (BGS 2018).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The site lies in an area of archaeological potential, on the waterfront of the important medieval port of Dartmouth; the staging post for the European fleet during the Second Crusade (1147) and later for the wine, cloth, pilchard and cod trades. Opposite the site (west) is a row of Grade II listed residential buildings, of late 18th or early 19th century date. The Steppes House slipway, located to the north, is first recorded on the second edition Ordnance Survey mapping; the Devon HER recording a Second World War anti-aircraft battery to the front (east) of Fish Hoek. Further afield to the north is the SAM of the 16th century Bayards Cove Castle (SAM1014668); and to the south the 14th century Dartmouth Castle (SAM1014610) and Gallant's Bower Civil War defences (SAM1020166). Only limited archaeological work is recorded in this area.

1.4 METHODOLOGY

This work was undertaken in accordance with best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014a) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The archaeological evaluation was conducted in accordance with a Written Scheme of Investigation (WSI) (Balmond 2018) drawn up in consultation with Stephen Reed (DCHET) and in line with best practice. Six test-pits, each 1m wide and between 2m and

4.50m in length, were opened by tracked machine to a depth of up to 2m or weathered natural using a toothless grading bucket. Exposed archaeological deposits were excavated by hand and in accordance with the WSI and ClfA guidelines.

The test-pitting was designed to establish the presence or absence, extent, depth, character and date of any *in situ* archaeological deposits within the site to inform any further planning decisions. The archaeological test-pitting took place on 14th February 2018.

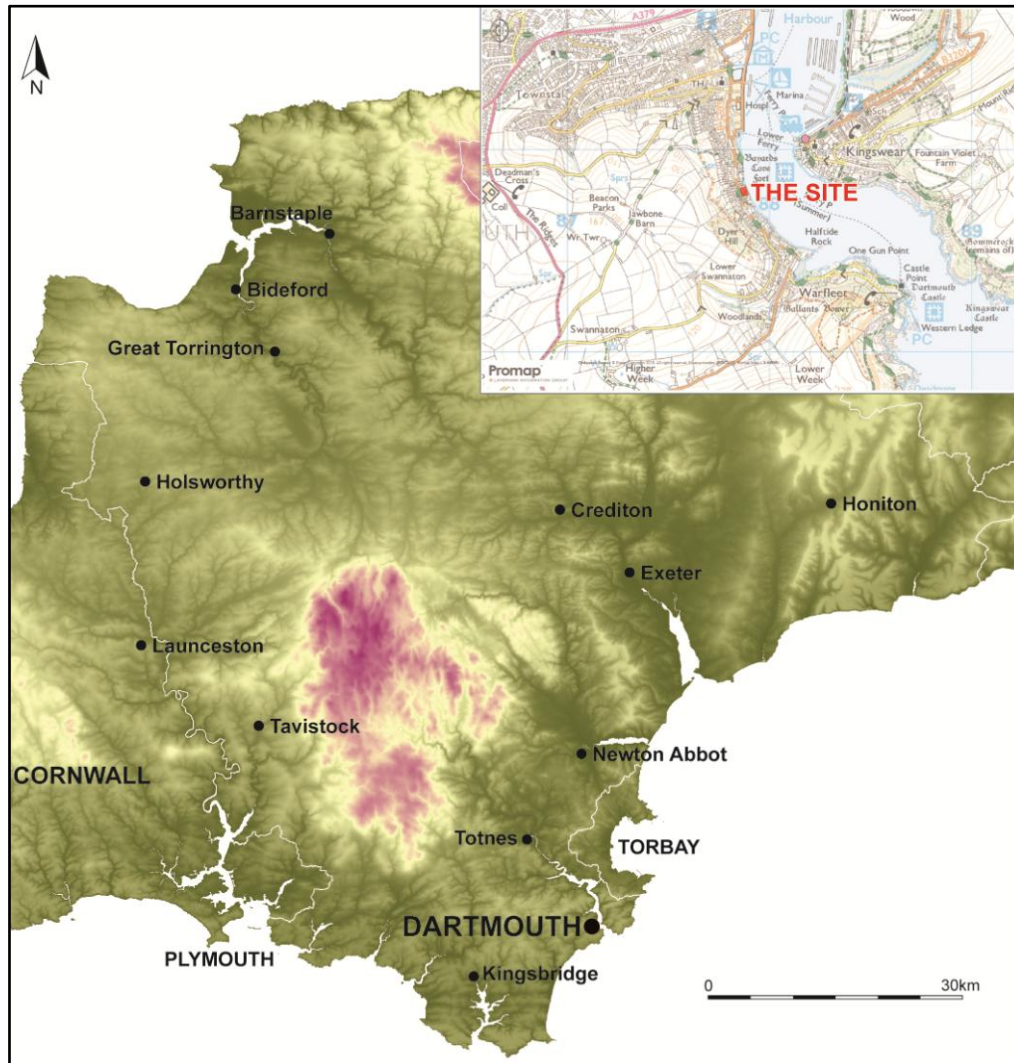


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 DESK-BASED ASSESSMENT

2.1 DOCUMENTARY HISTORY

Dartmouth lies in the hundred of Coleridge and in the deanery of Totnes. The parish of Dartmouth was created from the historic ecclesiastical parishes of Townstall, St Petrocks and St Saviours; the waterfront area around Fish Hoek and Waterside within St. Petrocks, in the manor of South Town. Settlement at 'Dartmouth' is first recorded in 1049 (Watts 2010), though this originally referred to all the land beside the mouth of the river, the current town of Dartmouth not coming into being until the 13th century through the coalescence of the adjoining riverside settlements of Clifton and Hardness to either side of the now reclaimed Mill Pool (Hoskins 1978). In 1086 South Town, Stoke Fleming, St Petrocks and Townstall were all held by Walscin de Duaco; and following his rebellion against William II, Fitzstephen; subsequently passing through the families of Mohun, Carew, and Southcote; and latterly to John Seale, Esq., of Mount Boone, who also owned the manor of Townstall. The manor of South Town, behind St. Petrock's church, was residence of the Southcote family (Lysons 1822).

Following the amalgamation of settlements, the town of Dartmouth continued to grow, though the topography demanded that this was to the south, towards South Town; the suburb known as Southtown first being recorded in 1328, and in 1463 it was brought within the borough boundaries.

The importance of the sheltered deep water harbour is reflected in its use as a staging post for the launching of fleets to both the Second (1147) and Third (1190) Crusades. As a medieval port, Dartmouth was the fourth town in Devon, thriving on the export of cloth and import of wine from France and Spain; though from the 15th century the town started to decline. During the 16th and 17th centuries there was a revival in the town's fortunes through the development of the Newfoundland fishing trade and renewed growth of the cloth trade; resulting in the reclamation of land from the river. During this time the most prominent family in Dartmouth was that of Roope. In the 1550s the brothers Gilbert and Nicholas Roope were successively Mayor of Dartmouth and both represented Dartmouth in Parliament. In the later 16th century John Roope inherited their fortunes, including tidal mills and a house at Warfleet.

During the Civil War Dartmouth was first garrisoned by Parliamentary forces, though after a month long siege in 1643 it fell to Royalist forces under Prince Maurice. The defences of the town were strengthened, including the construction of the forts at Gallant's Bower, Paradise Fort and Mount Flaggon overlooking the river; though the town was re-taken by Parliament under Sir Thomas Fairfax in 1646.

Following the collapse of the textile trade and the disappearance of the Newfoundland trade during the 18th century, Dartmouth once again fell into decline, and despite prospects for naval improvements in the 17th century and Atlantic shipping routes in the 19th century, neither occurred. Poor railway connections and the increased size of steamships meant that shipping lines were not encouraged to the area; and whilst the development of the coal bunkering trade at the end of the 19th century brought a brief revival, this was ended by conversion to oil fuels.

2.2 CARTOGRAPHIC DEVELOPMENT

2.2.1 EARLY CARTOGRAPHIC SOURCES

There are a number of early maps for Dartmouth, many including the harbour and detailing sailing conditions, but none of these depict the landscape around Dartmouth in any meaningful detail (see Figure 2); the first source to show the landscape in any detail is the 1804 Ordnance Survey surveyors draft map (Figure 3). This shows the site at the southern tip of the main settlement of Dartmouth, with limited development appearing to continue to the west of the road to Warfleet, and an unclear extent of development to the east of the road. The town is situated within a wider landscape depicted as being largely agricultural: small farmsteads surrounded by fields with gently-curving boundaries suggestive of earlier medieval strip-field origins.



FIGURE 2: EXTRACT FROM A 1539-40 MAP OF THE SOUTH-WEST COAST OF ENGLAND (BL) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

Whilst usually detailed cartographic sources, the parish of St. Petrox was tithe-free, though the 1840 Stoke Fleming tithe map (Figure 4) shows the wider landscape. It appears to confirm the impression of the curving boundaries of medieval strip fields divided through later enclosure suggested by the earlier Ordnance Survey map; but shows it in more detail and the straighter boundaries reflect a greater amount of later enclosure. The corresponding apportionment (Table 1) indicates that most of the field names were relatively prosaic, relating to land-use, nearby features, or the local topography; it also shows that the land to the immediate west of the site was owned by Sir John Henry Seale, with plots occupied by Thomas Tucker, John Lavers, Amos Peeke, and Richard Fox. The apportionment lists the land here as largely being garden with vegetable plots, including potato.



