

LAND OFF MAUDLINS LANE TAVISTOCK WEST DEVON DEVON

Historic Building Recording and Archaeological Monitoring and Recording



South West Archaeology Ltd. report no. 200603

LAND OFF MAUDLINS LANE, TAVISTOCK, WEST DEVON, DEVON

HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING & RECORDING

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Work undertaken by SWARCH for
Gilletts Holdings Ltd (The Client)

SUMMARY

South West Archaeology Ltd. was commissioned to undertake the historic building recording of the 'old ruins', Maudlins Park, Tavistock, Devon. This work was undertaken in order to assess the fabric affected by the development of the site and establish the historical and archaeological context for these 'ruins'. Archaeological monitoring and recording of groundworks of the upper (western) plot was also be undertaken.

The site consists of two building plots on the edge of the historic core of Tavistock. The overall setting has a strong 19th century character. The 'old ruins' are comprised of the slatestone/killas rubblestone walls of a relatively small sub-rectangular building with small brick outshut to the east corner, enclosed within the west end of a walled garden plot running back from the houses along Ford Street. A general lack of architectural detail means they can only be broadly dated to the early to mid-19th century.

The archaeological monitoring of the upper (western) plot identified a total of five features, likely dating from the post-medieval and modern periods; and reflecting the historic development of the plot as part of the grounds of the former leper hospital or workhouse situated to the north-east; and subsequent 20th century development of the site.



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STUDIO OK (THE ARCHITECT)

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1.0 INTRODUCTION

LOCATION: MAUDLINS LANE
PARISH: TAVISTOCK
COUNTY: WEST DEVON
NGR: SX47491 74059
PLANNING REF: 1939/17/FUL
OASIS NUMBER: SOUTHWES1-310225
SWARCH REF: TML18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Gilletts Holdings Ltd (the Client) to undertake historic building recording and archaeological monitoring and recording during the development of land at the 'old ruins', Maudlins Lane, Tavistock, Devon. This work was undertaken in accordance with a Written Scheme of Investigation (Balmond 2018) drawn up in consultation with the LPA and in line with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Maudlins Lane is located towards the western edge of Tavistock, just off the A390 (Figure 1). The site is located on Maudlins Park, just off Maudlins Lane, at an altitude of c.95m AOD. The soils of this area were not surveyed by the Soil Survey of England and Wales (SSEW 1983). The geology of this area is the sedimentary slate bedrock of the Tavy Formation (BGS 2018).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The proposed development site lies on the western side of the modern settlement of Tavistock, close to Ford Street and off Maudlins Lane. The 'old ruins' are located within the Tavistock amalgamated Conservation Area, while the northern part of the site (Lynares) is located outside the Conservation Area. Tavistock is a medieval borough created in the 12th century and made a stannary town in 1304. The wealth of the town is a result of the combination of the tin and copper trade and woollen cloth production. A culvert is recorded from the end of Maudlins Lane running north east between the Old Workhouse Cottages at Mount Ford and Spring Hill. A copper vein mined by Wheal Pixon Copper Mine lies to the south of the development site, crossing the road where Maudlins Lane and Ford Street meet.

The row of cottages north-east of the site appear to be located on the site of a medieval leper hospital, later a workhouse. One of the cottages in a row immediately south of the proposed site is Listed, and the row has been considered for local listing. A small building is shown on the site of the 'old ruins' on the 1883 1:500 town plan of Tavistock. The site next to Lynares appears to be part of the former workhouse garden at this date. Limited archaeological work has been carried out in this area, although a watching brief was undertaken during works at Mount Ford.

1.4 METHODOLOGY

The building assessment was conducted by Emily Wapshott in March 2018 in accordance with a WSI (Balmond 2018). The work was undertaken in line with best practice and followed the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016).

The archaeological monitoring was conducted between May and June 2020 in accordance with the WSI. The work was undertaken in line with best practice and followed guidance outlined in CifA's *Standard and Guidance for an Archaeological Watching Brief* (2014). A single rectangular area measuring up to 21m x 16m was excavated by tracked machine to the depth of formation or weathered natural using a toothless grading bucket under archaeological supervision. Exposed deposits were excavated by hand.

The works were designed to establish the presence, absence, extent, depth, character and date of any *in situ* archaeological deposits within the site to inform any further planning decisions.

