

ELECTRIC BINGO HALL SITE NEWPORT STREET TIVERTON DEVON

Results of a Desk-Based Assessment,
Archaeological Building Survey,
Archaeological Evaluation and Excavation



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX31 4NQ

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 090204
Authors: M. Gillard
T. Green
C. Humphreys

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SWARCH Ordnance Survey Map copying Licence No. 100044808

1.0 Introduction

Location: Electric Bingo Hall site, Newport Street
Parish: Tiverton
District: Mid Devon
County: Devon
NGR: SS 9553 1275
OASIS No. southwes1-37116

1.1 Background

South West Archaeology were asked by Jenny Coyde of Coyde Construction to conduct an archaeological building survey, cartographic desk-based research, an archaeological evaluation followed by an archaeological excavation on the site of the Electric Bingo Hall, Newport Street, Tiverton in advance of the demolition of the building and during the development of the site. The archaeological work was carried out to fulfill the archaeological planning condition on the development and in accordance with a Written Scheme of Investigation produced to fulfill a brief from Devon County Historic Environment Service (DCHES).

The site of the former bingo hall, former cinema and former drill hall is situated on the south side of Newport Street within the medieval core of Tiverton and in close proximity to the parish church of St Peter and the remains of Tiverton Castle. The site is within the Tiverton Conservation Area as extended by Mid Devon District Council in 1992, it lies 150m east of the River Exe and measures approximately 60m north-south by 25m east-west, totalling around 1500m² in area. The site is flat, at about 75mAOD and according to the British Geological Survey (1974) the underlying geology consists of Permian and Triassic Lower Sandstone with valley gravels in the immediate vicinity. An archaeological assessment carried out by S. D. Turton and P. J. Weddell (Exeter Archaeology) in 1989 highlighted the potential archaeological importance of Newport Street.

1.2 Summary

The documentary and cartographic evidence suggests that the former standing building on the site known as the Electric Bingo Hall was primarily used as a drill hall which was converted for use as a cinema in the early 20th century and latterly to a bingo hall with a first floor snooker club. However, the evidence from within the building itself, although unattested within the documentary record, suggests additional possible former uses as both warehouse and theatre.

The initial archaeological evaluation of the site revealed that its southern part contained no deposits or features of archaeological significance. In the northern part of the site, however, various features (generally pits) were found, some of which contained medieval ceramics. This material dated mainly to the 13th century but also included a possible Saxo-Norman sherd. In limited areas shallow deposits, including a possible floor and truncated clay-bonded wall footings, also survived with the pottery again suggesting a medieval origin. Generally these were covered by a layer of modern material relating to the 19th century building that had stood on the site. However, a strip about 7m wide along the eastern edge of the site lay outside the footprint of this building and more substantial archaeological deposits were found to have survived in this area. The lowest of these were later medieval or early modern in date and overlying medieval features cut into the natural or abutting probable medieval footings. Some of these layers were suggestive of demolition in the 17th century. A layer of cobbling that survived in much of the north-eastern corner of the site post-dated this demolition. Later layers overlay this and there

was considerable disturbance (notably service trenching) from the 19th century. The archaeology of this part of the site thus suggested medieval occupation fronting onto Newport Street with demolition in the 17th century and the subsequent construction of structures and cobbled surfaces, with Victorian and later activity overlaying and, in places, cutting through this.

1.3 Methodology

The cartographic assessment was carried out by Terry Green MA and was undertaken with reference to IFA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Devon Records Office, the Westcountry Studies Library and involved a search of the Devon Historic Environment Service Records (HER). The site was visited on 3rd April, 2007.

The building survey was carried out by Colin Humphreys with assistance from Deb Laing-Trengove on 27th March 2007 and was based on English Heritage Level 2 guidelines with reference to IFA guidelines on the recording of standing buildings. A photographic and written record was made of the building, although access to some areas was limited at the time of the survey due to structural instability, pre-demolition building works or the build up or dumping of rubbish.