FIGURE 3: EXTRACT FROM THE 1804 ORDNANCE SURVEY SURVEYORS DRAFT MAP FOR DARTMOOR (BL) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).



FIGURE 4: EXTRACT FROM THE 1840 STOK FLEMING TITHE MAP (SOURCE: THE GENEALOGIST) (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

Field No.	Owner	Tennant	Field Name	Field Use	
24	Sir John Henry Seale	Thomas Tucker	Garden	Vegetables	
25		John Lavers	Garden	Vegetables	
26		Amos Peeke	Garden	Vegetables	
27			Garden	Vegetables	
28			Garden	Vegetables	
29			Barn Yard & Waste Plot	Arable	
30			Barn Plot	Potatoes	
31			Garden	Vegetables	
32			Plot	Waste & vegetables	
33			Garden	Vegetables	
34			Richard Fox	Garden	Vegetables
35				Bowling Green	Pasture
36		Rope Walk & Waste			
37		Garden		Vegetables	
38		Bowling Green		Pasture	

TABLE 1: EXTRACT FROM THE 1840 STOKE FLEMING TITHE MAP (SOURCE: THE GENEALOGIST).

2.2.2 ORDNANCE SURVEY MAPS

The 1873-88 1st edition Ordnance Survey map (Figure 5) is the first accessible map providing significant detail of the site itself. It shows that the buildings of both Fish Hoek and Waterside are already in existence, Fish Hoek with a glasshouse/conservatory to its southern façade. The 1880s town map (Figure 6) shows the site in much greater detail, including access to the well laid-out tree lined garden with well, seat and glasshouse via a winding terraced footpath.



FIGURE 5: EXTRACT FROM THE 1873-88 ORDNANCE SURVEY 1ST EDITION MAP (NLS) (THE SITE IS INDICATED).

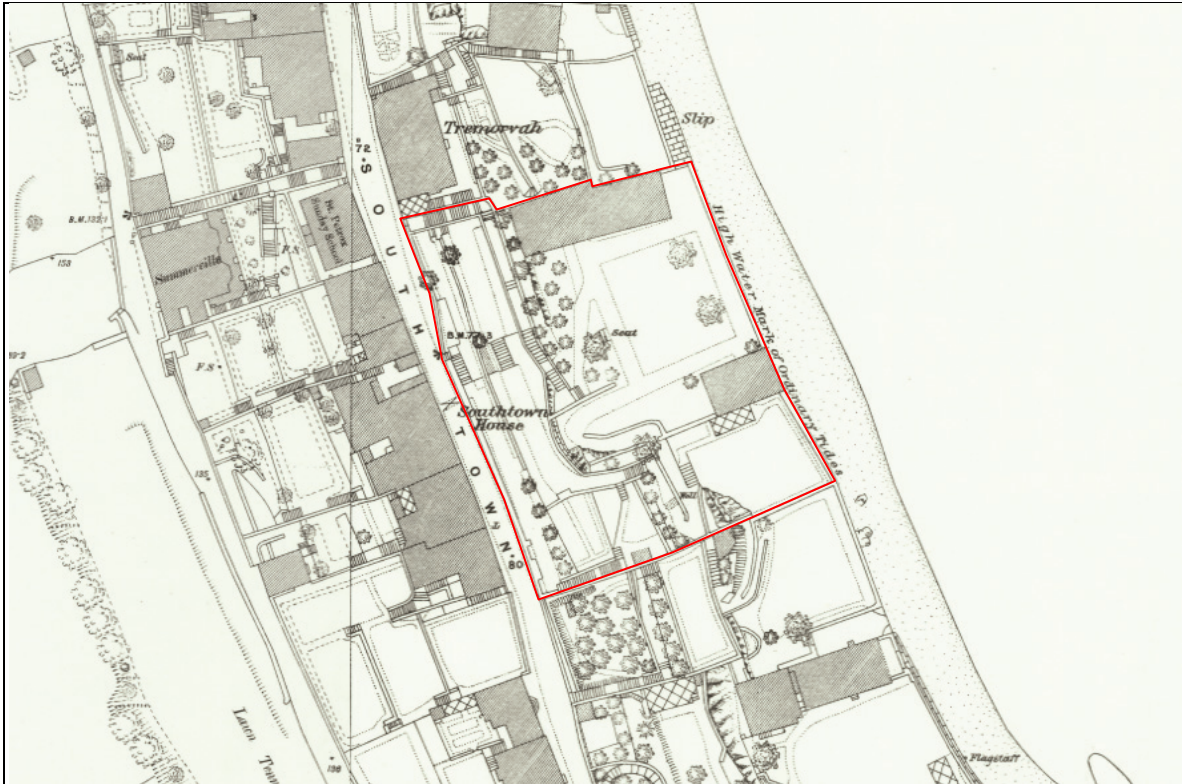


FIGURE 6: EXTRACT FROM THE 1880S ORDNANCE SURVEY 1:500 TOWN MAP (NLS) (THE SITE IS INDICATED).

By the early 20th century, the only discernible development of the site was the reduction in size of Waterfront and the removal of the glasshouse to the south of Fish Hoek. The surrounding area saw very little change, only limited development of the footprints of existing buildings, and small scale growth of the settlement being identifiable. It was not until the mid 20th century that development began to increase, and whilst to the south this remained on a small scale with individual plots infilling land along roadsides, to the west of Townstal it was more dramatic.

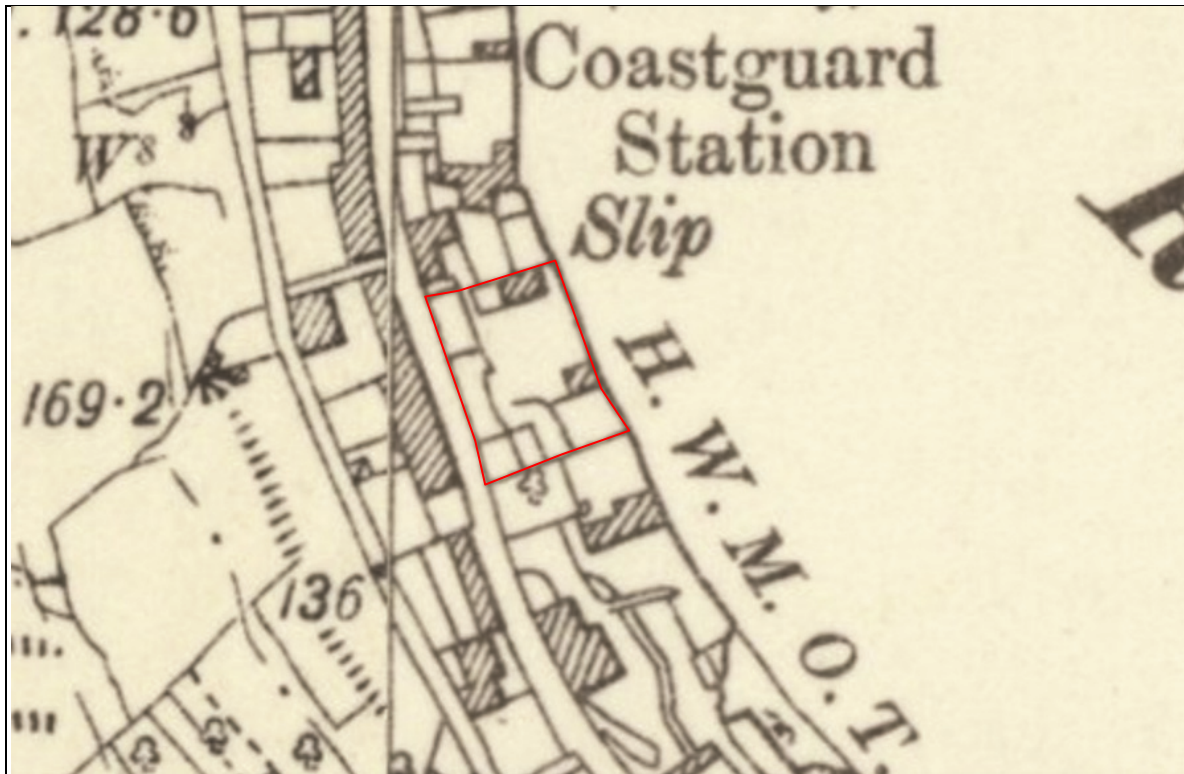


FIGURE 7: EXTRACT FROM THE 1888-1913 ORDNANCE SURVEY 2ND EDITION MAP (NLS) (THE SITE IS INDICATED).

3.0 ARCHAEOLOGICAL BACKGROUND

3.1.1 BASELINE DATA

The site is located to the south of the main historic core of Dartmouth, on the western bank of the River Dart, south of Bayards Cove Fort and opposite the western bank of Kingswear, all of which have historic origins. A limited amount of archaeological investigation has been carried out in the area: archaeological monitoring during works carried out at Evelyn Cottage and St Barnabus' Church, identifying structural remains associated with the post-medieval development of the town. The majority of the evidence for the archaeological background of the area is derived from documentary and upstanding remains, the Devon and Dartmoor HER identifying activity and settlement in the region dating from the Prehistoric through to the Post-medieval and modern periods (see below).