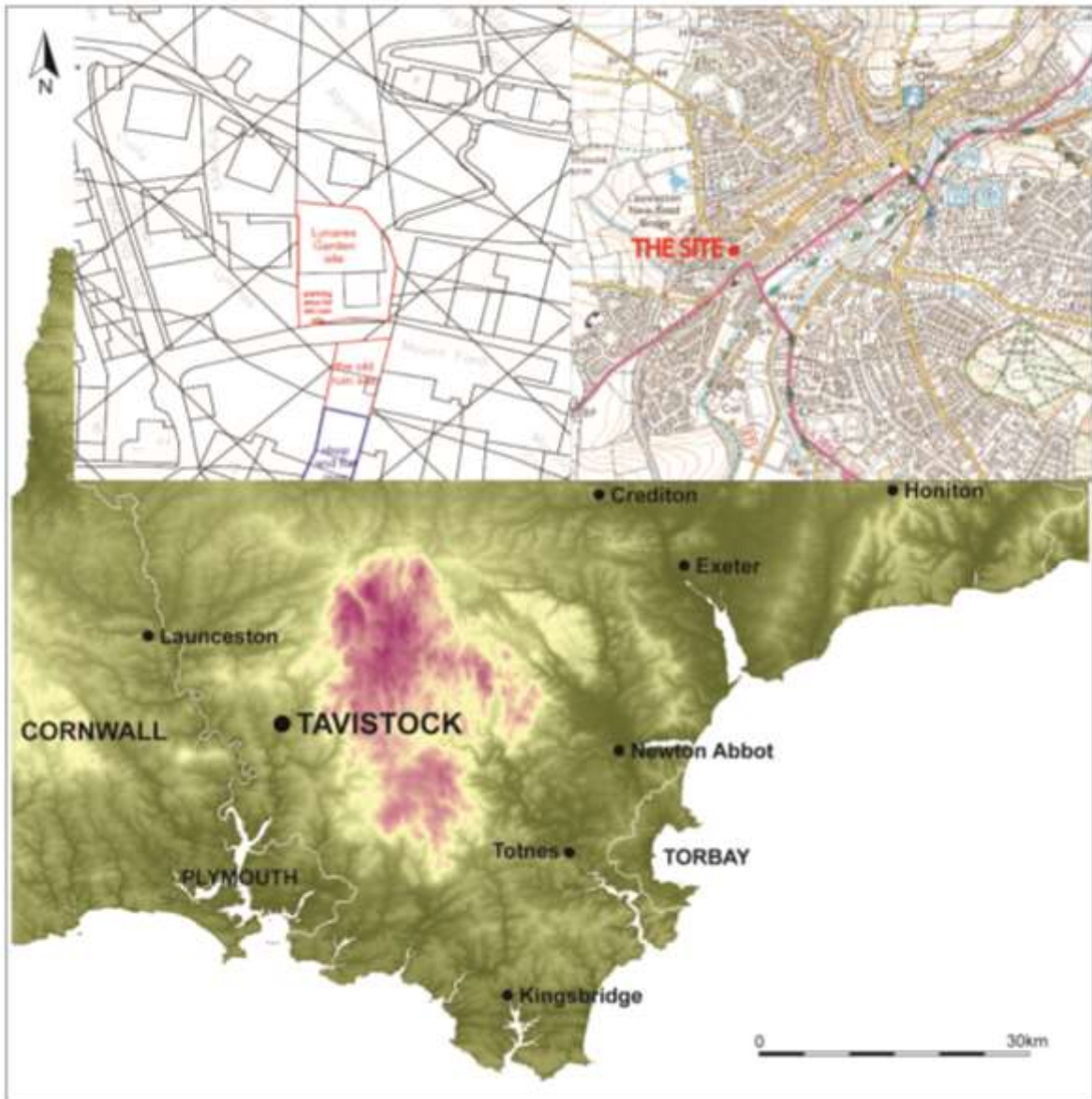


FIGURE 1: LOCATION MAP. DETAILED INSET MAP PROVIDED BY AGENT.

2.0 DESK-BASED APPRAISAL

2.1 DOCUMENTARY HISTORY

Tavistock, in the hundred and deanery of Tavistock, is a medieval borough, created in the early 12th century and was made a stannary town in 1304. The wealth of the town is a result of the combination of the tin and copper trade and woollen cloth production. A medieval leper hospital is documented to the north east of the site in the medieval period, later becoming a workhouse. It is recorded by Lysons in the early nineteenth century as mentioned in Bishop Brantingham's register under the year 1374 as a hospital for lepers dedicated to St Mary Magdalen and converted to a poor house by 1822. (Lysons 1822). A manuscript in the Plymouth and West Devon Record Office (PWDRO) records the appointment of trustees for the Maudlin or Lazar House of St Mary Magdalen and Theobold and suggests that it included a Chapel, Chapel Hay, Maudlin Parks and Maudlin Mead (2731/82: 1835). A conveyance between the executors of the will of the 7th Duke of Bedford and the Trustees of the Tavistock Cottage Hospital for part of a field called Maudlin Parks and dated 1895 is also held in the PWDRO (840/90). The 1851 Census records the Old Workhouse as 'now let to private tenants'.

2.2 CARTOGRAPHIC RECORD

The 1802 Tavistock Ordnance Survey surveyor's draft map (Figure 2) shows Tavistock as a relatively linear settlement along the river Tavy, spreading out long roads to the north and surrounded by enclosed agricultural fields and farmsteads. It is difficult to discern individual buildings on this map however the development sites appear to be located in an area of enclosed fields to the west of the town.



FIGURE 2: EXTRACT FROM THE 1802 OS SURVEYOR'S DRAFT MAP (BL); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

The 1842 Tavistock Tithe map (Figure 3) shows the buildings of the old workhouse but no other buildings or structures in this area. Due to the nature of the ownership of much of the land in and

around Tavistock at this time it was exempt from tithes and therefore is not shown in detail on the tithe map. The Wynne map of the Bedford estate dating from the mid eighteenth century (not depicted) also shows little detail in the area of the development site, not illustrating the leper hospital which is documented.



FIGURE 3: EXTRACT FROM THE 1842 TAVISTOCK TITHE MAP (BL).

The 1st edition OS map (Figure 4) is the first map to clearly show the site. This depicts it as comprising part of the former workhouse garden and part of a garden or yard with a building belonging to one of the properties fronting onto Ford Street. An access lane from Maudlins Lane divides the two plots. It is evident that New Launceston Road has been diverted by this point down Spring Hill, with its previous course down Maudlins Lane now shown only as a green lane and providing access to the properties immediately off Ford Street. To the south of Maudlins Lane is a gas works.

The 2nd edition OS map (Figure 5) indicates that little change had taken place since 1883 although the building in the garden to the rear of the property fronting onto Ford Street appears to have been enlarged or replaced with a bigger building as this now occupies much of the plot. The London and South Western Railway has been constructed to the north west of the site and the cottage hospital is shown to the north.