The archaeological evaluation and excavations were undertaken and directed by Martin Gillard in accordance with IFA guidelines. An archaeological evaluation of the site was carried out in October-November 2007; this informed excavations carried out in April 2008. Both programmes of work were carried out in accordance with written schemes of investigation (See Appendices 2 & 4) drawn up in consultation with DCHES (see Appendices 1 & 3).

During the evaluation a series of trenches were dug (Fig. 11). These were excavated initially using a tracked mechanical excavator with toothless grading bucket under strict archaeological supervision. When deposits of archaeological significance were reached these were excavated by hand to the depth of natural; features cut into the natural were also hand excavated and recorded. Deeper features were not excavated to their full depth where their date and nature was deemed sufficiently understood. Decisions at each stage were made in consultation with DCHES.

The evaluation excavations revealed medieval and post-medieval deposits and features in the northern part of the site. In response to this the proposed buildings in this area were redesigned so as to use piling and foundation beams rather than conventional foundations; this reduced the impact of the development upon the archaeological remains.

The main programme of excavation in April 2008 concentrated upon the northern area of the site and followed the plan of the foundation beams, pile caps and services required by the development (Fig. 12). Again, these excavations were initially executed using a tracked mechanical excavator with toothless grading bucket under strict archaeological supervision. When deposits of archaeological significance were reached these were entirely excavated by hand to the depth of natural or to the maximum depth required by the development. Those features cut into the natural in the area of proposed pile caps were fully excavated by hand.

For all the excavated areas a photographic record was compiled. For those deposits and features of archaeological significance a drawn record at appropriate scales (1:20 or 1:50) and a written record of standard single context sheets was also compiled.

2.0 Results of the Desk-Based Assessment

2.1 The Historic Context

The strategic location of the confluence of the Rivers Exe and Lowman presumably prompted both the construction of an Iron Age hillfort immediately to the south-east of the present town and of a Roman fort at Bolham, a little way to the north. It has also been suggested (Todd 1987, 197) that the town centre of Tiverton might have been the site of a Roman fort guarding the crossing point of the Exe. Roman pottery and coins have been found at sites within the town (Devon HER:1380).

In the Saxon period 'Twyfynde' was a King's manor and was the centre of a hundred. At the time of the Domesday survey in 1086 it was a considerable settlement having land for 36 ploughs, two mills and being worth £18 in tax. During the medieval period Tiverton was an important administrative and commercial centre for central Devon. It became the seat of the Earls of Devon who built a castle here. Tiverton was counted a borough from at least 1224 and received a market charter in 1274. From the late 14th century it became an important focus of the Devon woollen industry. During the 16th to 18th centuries, the wealth generated by success in the industry encouraged the building of fine houses, many of which have since succumbed to fire. During the Civil War Royalist Tiverton was attacked by Parliamentary forces in 1645 when the castle was taken. As with other centres of the textiles industry in the south-west, prosperity drained away as the North of England became predominant in manufacturing during the 19th century". By the late 20th century only one major manufacturer remained in the town.

2.2 Urban Topography

The situation of the site on the south side of Newport Street places it on the edge of a sub-circular area at the heart of the town defined by Fore Street, Bampton Street, Newport Street and St Peter Street. It is suggested (Turton and Weddell 1989) that this configuration of streets may reflect the limits of a pre-Conquest royal manorial precinct. Within this core area – as seen for example on the OS 1:2500 map of 1889 (Fig. 5a) – the tenement boundaries appear to represent the burgage plots of a medieval borough, themselves perhaps reflecting the shape of ploughlands within an earlier medieval field-system. Only in the centre and the north-east quarter of the area is the pattern broken by the presence of the market house built in 1830 and by the large, formally laid out gardens of more imposing properties. This area of the urban core appears to have been church land or glebe allotted to Clare Portion, one of the parishes of Tiverton. An important feature is the Town Leat (Devon HER 14085), the traditional water supply for the town. This was created and donated by Alice de Ros of Chettiscombe (Sampson 2004) in the 13th century and remained the town's main water supply until the 19th century. It enters the town by way of Castle Street, crosses Newport Street, runs beside the site under consideration here and bisects the core of the town. It is now culverted.