No archaeological investigations have been carried out on the proposal site itself, and the only monuments recorded adjacent to the site reflect World War II defences.



FIGURE 8: MAP OF NEARBY HERITAGE ASSETS (SOURCE: DEVON AND DARTMOOR HER) (CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHTS 2016) (THE LOCATION OF THE SITE IS INDICATED).

FISH HOEK AND WATERSIDE, DARTMOUTH, SOUTH HAMS, DEVON

No.	HER No.	Name	Record	Description
1	MDV8528	Prehistoric flints from Bayards Cove	Find spot	Several hundred waste flakes and roughly worked Mesolithic flints were recovered from silt deposits on the beach at Bayards Cove.
2	MDV28403	St Mary and St Michael's Chapel and Well, Dyer's Hill, Dartmouth	Documentary	Site of St Mary and St Michael Chapel and holy well mentioned in the 15 th century on Dyer's Hill.
3	MDV23693	Medieval gateway, Lower Street, Dartmouth	Structure	Gateway dated 1365, according to 20 th century date plaque. Incorporated into a new building in 1935.
	MDV42293	Former Guildhall in Higher Street	Documentary	Former medieval merchant's house between Higher and Lower Streets, used as the second Guildhall from the 15 th century, demolished in the 19 th century.
4	MDV8529	Medieval well south of Dartmouth	Documentary	Blackman's Well is recorded at this location.
5	MDV8530	Wishing Well south of Warfleet Creek	Structure	A wishing well, believed to be medieval, adjoins the road. Now infilled with rubble.
6	MDV43355	Dartmouth to Kingswear Lower Ferry	Documentary	The date of origin of the ferry from Bayards Cove to Kingswear is unknown, but is mentioned in a document of 1365, a rowing ferry carried passengers to the Plume of Feathers in Kingswear.
7	MDV53830	Gateway at The Priory, Kingswear	Structure	Section of stone rubble garden wall of 'The Priory' believed to 16 th century in date.
8	List1108544 MDV8522	St Thomas, Kingswear	Building	Grade II Listed Parish church since 1837, before which it was a Chapel of Ease from St Mary's Brixham. The 14 th century tower is all that remains of the 13 th century church, the remainder rebuilt in 1847.
	MDV17595	Tombstone in the Parish of Kingswear	Monument	Inscribed coffin lid or tomb in north-east corner of churchyard. Dated 1232.
9	MDV8573	Kittery Quay	Documentary	A series of buildings dating back to the medieval and Tudor periods were cleared in 1881 for the building of the Yacht Club House.
10	MDV17597	Kittery Court	Structure	Kittery Court has a complex structural history dating back to the 15 th or early 16 th century
	MDV17598	Kingswear Manor House	Documentary	Site of Kingswear Manor House. Demolished after 1830.
11	MDV110876	Reservoir to the south-west of Dartmouth	Cartographic	A reservoir is labelled and depicted on the 1 st and 2 nd edition Ordnance Survey maps.
12	MDV110883	Well to the south of the reservoir, south-west of Dartmouth	Cartographic	A well is labelled on the 2 nd edition OS map.
13	MDV110878	Linhay and Barn, Dartmouth	Structure	Two buildings are recorded on the 19 th century tithe map, and appear to still exist.
14	MDV110879	Buildings and well to the west of St. Barnabus Church	Cartographic	Two buildings and a well are depicted to on the 1 st and 2 nd edition OS maps.
15	MDV110885	Building to the north of Waterpool Road, Dartmouth	Cartographic	A building is depicted on the 19 th century tithe map and 1 st edition OS map.
16	MDV110889	Building to the east of Jawbone Hill, Stoke Fleming	Cartographic	A building is depicted on the 19 th century tithe map and 1 st & 2 nd edition OS maps.
17	MDV110886	Building to the east of Jawbone Hill, Stoke Fleming	Structure	A building is depicted on the 19 th century tithe map and appears to still exist.
18	MDV75038	Well west of Jawbone Hill	Monument	Site of a well depicted on the 19 th and early 20 th century maps.
19	MDV75035	Jawbone Barn west of Jawbone Hill	Structure	Site of Jawbone Barn depicted on 19 th and early 20 th century maps. Survives as a series of walls.
20	MDV110890	Building to the east of Jawbone Hill, Stoke Fleming	Structure	Site of a building depicted on the 19 th century tithe map. Still standing.
21	MDV110795	Pump to the east of Jawbones Hill, Stoke Fleming	Cartographic	A pump is labelled on the 1 st edition OS map.
22	MDV105212	Catch Meadow at Lower Swannaton Farm	Earthworks	A catch meadow of probable 19 th century date is visible as a series of earthwork ditches on aerial photographs.
23	MDV30707	Old Rope Walk, Dyer's Hill	Cartographic	Former ropewalk on Dyer's Hill recorded on 19 th century maps.
24	MDV110893	Lower Swannaton Farm, Stoke Fleming	Structure	Complex of farm buildings recorded on the 19 th century tithe map, labelled as Lower Swannaton on later mapping.
25	MDV110751	Field names, Quarry Park, Stoke Fleming	Documentary	The location of a possible quarry is indicated by a field name on the 19 th century tithe map.
26	MDV105212	Catch meadow at Lower Swannaton Farm	Earthwork	A catch meadow of probable 19 th century date is visible as a series of earthwork ditches on aerial photographs.
27	MDV110803	Building to the east of Swannaton Road, Stoke Fleming	Cartographic	A building is depicted to the east of Swannaton Road on the 19 th century tithe map.
28	MDV110797	Well to the west of Woodlands, Stoke Fleming	Cartographic	A well is labelled on the 1 st edition OS map.
29	MDV74897	Stones to west of Warfleet	Cartographic	Two stones are depicted on late 19 th and early 20 th century maps.
30	MDV74897	Stones to west of Warfleet	Cartographic	Two stones are depicted on late 19 th and early 20 th century maps.
31	MDV110726	Field name, Plot and Linhay, Stoke	Cartographic	The location of a linhay is indicated by a field name on the 19 th

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No.	HER No.	Name	Record	Description
		Fleming		century tithe map.
32	CA	Dartmouth Conservation Area	CA	Area covered by the Dartmouth Conservation Area. Largely post-medieval listed buildings, many of which have possible earlier origins – includes points 3-4, 33-55, and 94-95.
33	List1207960, MDV23629	Balmoral House, 26 and 28 Above Town, Dartmouth	Listed Building	Grade II listed early 19 th century house now divided into three flats, with some 20 th century alterations.
34	MDV42294	Former Newcomen House's in Higher Street	Documentary	Former home of Thomas Newcomen, built in the 17 th century between Higher and Lower Streets, and demolished in 1864.
	MDV56929	Newcomen Road, Dartmouth	Structure	Newcomen Road was constructed in the 1860s to allow carriage access to the south of the town.
35	MDV45521	Dartmouth and Kingswear Hospital	Structure	Hospital buildings, built in 1892 and extended in 1926.
36	MDV43363	North and South Embankments	Structure	Embankments were built during the 1880s and extended to the north from Vavasours slip to the Higher Ferry in 1930. It was widened and raised by six metres in 1986.
37	MDV56931	Almshouses along the Narrow Steps	Documentary	Former almshouses along the Narrow Steps between Higher and Lower Streets. Demolished in the 1860s when Newcomen Road was built.
	List1297099 MDV74936	49 and 50 Newcomen Street and 36 and 37 Lower Street, Dartmouth	Listed Building	Grade II Listed pair of houses, built over another pair of houses with shops, giving two-storey elevation to Newcomen Road and four-storey elevation to Lower Street. Built c.1864.
38	List1297075 MDV23650	Old Baptist Chapel, Chapel in Chapel Lane, Dartmouth	Listed Building	Grade II Listed former Baptist Chapel built in 1824, enlarged with school in 1878 and later a two-storey residential annexe.
39	List1197502	No 22 Newcomen Road, including conduit	Listed Building	Grade II Listed house dated 1792 with water conduit to front.
	List1197503 MDV74905	Harbour View, 27 Newcomen Road, Dartmouth	Listed Building	Grade II Listed building. Originally a merchant's house, c.1640, later a shop with accommodation above. Interior retains 17 th century structure and features.
	List1209842 MDV74902	Church of St John the Baptist	Listed Building	Grade II Listed Roman Catholic church, built 1868-9 with additions in 1873-6.
	List1209857 MDV23702	21 Newcomen Road	Listed Building	Grade II Listed early to mid 18 th century house.
	List1209867 MDV74904	26 Newcomen Road	Listed Building	Grade II Listed early to mid 19 th century shop, possibly with earlier origins.
	List1297097 MDV74901	20 Newcomen Road, Dartmouth	Listed Building	Grade II Listed priest's house, probably built 1868-9 using shell of 1630 almshouses. Built with the Church of St John the Baptist with linking block.
40	List1197583	Nos 1 and 2 Sunderland Terrace	Listed Building	Grade II Listed 16 th or 17 th century house (now divided) with 18 th century improvements and 20 th century alterations. Formed part of the Marine Tavern in the late 19 th century.
	List1197584 MDV74911	No 4 Sunderland Terrace, Tippers Quay 25 South Embankment	Listed Building	Grade II Listed former 18 th century of earlier warehouse, converted to residential use in the 20 th century.
	List1292222	3 houses adjoining No 2 Hope Cottage, No 3 Sunderland Terrace	Listed Building	Grade II Listed 16 th or 17 th century house, much re-built in the 18 th and 19 th centuries. Formed part of the Marine Tavern in the late 19 th century.
41	List1197495 MDV74910	Dartmouth Arms, 26 Lower Street	Listed Building	Grade II Listed mid to late 19 th century public house, sharing wall with 27 Lower Street, possibly medieval origin.
	List1197523 MDV74728	The Running Tide, 1 Ferry Slip	Listed Building	Grade II Listed mid to late 19 th century house with possible earlier core.
	List1208930 MDV23677	3 and 5 Ferry Slip, Dartmouth	Listed Building	Grade II Listed 19 th century buildings, with possible earlier origins.
	List1209678 MDV23692	21 and 22 Lower Street, Dartmouth	Listed Building	Grade II Listed 19 th century shop with house above. Possible earlier origins.
	List1209713 MDV23694	Agincourt House, 27 Lower Street	Listed Building	Grade II Listed merchant's house, now shop with workshop and flats above. Medieval origins, possibly 14 th century. But re-built in the 17 th century.
	List1292522 MDV74735	25 and 25a Lower Street	Listed Building	Grade II Listed probably mid 19 th century houses with earlier origins, now divided into flats.
	List1297073 MDV74734	23 and 24 Lower Street	Listed Building	Grade II Listed mid to late 19 th century shop with house above, with possible earlier origins.
	MDV43359	28 Lower Street, Dartmouth	Structure	Bayards Restaurant at 28 Lower Street has deeds dating from 1624. Shown as the Royal Oak public house on 19 th century map.
42	List1014668 MDV8525	Bayards Cove Castle	Listed Building	Early 16 th century artillery blockhouse, also known as Bearscore. Used for storage from the mid 17 th century. Used as a machine gun post during World War II.
	List1197533	Quay Walls	Listed Structure	Grade II Listed 15 th and 16 th century quay walls with later repairs and alterations.
	List1197570 MDV23645	Water Conduit House, Bayards Cove	Listed Structure	Grade II Listed probable 16 th century water conduit house at north end of Bayards Cove. Rebuilt in 1857.