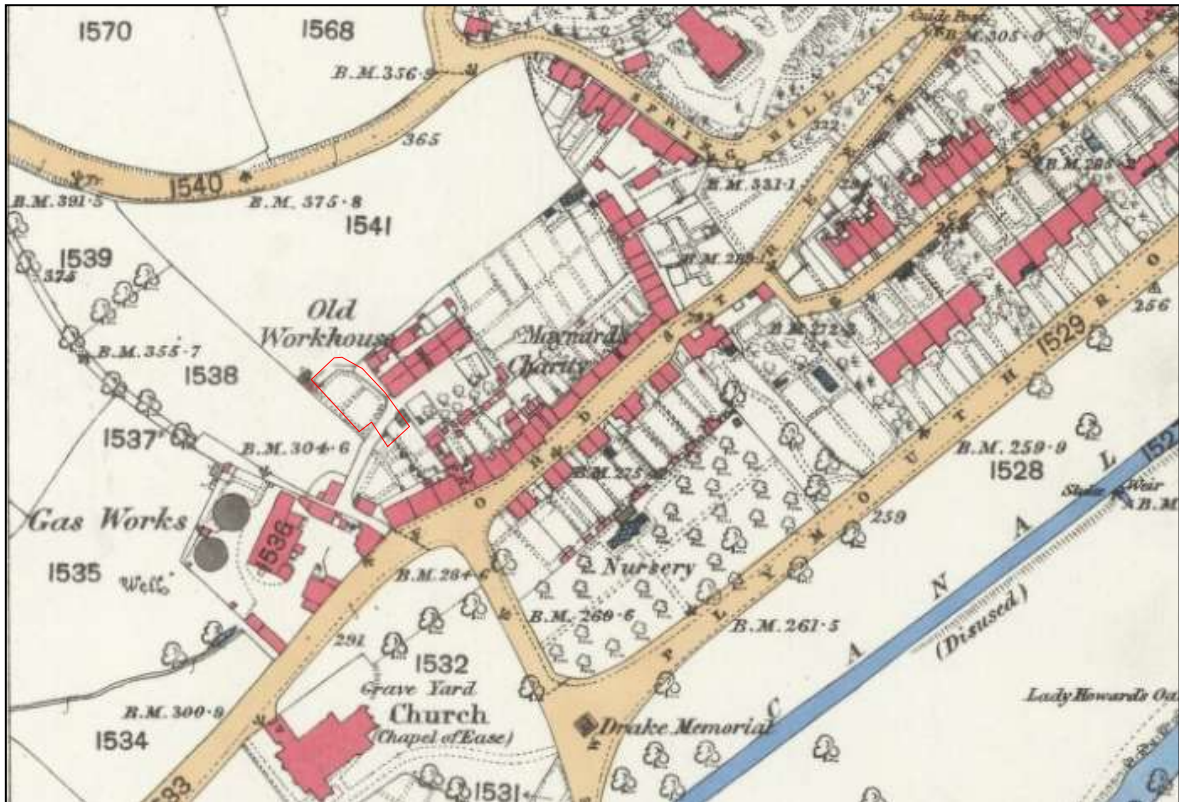


FIGURE 4: EXTRACT FROM THE 1883 OS 1ST EDITION 25INCH MAP (NLS); THE SITE IS INDICATED.



FIGURE 5: EXTRACT FROM THE 1905 OS 2ND EDITION 25INCH MAP (NLS); THE SITE IS INDICATED.

The 1938 OS map (Figure 6) again shows little change in the area of the development site. A building is still shown to the rear of the property fronting Ford Street and a footpath is marked linking Maudlins Lane to New Launceston Road, leading to a railway bridge. A number of buildings have been constructed to the north of the site, adjacent to the cottage hospital.

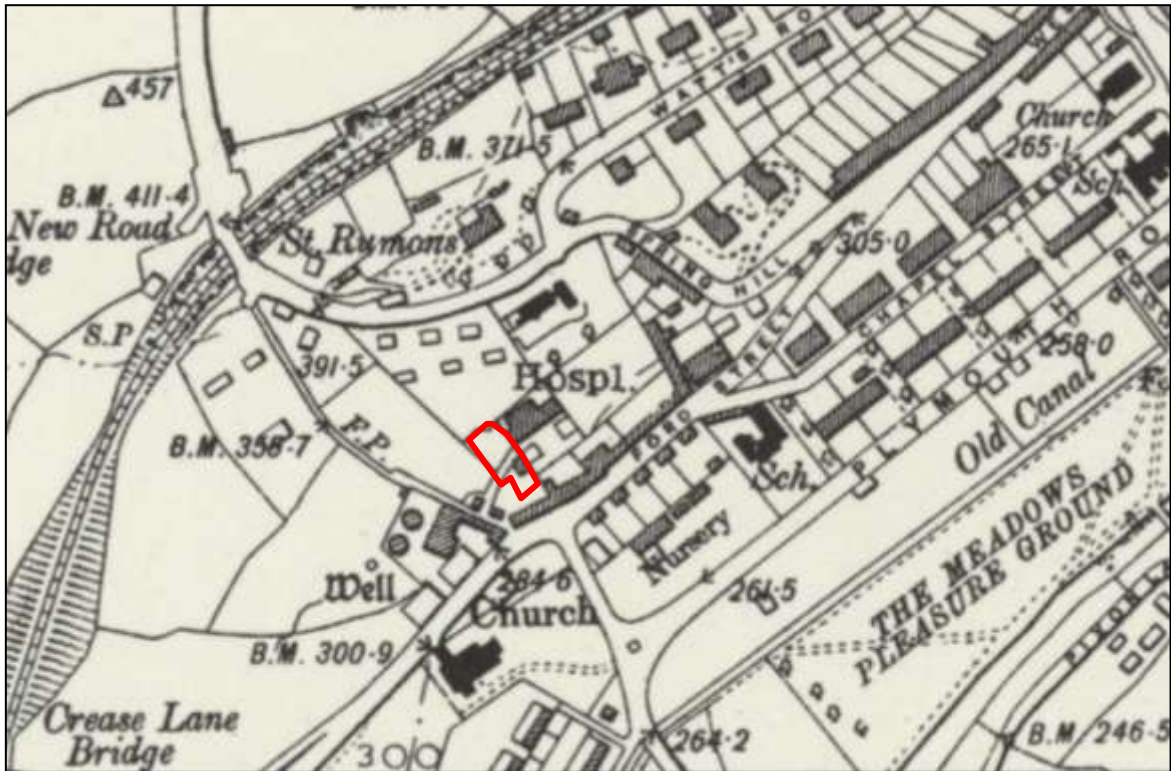


FIGURE 6: EXTRACT FROM THE 1938 6 INCH OS MAP (NLS). THE APPROXIMATE SITE IS INDICATED

The property 'Lynares' appears to have been built after the 1938 Ordnance survey Map but prior to the 1954 map (not shown).

3.0 HISTORIC BUILDING RECORDING

3.1 SITE DESCRIPTION

The development site is divided into two parts bisected by Maudlin Park: the lower (eastern) site, situated at the upper end of a walled garden with an entrance onto Maudlins Park; and the upper (western) site, an area of gravel and concrete containing a large concrete-block garage structure with two terraces of garden above with granite retaining walls.

Maudlins Park is a small back road that leads from Maudlins Lane to the 'Old Workhouse', which stands immediately north-north-west of the site. Ford Street, as far as the Duke of York Public House, is narrow and there are a number of tall three-storey 18th century town houses to its western side. All of the houses that back onto the corner of Maudlins Lane are mid or late 19th century in character. Maudlins Lane has a very narrow entrance between these rows of houses. A notable feature of the gardens lower down the lane are the single-storey outbuildings, some of which open onto the lane, others of which face into the garden. Several of these outbuildings have brick chimneys. Each of the larger houses here seems to have such an outbuilding in its garden, indicating this site and the 'old ruins' form part of a wider pattern.