The market and cattle market are now located in the centre of the town, but it is likely that at an early date it was located on the north side of the core in the area of Newport Street ('port' being an Old English word for market or market town). Although the principal industrial area of Tiverton is West Exe, records indicate that industrial processes related to the woollen industry also went on in the heart of the town, in workshops and warehouses lying behind the domestic premises (Turton and Weddell 1989, 4). During the Civil War, 120 houses were said to have been demolished in Newport Street and St Peter Street to make way for massive defences during the Parliamentary siege of the castle. The defences extended to the site of the Baptist Meeting House (Opposite the former Drill Hall, Fig.5b) in Newport Street (Devon HER 45919).

2.3 The Bingo Hall

The recently closed Electric Bingo Hall represents the latest incarnation of a building which – as far as the cartographic record indicates – began life as a drill hall in the mid-19th century (Devon HER 62052). However, the Drill Hall first appears in the census of 1891, when it is numbered 10 and 11 Newport Street. It was occupied by Robert Walsh and his wife and Richard Davey with a family of five members. Between 1881 and 1891 there had been a renumbering of properties in Newport Street and a reduction from 18 to 13 occupied properties. This may reflect the building of the Baptist Chapel on the sites of former numbers 5, 6 and 7 and the transfer of Clare House to the Inland Revenue, but this is not completely clear. The Drill Hall was built between former numbers 16 and 17, possibly on a derelict site.

The building lost this function in 1912 (Sampson 2004, 291) and in 1917 was converted into a cinema known as the Electric Theatre. In 1932 it received an Art Déco façade. In the late 20th century the cinema closed down and the building was converted for use as a snooker hall and bingo club.

The town map of 1843 shows private dwellings on the site fronting onto Newport Street with an ornamental garden to the rear. A house at this location was apparently known as the Enchmarch House of which there is a picture in Tiverton Museum (Barbara Keane, pers.comm.). The family of Enchmarch were prominent citizens of 18th century Tiverton. The earliest detailed map available to this study, dating from before 1790 (Fig. 2), shows in this location a building that is part of a block breaking the line of Newport Street. It is not immediately clear whether this is the same as that shown in 1843, since the map of this later date shows the house frontage in line with the main course of the street. A street plan of 1809 (DRO R4/1/C352) probably confirms the latter configuration, showing on the east side of the Town Leat three properties at the widest part of the street occupied by Messrs Heard, Jordan and Coombs. To the west of the Town Leat is the Parsonage Garden (confirming the ‘glebe’ status of the land) on which in 1816 Clare House was built (Harding 1845, 224; Devon HER 24658).

2.4 The Cartographic Record

2.4.1 Extract from a map surveyed by C.Tozer before 1790 (Dunsford) (Fig. 2)
The approximate location of the site is arrowed. The schematic nature and large scale of this map make a more precise location difficult.

2.4.2 Extract from a plan of various streets in Tiverton, 1809 (DRO: R4/1/C352) (Fig. 3)
The three properties arrowed represent the site (street frontage) of the building. Note: Frog Street is now Castle Street.

2.4.3 Extract from ‘A Plan of the Town of Tiverton’ produced by William Richard and Sons, 1843 (DRO: 1403Z/E1) (Fig. 4)
In 1843 it appears that there were three properties fronting onto Newport Street at this point, corresponding to the three named properties in 1809. The larger property on the left of the group may have been Enchmarch House. On the other hand, the geometrically laid out garden to the south looks as if it should have belonged to a single property.