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No.	HER No.	Name	Record	Description
	List1197572 MDV23639	6 Bayards Cove, Dartmouth	Listed Building	Grade II Listed late 18 th or early 19 th century house, now divided into flats. Used as a Seaman's Institute in the late 19 th century.
	List1197573 MDV23642	11 Bayards Cove, Dartmouth	Listed Building	Grade II Listed early or mid 19 th century house with possible earlier core.
	List1293334 MDV74700	Lamp-post, Bayards Cove	Listed structure	Grade II Listed late 19 th century cast iron ornamental lamp-post. Re-set c.1975 at the north end of Bayards Cove.
	List1208052 MDV23635	1 Bayards Cove, Dartmouth	Listed Building	Grade II Listed small early to mid 17 th century house with some 19 th and 20 th century modernisation.
	List1208079 MDV23637	Custom House, 3-4 Bayards Cove, Dartmouth	Listed Building	Grade II Listed early 18 th century custom house, raised in height c.1930, and converted to domestic residence in c.1985.
	List1208113 MDV23640	Port View House, 7 Bayards cove, Dartmouth	Listed Building	Grade II Listed late 18 th or early 19 th century house, with possible earlier core.
	List1208147 MDV23644	The Cobbles, 9-10 Bayards Cove	Listed Building	Grade II Listed early or mid 17 th century house or pair of houses, with some 19 th and 20 th century modernisation.
	List1293310 MDV23638	Morocco House, 5 Bayard Cove, Dartmouth	Listed Building	Grade II Listed early 19 th century house used as a cottage hospital from 1887-1894.
	List1297051 MDV23636	Sabine House, 2 Bayards Cove, Dartmouth	Listed Building	Grade II Listed probably late 18 th century house with some 19 th and 20 th century modernisation.
	List1297052 MDV23641	Holset House, 8 Bayards Cove, Dartmouth	Listed Building	Early or mid 17 th century house with some 19 th century modernisation. Includes barometer fixed to north wall.
	List1297053 MDV23643	12 Bayards Cove, Dartmouth	Listed Building	Grade II Listed house c.1839 with some late 20 th century modernisation.
	MDV23634	Bayards Cove, Dartmouth	Structure	Waterfront group of 17 th to early 19 th century houses. Almost unspoilt stretch of waterfront buildings. Group containing 1-12 Bayards Cove.
	MDV43353	Quay at Bayards Cove	Structure	15 th and 16 th century quay, with later repairs and alterations. Includes old cobbled quayside, dated 1665.
	MDV110895	Flagstuffs, Dartmouth	Cartographic	A line of flagstuffs are labelled along the waterfront at Dartmouth on the 1 st and 2 nd edition OS maps.
43	List1197504 MDV74743	35 and 36 Newcomen Road, Dartmouth	Listed Building	Grade II Listed pair of mid 19 th century houses, with possible older origins.
	List1209915 MDV23703	32 Newcomen Road, Dartmouth	Listed Building	Grade II Listed early to mid 19 th century house with possible earlier origins.
	List1209931 MDV74907 MDV104570	Boundary Wall at St Barnabus Churchyard, Dartmouth	Listed Structure	Site of a small sloping churchyard in front of the former St Barnabus Church. The Grade II Listed front boundary walls are part of the 1884 church improvements.
	List1292387 MDV74744	37 Newcomen Road, Dartmouth	Listed Building	Grade II Listed 18 th century house with 19 th century and later alterations.
	List1297098 MDV74906	St Barnabus Church, 33 Newcomen Road	Listed Building	Grade II Listed former chapel of ease to St Petrox. Built on a terrace above the road in 1831, with east end added in 1884. Since converted to an antique store.
44	List1197578 MDV74748 MDV23725	Fairholme, 6 South Town, including water conduit	Listed Building	Grade II Listed mid 19 th century house with water conduit in alcove.
	MDV23724 MDV74749	4 and 5 South Town, Dartmouth 7 South Town, Dartmouth	Structure Structure	17 th century house. Early 19 th century house with shop.
45	MDV23726	11 South Town, Dartmouth	Structure	18 th century house.
46	MDV110789	Coastguard Station to the south of Bayards Cove Castle	Cartographic	A coastguard station is labelled on the 1 st and 2 nd edition OS maps.
	MDV110791	Boat House to the south of Bayards Cove Castle	Cartographic	A boat house is labelled on the 1 st and 2 nd edition OS maps.
47	List1197579 MDV23728	Manor House, 14 South Town, Dartmouth	Listed Building	Grade II Listed large late 18 th century house with 19 th and 20 th century alterations, later a hotel and now flats.
48	MDV110793	Boat House to the south of Bayards Cove Castle	Cartographic	A boat house is labelled on the 1 st and 2 nd edition OS maps.
49	List1197580 MDV74754	17 South Town, Dartmouth	Listed Building	Grade II Listed late 18 th or early 19 th century house.
	List1217885 MDV23729	Whiteknights, 16 South Town, Dartmouth	Listed Building	Grade II Listed probable late 18 th century house.
50	List1197581 MDV23731	20 and 21 South Town, Dartmouth	Listed Building	Grade II Listed pair of small houses dated c.1820. Said to have been built for coachman and servants of Southtown House.
	List1197582 MDV74756	23 South Town, Dartmouth	Listed Building	Grade II Listed late 18 th or early 19 th century house.
	List1292229 MDV74755	Water conduit, 19 South Town, Dartmouth	Listed Building	Grade II Listed conduit head, with stone plaque inscribed 'Feoffees of South Town 1835'.
	List1292235 MDV23732	22 South Town, Dartmouth	Listed Building	Grade II Listed late 18 th century house. Front wall and adjoining gateway included in listing.
51	MDV23730	St Petrox Church Hall, Dartmouth	Structure	Early 19 th century former Sunday School and church hall.
	List1292204	25 South Town, Dartmouth	Listed Building	Grade II Listed late 18 th or early 19 th century house, now sub-