3.2 BUILDING DESCRIPTIONS

Description

The surviving elements of the 'old ruins' are as two relatively tall slate and shale rubble stone walls, surviving to almost first floor height, with a small brick returning outshut to the east side and a further low section of garden wall to the south. The tallest section of wall runs alongside the road to the north-west; there is a short stretch of looser slate rubble that runs up to the north corner and has been heavily repointed in cement. There are patches of recycled dressed granite blocks, bricks and looser rubble mixed in with rough granite and concrete blocks. A section of broken granite memorial cross is embedded in cement at the entrance to the site; this section of stonework was built in the early 20th century, bonded with a coarse grey cement mortar. Within the southern part of the north-west wall there is a blocked flue, filled with terracotta blocks and bricks.

The north corner of the site is closest to the Old Workhouse and has a wide projecting plinth of much heavier slatestone to the base of the wall, c.0.70-0.75m high c.1m in length. This is slightly angled and may be part of an earlier gateway to the former workhouse. The rest of the wall at the north corner is built up and over this plinth.

The long north-east wall is a slate rubble garden wall with some shallow buttresses. It runs from the plinth down to the houses along Ford Street and is obviously associated with the 19th century growth of the southern part of that street. This wall has two interesting details: the lower 1.25-1.50m is of a denser darker slate and may be slightly earlier than the looser top at the west end; perhaps when the outbuilding was built up against it the wall needed to be raised. It also has two flues forced in: one to the west has terracotta bricks and blocks infilling, with a round terracotta flue in the wall, the stonework hacked and patched. This flue serves a small fireplace with stone-built sides and a cast-iron barred grate; a short section of brick chimney sits on the width of the wall. To the east there is another flue. This is wider and also of brick but with some concrete and cement. It has an open fire braced by two recycled pieces of grey-green sandstone slab with an iron bar for a lintel, under a series of stacked granite blocks in cement mortar, which may have braced a copper. There is a raised flue, again of rounded terracotta pipe, which serves this. To the east side the stone boundary wall is abutted by two brick walls at right angles, forming a sub-square space. It has a blocked door in its south wall with a narrow timber lintel and is built of a

mix of English garden wall bond and irregular brick bonds; this may be a former outside privy. The eastern part of the site is bounded by an open timber post and rail fence.

To the south is another slate and shale garden boundary wall, also running from Maudlins Park all the way down to the houses along Ford Street. The top of this wall slopes down to the east as the ground drops, indicating the footprint of the former outbuilding has been raised and levelled. This wall has been raised and patched with recycled dressed granite blocks, bricks and concrete blocks and topped with recycled weathered slate slabs. The entrance, in the south-west corner is framed by part of a continuous slate rubble garden wall which runs all the way down the east side of Maudlins Park, at the entrance to the site it is terminated with a rounded topped granite gatepost, with heavy iron pintle.

As noted, the footprint of the site has been levelled. The gravel surface may conceal a cobbled floor, but if so, it was not observed.

Function

It is difficult to distinguish function from what remains of the outbuilding but it is of quite a large size, with at least one scar of an inner partition wall. Two clear cells can be identified, both long narrow north-south spaces, within the larger rectangular plan outer walls. The two flues and blocked flue indicate that it may have been a wash house. Although it lies within the garden of one of the houses along Ford Street it may have served several in that row.

Phasing

The boundary walls, of thin platey slate stone slab and shale rubble, are very similar to the other 19th century garden walls and boundary walls in the immediate area. The looser rubble and patched sections have a later 19th century character; an outbuilding built up against the earlier garden walls. The mixed rubble, with reused granite blocks and concrete and darker cinder blocks where the original outbuilding has been extended to the south, possibly forming a garage, with an entrance to Maudlins Park is probably early to mid 20th century, as its build includes concrete, cinder and cement mortars.

Significant Features

- Late 19th century flue forced into the early-to-mid 19th century garden wall;
- Late 19th or even early 20th century flue and possible copper structure, forced into the early-to-mid 19th century garden wall;
- Blocked third flue;
- Brick former privy, with door to garden?

3.3 SIGNIFICANCE

The structure is of limited local interest and value. This type of low rectangular single storey outbuilding is characteristic of the lower historic part of Maudlins Lane; some of the outbuildings open onto the lane, others face into gardens. Several of the larger outbuildings have brick chimneys. Each of the larger houses here seems to have such an outbuilding in its garden suggesting the site, with its ruined outbuilding remains is part of a wider pattern. It is uncertain what the original function of this structure was, however it appears likely to have served as a wash house for some of its existence.

3.4 ARCHAEOLOGICAL POTENTIAL

The archaeological potential of the site is *low*, however the remains of the medieval leper hospital and its associated chapel are not clearly documented and there is the potential to encounter archaeological remains dating from this and later periods.

4.0 ARCHAEOLOGICAL MONITORING AND RECORDING

4.1 INTRODUCTION

The archaeological monitoring followed directly from the clearance of scrub and demolition of the 20th century garage structure and standing walls on the upper (western) site, to the north-western side of Maudlins Park; and comprised a site strip of a single sub-rectangular area (Area 01) split into two sections by the terracing of the garage. The works were carried out by machine to the depth of formation and weathered natural using (where possible) a toothless grading bucket under archaeological supervision. Exposed archaeological deposits and features were excavated by hand in accordance with the WSI and ClfA guidelines.

A complete description of all contexts can be seen in Appendix 2; detailed finds concordance in Appendix 3; and baseline photographs in Appendix 4.

4.2 EXCAVATION RESULTS

Area 01 was located on the upper (western) site, extending back from Maudlins Park, and encompassing the site of a modern garage structure and areas of terraced garden (Figure 7). It was sub-rectangular in plan, set on an approximate north-east to south-west orientation, measuring c.21m × 16m; and was excavated to a depth of up to 2.20m.

Where the ground had not been heavily disturbed by modern construction, a stratigraphic sequence of scrub mixed topsoil (100), mid yellow-brown friable silt; overlying topsoil (101), mid-dark brown friable silt-loam; buried topsoil (102), mid-dark brown friable clay-silt-loam; subsoil (123), mid red-brown friable-soft silt-clay; and the natural (103), angular and sub-angular slatestone and shillet within mid brown-yellow soft slightly silt-clay. Across the north-western end of the site an additional layer of re-deposited natural (112), angular and sub-angular slatestone within mid brown-yellow friable-soft silt-clay overlay the subsoil.

4.2.1 DRAINS

A single drain [108] was located along the north-western edge of the site. It was slightly sinuous in plan on an approximate north-east to south-west alignment, running the full width of the site. It was identified for a length of 15m, measuring 0.80m wide and 0.28m deep with vertical sides and flat base. It was of stone-built construction {109}, with angular stone blocks forming the sides and large slatestone capping; and the cut had been backfilled with (110), mid yellow-brown to brown friable silt. The drain had been infilled with (111), mid-dark brown friable clay silt with patches of firm dark brown clay.