2.4.4 Extract from the Ordnance Survey First Edition map at 1:2500, published 1889 (Sheet no. 65.7) (Fig. 5a & 5b)
The sub-circular area defined by Fore Street, Bampton Street, Newport Street and St Peter Street can clearly be seen. By this date – 1889 – the dwelling(s) and garden seen

on previous maps have been largely replaced by a drill hall with only a small orchard remaining to the south.

2.4.5 Extract from the Ordnance Survey Second Edition map at 1:2500 published 1905 (Sheet no. 65.7) (DRO) (Fig. 6)

This shows essentially the same as in 1889.

2.4.6 Extract from the Ordnance Survey revised 1:2500 map published 1933 (Sheet no 65.7) (DRO) (Fig.7)

By this date the drill hall had become a cinema.

3.0 Results of the Building Survey

3.1 Exterior Description

A three-storey brick building fronting onto Newport Street, Tiverton, built against the north end of a large open two-storey stone building latterly floored and used as a Bingo and Snooker Hall.

Art Déco façade facing north finished with a cement render. Originally a symmetrical design in three bays, the central bay with main entrance doorway stepped slightly forward. The flanking bays had full height panels with raised borders around each vertical set of three windows. The space between each window was filled with wood panelling, the lower space each side of the central doorway also with a large Tudor rose plaque applied to the panelling.

Pedimented façade stepping up at the central bay, this with a raised central section hiding the east-west pitched slate roof behind.

This building was extended to the east in the 1930's with a similar but not pedimented façade.

The east elevation with two brick gables to the north and the stone hall with equally spaced buttress to the south.

The south elevation of brick with single storey rooms addressing the east and west sides of half-octagonal two-storey brick structure built against the south end of the stone hall.

3.2 Interior Description

(see Figs. 8 - 10 for approximate location of rooms)

3.2.1 Main Building - Ground Floor (Fig. 8)

(G1) Bingo Hall

Ceiling: Modern inserted suspended ceiling, supported on pillars consisting of boxed rigid steel joists.

Walls: Plasterboard with plain skirting and dado rail with multiple moulding. Cast iron radiator on north wall, three on east wall and two on west.

Doors: D1 to south, rear modern fire door, with modern fittings. D2 from lobby (G8) modern single-light double doors with reinforced glass.

Floor: Some 6inch tongue and groove pine boards, some composite floor-boarding.

Misc: To the north of the hall, a row of three pillars supporting an earlier balcony or gallery above, now incorporated into the first floor snooker hall.

(G2) Kitchen

In south west corner of (G1), incorporating bar area.

Ceiling: Board, with some evidence for ceiling being lowered; lathe and plaster marks on the underside of ceiling joists.

Walls: Modern plasterboard and tiles.

Floor: Modern plastic tiles on cement.

Door: Between bar and kitchen (G2) - modern.

Bar extension: As above, all modern fittings.

(G2a) Side room to east of (G2)

Ceiling: Board.

Walls: Plasterboard with concrete block to east and south, some brick with plaster over in south east corner.

Floor: Solid.

Door: Modern.

(G3) Room in south east corner of (G1)

Ceiling: Modern panelled suspended ceiling.

Walls: Modern plasterboard with plain plank dado.

Floor: Solid.

Door: Modern.

(G3a) Passage to (G3)

Modern, as (G3) above.

(G4) To south east of entrance lobby

Modern, no features of interest visible, but access limited at time of survey.

(G5) and (G5a) Office and toilets

Office with kitchen: open plan to north with wall between (G5) and (G5a) demolished.

Modern - no features of interest.

Toilets to south of office: mostly modern but with small narrow room to south containing earlier floor-to-ceiling cupboards in south wall and moulded skirting, leading to very small, narrow room with blocked window opening to east (access limited at time of survey).

(G6) Ticket office

Appeared to contain earlier booking office to west but access limited at time of survey.

(G7a-d) Group of four rooms with corridor, to south west of entrance lobby

The two small rooms (G7c & G7d) - one at each end of the western passage - contained no features of interest.

Ceilings: Some plaster, some plasterboard.