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No.	HER No.	Name	Record	Description
	MDV74757			divided into flats.
	List1292240 MDV23733	24 South Town, Dartmouth	Listed Building	Grade II Listed late 18 th or early 19 th century house.
42	List1197568 MDV74908	Conduit adjoining side of no.148	Listed Structure	Grade II Listed water conduit dated 1794, with probable older origins.
53	MDV110777	Slip to the east of The Elms, Stoke Fleming	Cartographic	A slipway is labelled to the east of the Elms on the 2 nd edition OS map.
54	MDV110764	Slip to the west of Warfleet Creek, Dartmouth	Structure	A slipway is depicted on the 1 st and 2 nd edition OS maps, and is still present today.
	MDV110783	Boat House to the west of Warfleet Creek, Dartmouth	Structure	A building is depicted on the 1 st and 2 nd edition OS maps, and is still present today, mapped as a boat house.
55	List1292025 MDV66949	Paradise Point and Oriel House, Warfleet	Listed Building	Grade II Listed large house dated c.1855. Now divided into two houses. Built on the site of the Civil War Paradise Fort
	MDV8568	Paradise Civil War Fort in Warfleet Road, Dartmouth	Documentary	Paradise Fort was garrisoned by the Royalists in the Civil War and demolished in 1855.
	MDV90396	Boundary Wall, Ravensbury, Warfleet	Structure	Tall stone rubble wall alongside Warfleet Road. Associated with Oriel House.
56	List1217976 MDV74899	Summerhouse, Stokecliff	Listed Building	Summerhouse, called 'The Temple' by residents of Stokecliff, built c.1820-30 and terraced into the hillside.
57	List1218349 MDV23747	Warfleet House, Dartmouth	Listed Building	Grade II Listed house built c.1860-80 in Victorian gothic style. Now divided.
	List1927044 MDV74771	Warfleet Lodge	Listed Building	Grade II Listed former ballroom and billiard room at the south end of Warfleet House, built c.1860-80.
58	MDV49100	Inhumation burials at Paradise Point	Find spot	Five skeletons recovered by workmen building the foundations to Paradise Point in 1885, and further two in the grounds in 1970, though exact locations not known.
59	MDV74895	Three limekilns, Warfleet	Cartographic	Three possible lime kilns are shown on a 19 th century map at Warfleet.
60	List1197542 MDV49102	Western Limekiln, Castle Road, Warfleet	Listed Structure	One of two Grade II Listed limekilns built on a quay terraced into the hillside below Castle Road. Probably early to mid 19 th century.
	List1297074 MDV74820	Bridge, Warfleet Creek	Listed Structure	Grade II Listed road bridge carrying the embanked Castle Road across Warfleet Creek Road. Dated 1863.
	MDV74898	Two boathouses and slips at Warfleet	Structure	Two boathouses and slips are shown on late 19 th and early 20 th century maps at Warfleet Creek. Still present.
61	List1197637 MDV23746	Dartmouth Pottery, 1-9 The Pottery, Warfleet Creek Road, Dartmouth	Listed Building	Grade II Listed former early 19 th century mill. Began as water powered paper mill, then a brewery and corn mill. Taken over by commandos during World War II and later used by Dartmouth Pottery before being converted to residential use in 21 st century.
	MDV74896	Limekiln at Warfleet	Structure	An old limekiln is shown on late 19 th and early 20 th century maps, and appears to survive today.
62	List1218363 MDV74982	Woodlands, Weeke Hill, Warfleet	Listed Building	Grade II Listed house dated c.1820-30.
63	List1197638 MDV44233	Rock Cottage, Weeke Hill, Warfleet	Listed Building	Grade II Listed housed dated c.1820-30.
64	MDV54087	Old Coach House, Weeke Hill, Warfleet	Structure	Old Coach House, built in 19 th century as a coach house, stables and saddleroom for Warfleet House. Now converted in houses.
65	MDV110757	Mill Pond	Cartographic	A mill pond is recorded on the 19 th century tithe map.
66	MDV105218	Catch Meadow from Little Weeke to Rock Cottage	Earthwork	An extensive catch meadow, probably 19 th century in date is visible as a series of earthwork ditches on aerial photographs of 1945 and later.
67	List1208281 MDV49103	Limekiln and associated quay, Eastern Limekiln, Castle Road, Warfleet	Listed Structure	One of two Grade II Listed limekilns built on a quay terraced into the hillside below Castle Road. Probably early to mid 19 th century.
	MDV86084	Quay, Castle Road, Warfleet	Structure	Riverside quay with limekiln, early or mid 19 th century.
68	MDV110780	Limekiln to the south-west of Warfleet Creek	Cartographic	A limekiln is depicted to the south-west of Warfleet Creek on the 19 th century tithe map.
69	MDV110763	Slip at Warfleet Creek	Cartographic	A slip is labelled on the 1 st and 2 nd edition OS maps.
70	MDV110817	Building to the east of Warfleet Creek, Dartmouth	Structure	A building is depicted on the 1 st and 2 nd edition OS maps. Now recorded as a boathouse.
71	MDV110759	Building to the south-east of Warfleet Creek, Dartmouth	Cartographic	A building is depicted on the 19 th century tithe map.
	MDV110812	Gallants Bower Cottage	Cartographic	A building is depicted on the 19 th century tithe map and recorded as 'Gallante Bower Cottage and Court' on the accompanying apportionment.
72	SAM102016 6 MDV8518	Gallants Bower Civil War Fort	Scheduled Monument	The Scheduled remains of the Civil War fort of Gallant's Bower visible as a series of earthwork banks, pits and possible

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No.	HER No.	Name	Record	Description
				ditches.
73	List1208259 MDV23748	Gunfield and attached entrance gateway	Listed Building	Grade II Listed 19 th century house with later modernisation. Now the Gunfield Hotel.
74	MDV49908	Post-medieval burial, Gunfield Hotel, Dartmouth	Find spot	A post-medieval burial was found at the Gunfield Hotel in 1980.
	MDV110818	Building at One Gun Point, Dartmouth	Cartographic	A building is depicted on the 1 st and 2 nd edition OS maps, labelled as a boat house.
	MDV110819	Flagstaff at One Gun Point, Dartmouth	Cartographic	A flagstaff is labelled at One Gun Point on the 1 st and 2 nd edition OS maps.
75	MDV33142	Post-medieval burials at One Gun Point, Dartmouth	Find spot	Post-medieval burials found in 1985 at One Gun Point. 'One Gunn' is documented in the 17 th century as a burial place for foreigners.
76	CA	Kingswear conservation Area	CA	Area covered by the Kingswear Conservation Area. Largely post-medieval buildings, but with examples of medieval structures - Includes points 7-10, and 77-85.
77	MDV8524	Milestone in the Parish of Kingswear	Structure	Early 19 th century granite milestone. Unusually has distance in miles, furlongs and poles.
	MDV110771	Slip at Kingswear	Cartographic	A slip is labelled at Kingswear on the 1 st Edition OS map.
78	List1146653 MDV86078	Ashleigh Flat	Listed Building	Grade II Listed late 18 th century or early 19 th century house.
	MDV55095	Kingswear Auxiliary Fire Service	Structure	World War II Auxiliary Fire Service Station was established in 1940 at former lock-up garages.
	MDV55096	World war II obstacles in Kingswear	Structure	Concrete base of World War II anti-tank obstacles exposed during pipe-laying operations in 1994.
	MDV80410	Milestone Plate at the Banjo, Kingswear	Structure	Cast iron milestone plate that replaced an older granite milestone in the mid 19 th century.
79	List1146644 MDV53832	Royal Dart Hotel	Listed Building	Grade II Listed Italianate style hotel overlooking the River Dart, built c.1850.
	List1108508 MDV86085	K6 Telephone Kiosk	Listed Structure	Grade II Listed K6 telephone Kiosk.
	List1108545 MDV80409	Milestone at Lower Ferry in Kingswear	Listed Structure	Grade II Listed flat-topped milestone at the start of the Dartmouth and Torquay Turnpike Trust
	List1308783 MDV53831	Kingswear Station	Listed Building	Grade II Listed railway station serving the Paignton to Kingswear line which opened in 1864. Now operating as a heritage railway.
	MDV8527	Railway in the Parish of Kingswear	Structure	The Paignton to Kingswear line opened in 1864. Now operating as a heritage railway.
80	List1324861 MDV35821	Lychgate, St Thomas' Church	Listed Structure	Grade II Listed lychgate c.1847 south of the church.
	MDV106830	Kingswear World War I Memorial Board, St Thomas' Church	Monument	Elaborately carved wooden memorial board in St Thomas' parish church.
	MDV106833	Kingswear World War II Memorial Board, St Thomas' Church	Monument	Wooden memorial board in St Thomas' parish church.
	MDV8523	Findspot in the Parish of Kingswear	Findspot	Series of post-medieval pieces of metalwork from the Church of St Thomas.
	MDV14445	Grave in the Parish of Kingswear	Findspot	Double grave identified during demolition of the old church in 1845, containing bones of a 'tall man wrapped in leather'.
	List1324862 MDV85668	Gateway north of the Priory	Listed Structure	Grade II Listed 16 th century gateway arch.
	MDV28396	Well in the Parish of Kingswear	Structure	A spring by Kingswear church is possibly a wishing well.
81	MDV13245	Church House, Kingswear	Documentary	The church house stood on the north side of the church until 1787.
	List1108542 MDV86075	Sarah Roope's Almshouses	Listed Building	Grade II Listed series of five almshouses and a Sunday school Room, dated 1840 and restored in 1951.
	MDV17600	Kingswear Poorhouse	Structure	The parish poorhouse stood in the angle of Church Hill and beacon Road. Was sold in 1840 and now occupied by five almshouses with a Sunday School room above.
82	MDV110769	Slip to the north of the Royal Dart Yacht Club, Kingswear	Structure	A slip is labelled on the 2 nd edition OS map and is still present today.
	MDV110770	Slip to the north of the Royal Dart Yacht Club, Kingswear	Cartographic	A slip is labelled on the 2 nd edition OS map.
83	MDV73081	Sea Wall at Kingswear	Structure	Section of the 19 th century sea wall to the north-west of Kittery Court.
	MDV17599	Shapleigh Quay	Structure	Shapleigh Quay and Wharf was built in 1617, bought by the owners of Kittery Court in 1875 and used as a gardeners cottage.
	MDV110768	Slip to the south of the Royal Dart Yacht Club, Kingswear	Structure	A slip is labelled on the 2 nd edition OS map and is still present today.
84	MDV110766	Slip to the south of Beacon Road, Kingswear	Structure	A slip is depicted on the 2 nd edition OS map, and is still present today.