4.2.2 GRAVES (ANIMAL)

A single animal grave [116] was identified towards the centre of the site. It was sub-circular in plan, measuring 0.40m in diameter and 0.05m deep with steep sloping side and undulating but broadly flat base. It contained a single fill: (117), dark brown friable silt with the largely articulated remains of a small animal, probably a cat.

4.2.3 MODERN FEATURES

The excavation of Area 01 identified that the south-eastern half of the site had been heavily disturbed through episodes of construction and terracing. The 20th century garage was set within a square terrace cut [118], measuring 8m × 8m and up to 2.20m deep with vertical sides and flat base. The garage had been constructed of concrete block walls {119} 0.15m thick, with concrete floor surface (120) overlying a rubble/stone bedding layer (121). Behind the garage, the terrace cut had been backfilled with (122), large angular and sub-angular stone.

Immediately to the north-west of the terrace cut, feature [104] was rectangular in plan, set on an approximate north-east to south-west alignment. It extended c.5m into the area, measuring 2m wide and 0.16m deep with vertical sides and flat base. It contained a single fill: (105), black grit and ash mixed with dark brown friable silt. This feature is likely to have been associated with drainage of the ground behind the garage.

4.2.4 WALLS

A single short section of stone wall footing {114} was identified towards the western corner of the site. It survived for a length of 1.10m, measuring 0.30m thick and up to a height of 0.10m (a single 'course') on an approximate north-west to south-east alignment. The wall was set within a construction cut [113], up to 0.05m deep with steep to vertical sides and flat base; the remains being backfilled over with (115), mid-dark brown soft-friable silt-clay.

4.2.5 FINDS

Only a small quantity of finds was recovered during the excavations, including: 6 sherds (21g) of post-medieval white refined earthenware pottery; 1 sherd (3g) post-medieval industrial slipwares; 1 sherd (8g) of post-medieval coarseware pottery; 1 (3g) clay pipe stem; 25 fragments (158g) of animal bone from topsoil (101). The incomplete articulated remains of an animal burial, believed to be a cat, were also recovered from grave [116].

The finds recovered demonstrate post-medieval and modern domestic activity on the site.

4.3 DISCUSSION

The archaeological monitoring revealed a number of features, including: stone-built drains and walls; an animal burial; and modern features associated with the construction of a garage. It is likely that the features represent the association of the site with former workhouse building to the north; and later domestic use of the garden plot.

The position and alignment of stone-built drain [108], along with the good quality of its construction, suggest that it is likely to have been associated with the one of the phases of institutional buildings located to the north-west. However, the feature is undated and it is unclear whether the feature was associated with either the leper hospital or later workhouse, though the development site was historically part of the workhouse grounds and the feature appears to run in line from the rear of the existing buildings perhaps indicating that this later period is more likely. The position of wall {114}, towards the existing south-west boundary, indicates that it too may have been a boundary feature, perhaps similarly to the workhouse grounds. However, no clear link could be established, and it is possible that the wall may represent the remains of a later boundary or garden feature.

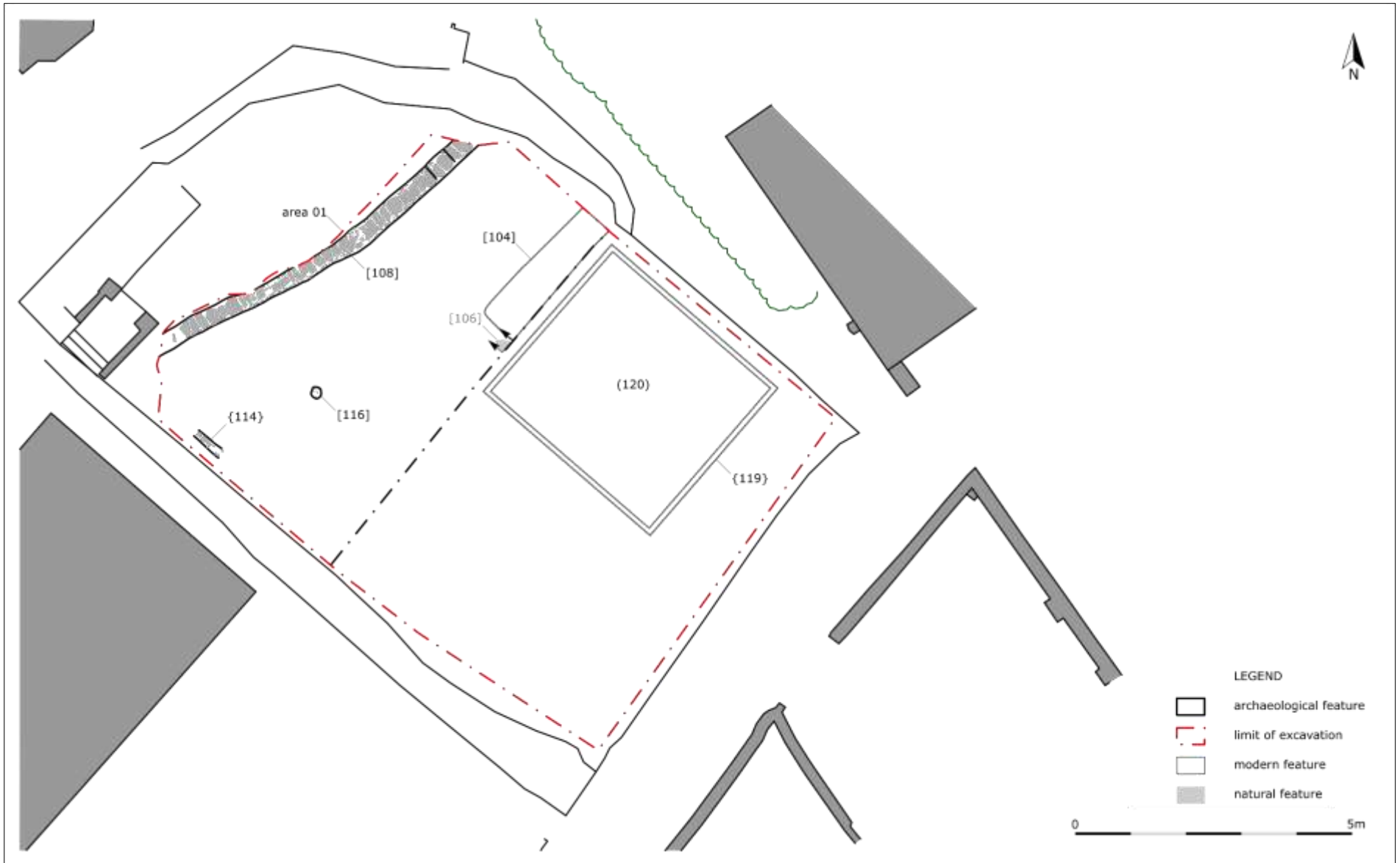


FIGURE 7: SITE PLAN SHOWING LOCATION OF AREAS SUBJECT TO ARCHAEOLOGICAL MONITORING AND ARCHAEOLOGICAL FEATURES.

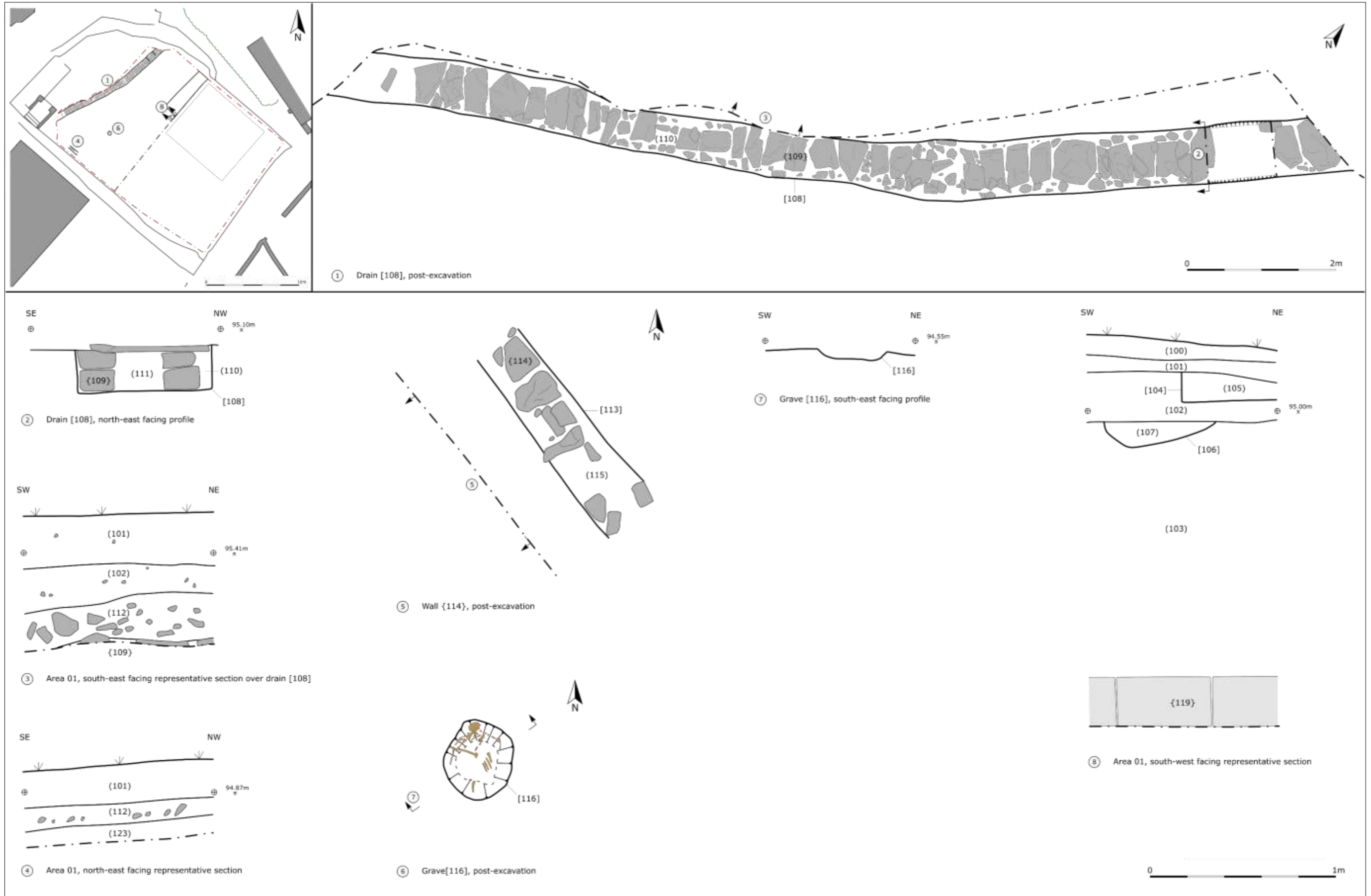


FIGURE 8: SITE PLANS AND SECTIONS. HEIGHTS AT AOD.

5.0 CONCLUSION

The site comprises two rectangular plots of land on the fringe of the historic core of Tavistock, either side of the narrow back road of Maudlins Park, off Maudlins Lane. The overall setting has a strong 19th century character and feels like a part of the town which was laid out in this period. Of historic interest on the site are the ruined slate and shale rubblestone walls of a relatively small rectangular building, with small brick outshut to the east corner, enclosed within the west end of the long walled garden plot, running back from the houses along Ford Street. Without more architectural details from which to define a narrower date range we can only broadly date the building remains on their structural form and in consideration of the historic mapping, giving a likely early to mid-19th century date.

The archaeological monitoring of the upper (western) plot identified a total of five features, likely dating from the post-medieval and modern periods; and reflecting the historic development of the plot as part of the grounds of the former workhouse situated to the north-east; and subsequent 20th century development of the site.

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APPENDIX 1: SUPPORTING PHOTOGRAPHS – BUILDING RECORDING



1. STONE RUBBLE OUTBUILDING (INDICATED) WITHIN THE BACK PLOT OF A HOUSE ALONG CALLINGTON ROAD, NEXT TO MAUDLINS LANE; VIEWED FROM THE NORTH-NORTH-EAST.



2. VIEW DOWN MAUDLINS LANE TO FORD STREET; NOTICE THE OTHER SINGLE STOREY OUTBUILDING WITH CHIMNEY ALONGSIDE THE LANE; VIEWED FROM THE WEST-NORTH-WEST.