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No.	HER No.	Name	Record	Description
	MDV110785	Boat House to the south of Beacon Road, Kingswear	Structure	A boat house is recorded on the 2 nd edition OS map, and is still present today.
85	MDV110784	Boat House to the south of Beacon Road, Kingswear	Structure	A boat house is recorded on the 2 nd edition OS map, and is still present today.
86	MDV110760	Ruin east of Littery Quay, Kingswear	Cartographic	A ruin is labelled on the 1 st edition OS map.
	MDV110761	Ruin east of Littery Quay, Kingswear	Cartographic	A ruin is labelled on the 1 st edition OS map.
87	MDV110824	Wood Barn, Kingswear	Structure	A building is depicted on the 19 th century tithe map and 1 st edition OS map as a ruin. There is still a structure here, but may not feature any original remains.
88	MDV45506	Quarry in the Parish of Kingswear	Cartographic	A quarry is recorded on the 1904 OS map.
89	MDV110724	Field Name, Butts Barn Field, Kingswear	Cartographic	The possible location of a barn is indicated by a field name on the 19 th century tithe map.
90	MDV71834	World War II Battery west of Bayards Cove, Dartmouth	Monument	Site of a World War II Battery to the west of Bayards Cove, Dartmouth
91	MDV71833	World War II Battery south-west of Bayards Cove, Dartmouth	Monument	Site of a World War II Anti-Aircraft Battery to the south-west of Bayards Cove, Dartmouth.
92	MDV105210	Bomb craters to the south-east of Beacon Parks	Earthwork	A series of possible World War II bomb craters are visible as earthwork pits on aerial photographs of 1943.
93	MDV44714	Reservoir south of Swannaton, Dartmouth	Cartographic	Three small square features are depicted on early 20 th century maps, labelled as 'Reservoir' on the 1938 map.
94	MDV110776	Slip to the south of Bayards Cove Castle	Structure	A slip is labelled to the south of Bayards Cove Castle on the 2 nd edition OS map, and is still present today.
95	MDV71848	World War II Battery south of Bayards Cove, Dartmouth	Documentary	Recorded site of a World War II anti-aircraft battery.
96	MDV110835	Jetty to the north of Kingswear Station	Cartographic	A jetty is labelled on the 2 nd edition OS map. No longer mapped.
97	MDV45502	School in the Parish of Kingswear	Structure	A school is shown on the 1904 and 1963 OS maps, and is still a primary school.
98	MDV45504	Blacksmiths Workshop in the Parish of Kingswear	Cartographic	A 'smithy' is recorded on the 1904 OS map.
99	EDV6175 MDV108503	Archaeological watching brief at Evelyn Cottage / Building to rear of School Lane, Dartmouth	Event	The remains of walls and a slate surface were exposed during a watching brief carried out on the excavation of geotechnical pits on land adjacent to 2 School Steps. These features appear to relate to buildings shown on historic mapping.
100	EDV5567	Archaeological Watching Brief on Former Churchyard, Newcomen Road, Dartmouth	Event	Archaeological watching brief carried out during works on the former churchyard.
	EDV5246	Archaeological Building Survey of St Barnabus' Church, Newcomen Road	Survey	Building survey carried out on St Barnabus' Church.

TABLE 2: TABLE OF NEARBY HERITAGE ASSETS (SOURCE: DEVON AND DARTMOOR HER).

3.1.2 PREHISTORIC AND ROMANO-BRITISH 4000BC - AD43

There is limited evidence for Prehistoric, and no evidence for Romano-British activity in the area surrounding the proposal site. Only finds of a Mesolithic flint scatter recovered from the silts of the River Dart (MDV8528) indicate signs of activity; the scale of which (several hundred pieces), however, may indicate that this represents more substantial activity.

3.1.3 MEDIEVAL AD1066 - AD1540

It is not until the medieval period that there is again evidence of activity, the surviving evidence of early settlement around Dartmouth and Kingswear suggested by the presence of chapels and churches (MDV28403; MDV8522), and more directly through the remains of medieval manor houses (MDV17598). By the 15th century trade routes resulted in further growth of the settlement, indicated by the presence of merchant's houses (MDV42293). The strategic importance of Dartmouth during a period of increasing political turmoil and threat from abroad during the late-medieval period can be seen alongside Dartmouth's growing status as a trading harbour and is reflected in the construction of substantial quay walls (MDV1197533) and an artillery blockhouse at Bayards Cove (MDV8525).

3.1.4 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

The increasing population during the post-medieval period resulted in further growth of the settlement, several of the buildings within the Conservation Area showing 17th century origins, including: Agincourt House (MDV23694), Bayards Restaurant (MDV43359), Harbour View (MDV74905) and along Newcomen Road (MDV1297097) and Sunderland Terrace (List1197583). However it is largely the 18th and 19th century growth of the town that is mostly in evidence, well preserved examples along the waterfront (MDV23634), Custom House (MDV23637), Port View House (MDV23640), and Sabine House (MDV23636).

This settlement and trade was carried out alongside continued development of agricultural systems, with large scale irrigation within catch meadows (MDV105212) associated with farmsteads such as at Lower Swannaton (MDV110893); alongside increasing industrial activity to the south identified through numerous limekilns (MDV49102, MDV49103, MDV74895, MDV74896), mills (MDV23746) and quarries (MDV110751).

The importance of Dartmouth as a port continued into the 20th century, its position on the south coast resulting in the town being targeted by bombing raids during World War II (MDV105210) and the provision of anti-aircraft batteries (MDV71833, MDV71834, MDV71848) and anti-tank obstacles (MDV55096).

3.2 HISTORIC LANDSCAPE CHARACTERISATION

Much of the landscape surrounding Dartmouth, particularly on the higher ground, is characterised as *barton fields*, larger regular enclosures likely to have been laid out between the 15th and 18th centuries, some of the boundaries following earlier divisions, and distinct from the later generally straight-sided fields of later enclosure. As the land approaches the river, it has seen increasingly later post-medieval and modern enclosure until large areas of 19th century settlement are encountered along the riverside.

The county HLC represents a broad-brush approach to landscape analysis and it is clear in this instance that all of the land surrounding Fish Hoek and Waterside falls into the category of *19th century settlement*.

4.0 RESULTS OF ARCHAEOLOGICAL TEST-PITTING

4.1 INTRODUCTION

The archaeological test-pitting was carried out on 14th February 2018; and comprised the excavation of six test-pits (TP 01-06) measuring between 2m and 4.5m in length × 1m (Figure 9) wide by machine using a toothless grading bucket under archaeological supervision to a depth of up to 1.90m, this being the maximum safe depth. Test-pit 01 was excavated to a depth of 0.60m; test-pit 02 to 1.90m; test-pit 03 to 1.70m; test-pit 04 to 1.90m; test-pit 05 to 1.30m; and test-pit 06 to 1.90m.

A total of three features were identified, all walls and all within Test-Pit 04 (Figure 10). What follows is a summary of each test-pit with finds noted where they occur; see Appendix 1 for detailed context descriptions; Appendix 2 for a full finds concordance; and Appendix 3 for a set of baseline photographs.

4.2 DEPOSIT MODEL

The stratigraphy of the site was largely consistent across the whole area. A dark grey-brown silt-loam topsoil 0.12m-0.30m thick overlay dark grey-brown gritty silt-clay modern buried garden soil up to 0.35m thick. In the southern corner of the site (TP 01) this overlay a mid grey-brown soft clay-silt subsoil (102) up to 0.15m thick and the natural slate-stone bedrock (103). Elsewhere across the site the modern garden surface overlay a made-ground of loose angular slate-stone within dark brown-grey soft-friable clay silt 1.10m (TP 05) to 1.40+m thick (TP 03). The Natural was not encountered except within Test-Pits 01 and 05.