3. VIEW UP MAUDLINS PARK TOWARDS THE OLD WORKHOUSE BUILDING; VIEWED FROM THE SOUTH-SOUTH-WEST.



4. VIEW INTO THE GARDEN PLOTS TO THE REAR HOUSES ALONG FORD STREET AND ADJACENT TO THE PROPOSED SITE. NOTICE THE SINGLE-STOREY WASHHOUSE WITH CHIMNEY TO THE REAR OF THE PLOT (INDICATED); VIEWED FROM THE NORTH.



5. VIEW ACROSS TO ROWS OF MID-TO-LATE 19TH CENTURY COTTAGES AND THE LATER 19TH CENTURY CATHOLIC CHURCH, WITH MORE MODERN HOUSES BEHIND; VIEWED FROM THE NORTH-EAST.



6. THE LOWER SITE, SHOWING THE ENTRANCE ONTO MAUDLINS PARK; VIEWED FROM THE WEST-SOUTH-WEST.



7. THE LOWER SITE, THE NORTH-WEST WALL FACING ONTO MAUDLINS PARK; VIEWED FROM THE WEST (SCALE 2M).



8. AS ABOVE, SHOWING THE REUSED GRANITE POST; VIEWED FROM THE WEST (SCALE 2M).



9. THE LOWER SITE, THE SOUTH-WEST WALL, SHOWING HOW THE SLOPING TOP OF THE WALL HAS BEEN BUILT UP WHICH REUSED GRANITE BLOCKS AND CONCRETE BLOCK; VIEWED FROM THE NORTH (SCALE 2M).



10. AS ABOVE; VIEWED FROM THE NORTH-EAST.



11. THE LOWER SITE; THE EAST SIDE; VIEWED FROM THE WEST-SOUTH-WEST (SCALE 2M).



12. THE LOWER SITE; THE NORTH-WEST AND NORTH-EAST WALLS OF THE 'OLD RUINS', SHOWING A BLOCKED FLUE, WALL SCARS FROM DEMOLISHED STRUCTURES, AS WELL AS AN *IN SITU* FLUE AND FIREPLACE; VIEWED FROM THE SOUTH (SCALE 2M).



13. THE LOWER SITE; THE NORTH-EAST WALL, SHOWING THE INSERTED FLUE AND FIREPLACE, AND CLEAR BUILD LINE TO THE LEFT; VIEWED FROM THE SOUTH-SOUTH-WEST (SCALE 2M).



14. (LEFT) THE LOWER SITE; VIEW OF THE TERRACOTTA PIPE USED AS A FLUE SERVING A SMALL GRATE OR COPPER, CUT INTO THE NORTH-EAST WALL; VIEWED FROM THE WEST (SCALE 2M).



15. (RIGHT) THE LOWER SITE; DETAIL OF THE EAST END OF THE NORTH-EAST WALL; VIEWED FROM THE WEST-NORTH-WEST (SCALE 2M).



16. THE LOWER SITE; SHALLOW BUTTRESS TO THE EAST OF THE NORTH-EAST WALL, WITH 2M SCALE; FROM THE SOUTH-WEST.



17. THE SMALL SUB-SQUARE BUILDING, FORMED FROM TWO BRICK WALLS ABUTTING THE EARLIER STONE RUBBLE BUILDING, WITH 2M SCALE; FROM THE NORTH-WEST.



18. THE GROUND SURFACE OF THE SITE, AT PRESENT IS BUILT UP WITH SOIL AND GRANITE GRAVEL, WITH 2M SCALE; FROM THE WEST NORTH WEST



19. THE GROUND SURFACE OF THE SITE, AT PRESENT IS BUILT UP WITH SOIL AND GRANITE GRAVEL, WITH 2M SCALE; FROM THE SOUTH-WEST.



20. THE PLOT ACROSS THE ROAD, WITH RAISED KERB OF SLATE COBBLED AND SOME GRANITE AND SLATESTONE RUBBLE WALLING, INDICATING THERE MAY HAVE BEEN ANOTHER WALL ENCLOSING THAT SITE (POSSIBLY THE WORKHOUSE GARDEN WALL) OR ANOTHER BUILDING AT SOME POINT, WITH 2M SCALE; FROM THE SOUTH-EAST.



21. THE RAISED EDGE ALONGSIDE THE ROAD, INDICATIVE OF A POSSIBLE FORMER WALL HERE, WITH 2M SCALE; FROM THE SOUTH-WEST.



22. THE STEEP TERRACING WHICH CUTS INTO THE SLOPE OF THE HILLSIDE, OF 19TH AND 20TH CENTURY DATE. MUCH OF THIS AREA TO THE WEST WAS DEVELOPED IN THE 1920S AND 1930S BUILDING SPACIOUS CHALET BUNGALOW STYLE HOUSES; FROM THE EAST, NORTH-EAST.