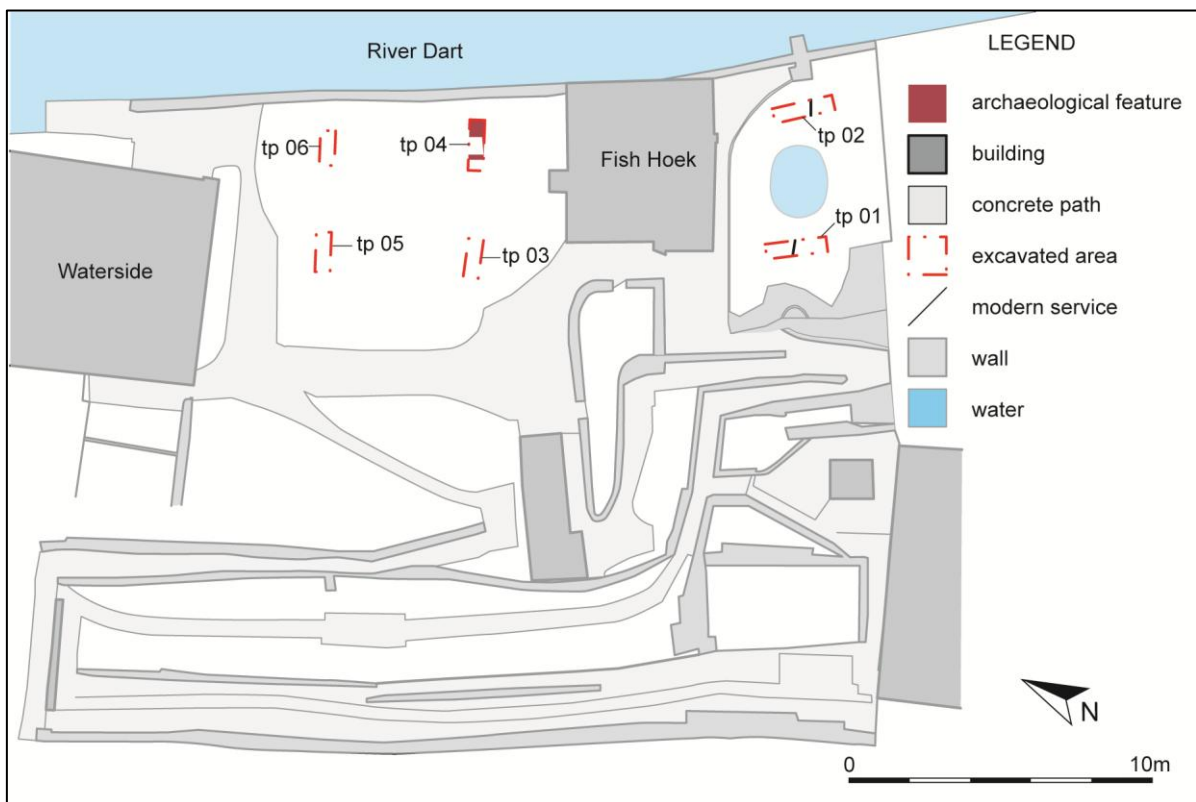


FIGURE 9: SITE PLAN SHOWING LOCATION OF THE TEST-PITS AND ARCHAEOLOGICAL FEATURES.

4.2.1 TEST-PIT 01

Test-Pit 01 was located towards the south-eastern corner on an approximate north-west to south-alignment. It measured 4.50m long and 0.60m deep, the depth to natural bedrock; the topsoil (100) was 0.18m thick; buried soil 0.25m thick; and the subsoil 0.15m thick. No finds were recovered from this trench.

A single modern water service pipe was identified within this test-pit, cut in from the topsoil.

4.2.2 TEST-PIT 02

Test-Pit 02 was located in the south-eastern corner of the site on an approximate north-west to south-east alignment. It measured 4m long and 1.90m deep; the topsoil (200) was 0.12m thick; overlying buried soils (201), (202) 0.64m thick; and made-ground (203) 1.10+m thick. Natural bedrock was not reached within this test-pit. Finds recovered from this test-pit included 2x sherds of flower pot from the topsoil (200) and 2x fragments of post-medieval ridge tile from made-ground layer (203).

A modern water service pipe, continuing from that within Test-Pit 01; and a modern former garden surface were identified within this test-pit, sealing the older topsoil layer.

4.2.3 TEST-PIT 03

Test-Pit 03 was located centrally towards the eastern boundary of the site on an approximate east to west alignment. It measured 2.80m long and 1.70m deep; the topsoil (300) was c.0.30m thick; and the made-ground (301) 1.40+m thick. Natural bedrock was not reached in this test-pit. No finds were recovered from this trench, nor any features identified.

4.2.4 TEST-PIT 04

Test-Pit 04 was located centrally along the eastern boundary of the site on an approximate east to west alignment. It measured 3.80m long and 1.90m deep. The topsoil (400) was up to 0.60m thick, having been heavily disturbed by tree roots; and the made-ground (402), (403) 1.40+m thick. Natural bedrock was not reached in this test-pit. Three walls, {404}, {405}, and {406} were identified within the test-pit.

Wall {404} was orientated north-west to south-east, measuring 1.05+m wide; wall {405} was orientated north-east to south-west, measuring 2.50m long from the southern end of {404}; and wall {406} orientated north-west to south-east, measuring 1.00+m long and 0.40m wide from the western end of {405}, though not surviving in good condition. All three walls measured 1.40+m high and were stone faced and constructed of coarsely dressed angular and sub-angular slate-stone up to 0.40m in size with a friable yellow lime mortar bond, wall {405} also containing occasional machine-made bricks. No finds were recovered from this trench.

4.2.5 TEST-PIT 05

Test-Pit 05 was located towards the north-eastern corner of the site on an approximate east to west alignment. It measured 2.50m long and 1.30m deep, the depth to natural bedrock; the topsoil (500) was c.0.20m thick; and the made-ground (501) 1.10m thick, directly overlying the natural slatestone bedrock.

No features were identified within the test-pit. A single small sherd of Chinese Porcelain from made-ground layer (501).

4.2.6 TEST-PIT 06

Test-Pit 06 was located at the north-eastern corner of the site on an approximate east to west alignment. It measured 2.50m long and 1.90m deep; the topsoil (600) was c.0.20m thick and the made-ground (601) 1.70+m thick. Natural bedrock was not reached in this test-pit.

No features were identified within the test-pit. A single sherd of North Devon Gravel Free pottery and 2 butchered cow bones were recovered from made-ground deposit (601).

4.3 DISCUSSION

The test-pitting at Fish Hoek and Waterside identified a total of three features, all walls. The thickness and alignment of wall {404} suggests that it may have formed part of an earlier phase of waterfront wall, superseded by later land reclamation; walls {405} and {406} forming part of a structure built against/retaining this wall. The three walls are likely to form part of a single structure built extending inland from the waterfront, the depth perhaps indicating the possible presence of a cellar. The presence of machine-made bricks within wall {405} would suggest possible repairs to the wall during the post-medieval period; the infill within the walls being the same as the made-ground across the site indicating that it went out of use as a result of the land reclamation.

That the structure is not present on the historic mapping would indicate that it pre-dates the mid 19th century, though by how much is unclear.

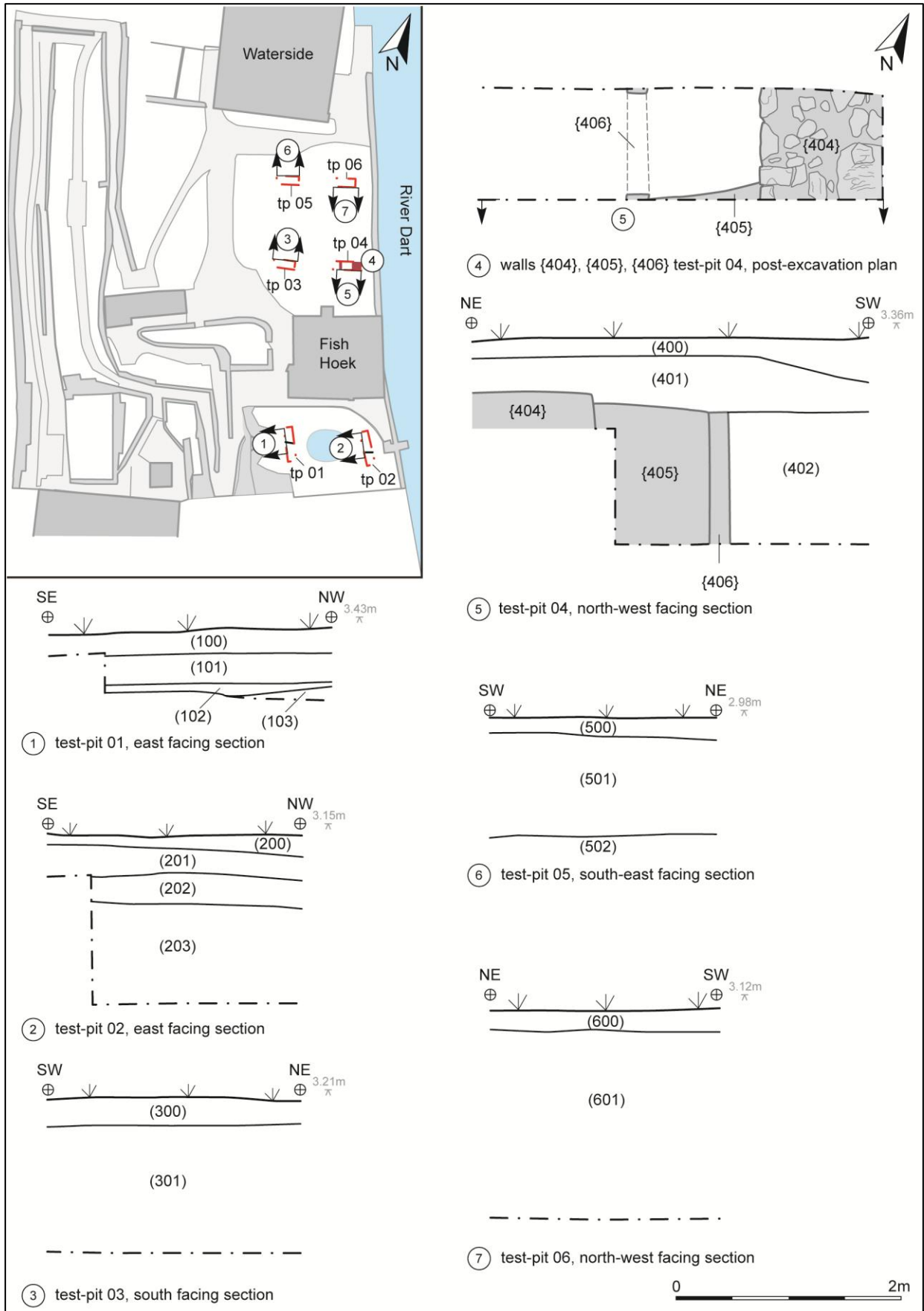


FIGURE 10: TEST-PIT SECTIONS AND PLANS OF ARCHAEOLOGICAL FEATURES.