23. THE TOP PLOT, WITH LESS TERRACING AND ACCESS PATH ALONGSIDE THE CONCRETE GARAGE.



24. THE TOP PLOT, WITH LESS TERRACING



25. FURTHER SHOT OF THE TOP PLOT.



26. THE TOP PLOT, WITH ACCESS PATH ALONGSIDE THE CONCRETE GARAGE.



27. THE CONCRETE GARAGE BUILDING DUE TO BE DEMOLISHED ON THE SECOND PLOT; FROM THE EAST.



28. THE CONCRETE GARAGE BUILDING DUE TO BE DEMOLISHED ON THE SECOND PLOT; FROM SOUTH, SOUTH-WEST.



29. VIEW OF THE SECOND PLOT FROM MAUDLINS PARK.

APPENDIX 2: CONTEXT DESCRIPTIONS

Context	Type	Description	Relationships	Depth/thickness (m)	Spot date
(100)	Layer	Topsoil/spoil/scrub – loose mid yellow-brown friable silt with occasional small sub-angular stone inclusions, and scrub.	Overlies (101)	Up to 0.10m thick	Modern
(101)	Layer	Topsoil – mid-dark brown friable silt-loam with occasional small sub-angular stone.	Overlain by (100); overlies (105)	Up to 0.10m thick	Modern
(102)	Layer	Buried topsoil – mid-dark brown friable clay-silt-loam.	Cut by [104]; overlies (123)	Up to 0.26m thick	-
(103)	Natural	Natural – angular and sub-angular slatestone and shillet within mid brown-yellow soft slightly silt-clay.	Cut by [106]	-	-
[104]	Cut	Modern disturbance feature – linear to sub-rectangular feature orientated approximately north-east to south-west. Measures 5+m x 2m x 0.16m deep with vertical sides, sharp break of slope and flat base.	Filled by (105); cuts (102)	0.16m deep	Modern
(105)	Fill	Fill of feature [104] – black grit and ash mixed with dark brown friable silt.	Overlain by (101); fill of [104]	0.16m thick	Modern
[106]	Cut	Natural feature – sub-oval to irregular feature measuring up to 0.60m in diameter and 0.12m deep with steep to shallow sloping sides, clear to gradual break of slope and concave base. Probable tree-throw/root disturbance.	Filled by (107); cuts (103)	0.12m deep	-
(107)	Fill	Fill of feature [106] – mid red-brown friable-soft silt-clay.	Overlain by (102); fill of [106]	0.12m thick	-
[108]	Cut	Drain cut – linear to curvilinear feature orientated approximately north-east to south-west. Measures 0.80m wide and 0.28m deep, running the full width of the site. Vertical sides, sharp break of slope and flat base.	Filled by (109), (110), (111); cuts (123)	0.28m deep	-
{109}	Structure	Stone-built drain – constructed of angular slatestone blocks to the sides, with large slatestone capping. No bond.	Infilled by (111); overlain by (110); fill of [108]	0.28m high	-
(110)	Fill	Backfill of drain [108] – mid yellow-brown to brown friable silt.	Overlain by (112); overlies {109}; fill of [108]	Up to 0.28m thick	-
(111)	Fill	Infill of drain [108] – mid-dark brown friable clay silt with patches of firm dark brown clay.	Within {109}; fill of [108]	Up to 0.20m thick	-
(112)	Layer	Made-ground – angular and sub-angular stone within mid brown-yellow friable-soft silt-clay. Re-deposited natural.	Overlain by (102); overlies (110)	Up to 0.30m thick	Modern
[113]	Cut	Construction cut – linear feature orientated approximately north-west to south-east. Survives for a length of 1.10m, measuring 0.30m wide and up to 0.05m deep with steep to near vertical sides, sharp break of slope and flat base.	Filled by [114], (115); cuts (123)	Up to 0.05m deep	-
{114}	Structure	Wall – linear wall orientated approximately north-west to south-east. Survives for a length of 1.10m, measuring 0.30m wide and up to 0.10m high (single ‘course’). Constructed of angular and sub-angular slatestone. No bond.	Overlain by (115); fill of [113]	Up to 0.10m high	-
(115)	Fill	Backfill within cut [113] – mid-dark brown soft-friable silt-clay. Later fill covering removed wall.	Overlain by (112); overlies {114}	Up to 0.10m thick	-
[116]	Cut	Grave cut – sub-circular feature measuring 0.40m in diameter and 0.05m deep with steep sloping sides, clear break of slope and broadly flat base. Grave for pet, probably a cat.	Filled by (117); cuts (123)	0.05m deep	-
(117)	Fill	Fill of grave [116] – dark brown friable silt. Contains articulated cat(?) burial.	Overlain by (112); fill of [116]	0.05m thick	-


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[118]	Cut	Terrace cut – Square feature orientated approximately north-east to south-west. Measures 8m x 8m and 2.20m deep with vertical sides, sharp break of slope and flat base. Terrace for construction of modern garage.	Filled by {119}, (120), (121), (122); cuts (102)	Up to 2.20m deep	Modern
{119}	Structure	Garage – Rectangular garage structure orientated approximate north-west to south-east. Measures 8m x 7m. Constructed of concrete blockwork. Demolished prior to arrival on site. Walls 0.15m thick	Abutted by (121); fill of [118]	-	Modern
(120)	Surface	Concrete floor of garage – rectangular area orientated approximately north-west to south-east. Measures 8m x 7m and 0.10m thick.	Overlies (121); abuts {119}; fill of [118]	0.10m thick	Modern
(121)	Layer	Bedding for floor (120) – sub-angular and angular stone.	Overlain by (120); abuts {119}; fill of [118]	Up to 0.20m thick	Modern
(122)	Fill	Backfill of terrace cut [118] – large angular and sub-angular stone.	Overlain by (112); abuts {119}; fill of [118]	2.20m thick	Modern
(123)	Layer	Subsoil – mid slightly red-brown friable-soft silt-clay.	Cut by [108], [113], [116]; overlies (103)	Up to 0.10m thick	-

[100] feature described in report

[100] natural feature – not described in report

 archaeological feature – cut

 archaeological feature - structure

 archaeological feature - surface

APPENDIX 3: FINDS CONCORDANCE

Context	Pottery			Other			Date
	Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	
101	3	13	White refined earthenware, x1 base, x1 body, x1 rim	1	3	Clay pipe stem	Post-medieval
	3	8	White refined earthenware, transfer printed, x2 body, x1 rim				
	1	3	North Devon calcareous yellow slipware, body	25	158	Animal bone	
	1	8	North Devon calcareous pottery?				
TOTALS	8	32		26	161		

APPENDIX 4: SUPPORTING PHOTOGRAPHS – ARCHAEOLOGICAL MONITORING



30. AREA 01, SOUTH-EAST END POST-EXCAVATION; VIEWED FROM THE SOUTH-EAST (1M & 2M SCALES).



31. MODERN DISTURBANCE FEATURE [106]; VIEWED FROM THE NORTH-EAST (1M & 2M SCALES).



32. DRAIN [108], NORTH-EAST END; VIEWED FROM THE NORTH-EAST (2M SCALE).



33. DRAIN [108], POST-EXCAVATION; VIEWED FROM THE SOUTH-WEST (2M SCALE).



34. DRAIN [108], POST-EXCAVATION; VIEWED FROM THE SOUTH-SOUTH-WEST (2M SCALE).



35. DRAIN [108], NORTH-EAST FACING SECTION (WITH SIDES *IN SITU*); VIEWED FROM THE NORTH-EAST (1M SCALE).



36. DRAIN [108], NORTH-EAST FACING SECTION; VIEWED FROM THE NORTH-EAST (M SCALE).



37. WALL SECTION {114}; VIEWED FROM THE NORTH-EAST (1M SCALE).



38. GRAVE [116], PRE-EXCAVATION; VIEWED FROM THE NORTH-EAST (1M SCALE).



39. AREA 01, SOUTH-EAST FACING SECTION OVER DRAIN [108]; VIEWED FROM THE SOUTH-EAST (1M SCALE).



40. AREA 01, NORTH-EAST FACING SECTION; VIEWED FROM THE NORTH-EAST (1M SCALE).



41. AREA 01, SOUTH-EAST FACING SECTION BEHIND GARAGE {119}; VIEWED FROM THE EAST-SOUTH-EAST (2M SCALE).



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