5.0 CONCLUSION

The test-pitting at Fish Hoek and Waterside identified three features, all walls and reflecting the presence of a possible cellared structure against a former waterfront wall, all of which were superseded by a phase of land reclamation in the post-medieval period. The structure is undated, though the presence of machine-made bricks within one of the walls would indicate it has having at least been repaired in the late 18th – 19th century.

Given the results of the archaeological test-pitting the archaeological potential for much of the site is low, and it is recommended that if there is to be further archaeological investigations undertaken in relation to this site they should focus on the area surrounding Fish Hoek.

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APPENDIX 1: CONTEXT DESCRIPTIONS

Context	Type	Description	Relationships	Depth/thickness (m)	Spot date
Test-Pit 01					
(100)	Layer	TOPSOIL – dark grey-brown soft friable clay-silt-loam.	Overlies (101)	Up to 0.18m thick	Modern
(101)	Layer	BURIED SOIL – dark grey-brown soft clay-silt.	Overlain by (100); overlies (102)	c.0.25m thick	-
(102)	Layer	SUBSOIL – mid slightly grey-brown soft clay-silt.	Overlain by (101); overlies (103)	Up to 0.15m thick	-
(103)	Natural	NATRUAL – slate-stone bedrock.	Overlain by (102)	-	-
Test-Pit 02					
(200)	Layer	TOPSOIL – dark grey-brown friable silt-loam.	Overlies (201)	c.0.12m thick	Modern
(201)	Layer	LAYER – dark brown-grey gritty silt.	Overlain by (200); overlies (202)	c.0.34m thick	Modern
(202)	Layer	BURIED SOIL – mid brown soft friable clay-silt.	Overlain by (201); overlies (203)	c.0.30m thick	-
(203)	Layer	MADE-GROUND – angular slate-stone within dark brown-grey soft friable clay-silt.	Overlain by (202)	1.10+m thick	-
[204]	Cut	LINEAR SERVICE CUT – water pipe trench cut orientated approximately north-west to south-east. Measures 0.30m wide.	Filled by (205); cuts (202)	-	Modern
(205)	Fill	FILL OF [204] – black friable silt with abundant grit.	Overlain by (201); fill of [204]	-	Modern
Test-Pit 03					
(300)	Layer	TOPSOIL – dark brown soft friable clay-silt-loam.	Overlies (301)	c.0.30m thick	Modern
(301)	Layer	MADE-GROUND – angular slate-stone within dark brown-grey clay-silt.	Overlain by (300)	1.40+m thick	-
Test-Pit 04					
(400)	Layer	TOPSOIL – dark brown soft friable clay-silt-loam, heavily root disturbed.	Overlies (401)	c.0.16-0.60m thick	Modern
(401)	Layer	LAYER – dark slightly grey-brown friable gritty clay-silt.	Overlain by (400); overlies (402)	c.0.40m thick	-
(402)	Layer	MADE-GROUND/RE-DEPOSITED NATURAL – mid pink-brown soft clay with angular slate-stone inclusions.	Overlain by (401); abuts {406}	1.10+m thick	-
(403)	Layer	MADE-GROUND – angular slate-stone within dark brown-grey soft friable clay-silt.	Overlain by (401); abuts {404}, {405}, {406}	1.40+m thick	-

{404}	Structure	WALL – linear wall orientated approximately north-west to south-east. Measures 1.05+m wide and 1.40+m high. Constructed of dressed angular and sub-angular stone with yellowish mortar bond.	Abutted by (403); keyed to {405}	1.40+m high	-
{405}	Structure	WALL – linear wall orientated approximately north-east to south-west. Measures 1.10m long and 1.40+m high. Constructed of roughly dressed angular and sub-angular stone with yellowish mortar bond. Includes red brick.	Abutted by (403); keyed to {404}, {406}	1.40+m high	-
{406}	Structure	WALL – linear wall orientated approximately north-west to south-east. Measures 0.50m wide and 1.40+m high. Constructed of angular and sub-angular stone with yellowish mortar bond. Largely collapsed.	Abutted by (402), (403); keyed to {405}	1.40+m high	-
Test-Pit 05					
(500)	Layer	TOPSOIL – dark brown soft-friable clay-silt-loam.	Overlies (501)	c.0.20m thick	Modern
(501)	Layer	MADE-GROUND – angular slate-stone within dark brown-grey soft-friable clay-silt.	Overlain by (500); overlies (502)	1.10m thick	-
(502)	Layer	NATURAL – slate-stone bedrock.	Overlain by (501)	-	-
Test-Pit 06					
(600)	Layer	TOPSOIL – dark brown soft-friable clay-silt-loam.	Overlies (601)	c.0.20m thick	Modern
(601)	Layer	MADE-GROUND – angular slate-stone within dark brown-grey soft-friable clay-silt.	Overlain by (600)	1.70+m thick	

APPENDIX 2: FINDS CONCORDANCE

Context	POTTERY			OTHER			DATE
	Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	
(501)	1	5	Chinese porcelain				Post-medieval
(601)	1	10	NDGF	2	449	cow bone, butchered	Post-medieval
(200)	2	2	flower pot				Post-medieval
(203)	-	-	-	2	133	ridge tile - co-joining	Post-medieval
TOTAL	4	17	-	4	582	-	Post-medieval

APPENDIX 3: TRIAL-PITTING SUPPORTING PHOTOGRAPHS



SITE SHOT, TEST-PIT 01 AND 02 LOCATIONS; VIEWED FROM THE NORTH-EAST (NO SCALE).



SITE SHOT, TEST-PIT 03 AND 04 LOCATIONS; VIEWED FROM THE EAST (NO SCALE).



TEST-PIT 01 NORTH-EAST FACING SECTION SHOWING THE MODERN SERVICE PIPE AND SOIL LAYERS OVERLYING THE NATURAL BEDROCK; VIEWED FROM THE NORTH-EAST (2M SCALE).



TEST-PIT 01, POST-EXCAVATION PLAN SHOT SHOWING MODERN SERVICE PIPE AND NATURAL BEDROCK; VIEWED FROM THE NORTH-WEST (2M SCALE).



TEST-PIT 02, NORTH-EAST FACING SECTION, OBLIQUE, SHOWING THE MODERN SERVICE PIPE AND SOIL LAYERS OVERLYING MADE-GROUND DEPOSITS; VIEWED FROM THE NORTH (2M SCALE).



TEST-PIT 03, SOUTH-EAST FACING SECTION SHOWING THE SOIL LAYERS OVERLYING THE MADE-GROUND DEPOSITS; VIEWED FROM THE SOUTH-EAST (2M SCALE).



TEST-PIT 03, POST-EXCAVATION PLAN SHOT SHOWING THE MADE-GROUND DEPOSITS ; VIEWED FROM THE NORTH-EAST (2M SCALE).



TEST-PIT 04, POST-EXCAVATION PLAN SHOWING WALL {404}; VIEWED FROM THE NORTH-EAST (2M SCALE).



TEST-PIT 04, DETAIL OF WALL {404}; VIEWED FROM THE NORTH-EAST (1M SCALE).



TEST-PIT 04, DETAIL OF WALL {404} WITH OVERLYING SOIL LAYERS; VIEWED FROM THE NORTH-WEST (1M SCALE).



TEST-PIT 04, DETAIL OF WALL {405} NORTH-WEST FACING ELEVATION; VIEWED FROM THE NORTH-WEST (2M SCALE).



TEST-PIT 04, DETAIL OF WALLS {404} AND {405}, POST-EXCAVATION; VIEWED FROM THE NORTH (2M SCALE).



TEST-PIT 05, SOUTH-EAST FACING SECTION, OBLIQUE SHOWING SOIL LAYERS OVERLYING MADE-GROUND DEPOSITS AND THE NATURAL BEDROCK; VIEWED FROM THE EAST (2M SCALE).



TEST-PIT 05, POST-EXCAVATION SHOT SHOWING MADE-GROUND DEPOSITS OVERLYING THE NATURAL BEDROCK; VIEWED FROM THE NORTH-EAST (2M SCALE).



TEST-PIT 06, NORTH-WEST FACING SECTION SHOWING THE SOIL LAYERS OVERLYING MADE-GROUND DEPOSITS; VIEWED FROM THE NORTH-WEST (2M SCALE).



TEST-PIT 06, POST-EXCAVATION SHOT SHOWING MADE-GROUND DEPOSITS; VIEWED FROM THE NORTH-EAST (2M SCALE).



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