Walls: (G7b) small cloakroom with beaded tongue and groove planked wall to south, upper portion of wall has gas light fitting and half row of coat pegs, with the ghost of half row of coat pegs to left of light fitting. North wall brick, west wall stone rubble (original external wall). (G7a) walls plaster or plasterboard (access limited).

Floor: Solid.

Doors: Modern.

(G8) Entrance lobby.

Modern - no features of interest.

(G9) Brick extension.

Modern interior - no features of interest.

(G10) Lobby and stairwell to Snooker Hall.

Ceiling: Board, artex covering to east.

Walls: Solid plaster to west, plasterboard to east. Skirting with heavy beading.

Floor: Cement with decorative covering.

Stairs: Cement with five risers to half landing, further fourteen risers to first floor landing. Beaded skirting and metal handrail.

Door: To east into snooker hall bar, modern double door with half light in upper portion.

Window: One window to south, in top landing, modern four light, metal-framed casement with 'bathroom' glass.

3.2.2 First Floor Accommodation and Snooker Hall (Fig.9)

First Floor Front Accommodation

(F1) Main Room (with projection booth above)

Large heated room lit by rectangular sky light with stair rising in south east corner to projection booth gallery.

Multiple doors to domestic rooms on north, west and east sides. Projection room inserted in south side into upper part.

Ceiling/Roof structure: Two roof trusses, east to west, one each side of sky light, with collar fitted midway with iron bracing bars between feet of truss blades and centre of collar. Sky light with five long lights on each side, top section to east with full width opening. Louvered openings in north and south sides. Roof lined with soft board or asbestos board.

Walls: Plaster, with beaded-edge pine boarding in south east corner to top of stairs. High skirting with large bead. Fireplace in centre of south wall - removed. Cast iron arched inset standing in north east corner of room possibly from here.

Floor: Pine boards.

Doors: To rooms (F2), (F4), (F6) and formerly to (F10), now blocked, all four panel with applied moulding, in moulded frames. Some mortice locks with brass knobs, some with bakelite hexagonal flanges and decorative escutcheons. Doors to (F6a) and (F12a) have glazed upper two panels and beaded frame.

Misc: Projection booth.

Wooden stair rises to gallery supported on two iron girders with ends fixed into east and west walls; two slender pole uprights bolted to the underside of each girder just to the east of the stair. From the underside the gallery seemed to be floored with asbestos; this was covered by composite boarding within the interior of the booth. Booth comprised of two compartments. Access to the westernmost compartment via a door directly to the south of the top of the stair; the compartment to the east accessed by a door to the east of this that had a central self-closing hinge. The exterior and interior walls to north, east and west, as well as the ceiling, of tin sheet riveted together. The south wall plastered with some brick visible. The two compartments also feature a substantial interconnecting sliding metal door in the north end of the internal dividing wall.

The western compartment smaller than the east, with a single wooden shelf fixed to the west wall. Eastern compartment with remains of projection machinery including two cast iron stands bolted to the floor for supporting projectors. Projectors stationed opposite two apertures in the south wall, these with heavy cast iron frames and shutters that could be opened alternately by means of a linked opening/closing mechanism that may have been manually operated. This would suggest that the cinema operated using the 'two reel' or 'changeover' system of projection. Eastern compartment also featured a small single roof light in the northern edge of the ceiling with a stool bolted to the floor beneath it. Alongside the stool and fixed to the north wall were the remains of what appeared to be a fuse box above a small shelf. The south, north and east walls bore electric cable scars and switches, mostly removed.

(F2) – (F4) Three rooms to west of (F1)

Including (F4) lobby with doors to (F1-3) and (F5). All rooms semi-derelict with limited access at time of survey.

Ceiling: Lath and plaster.

Walls: Exterior walls plaster, internal partition walls mostly removed with only studwork remaining with some wooden boarding/panelling. Fireplace in east wall of (F2) cast iron arched inset, grate and surround removed.

Floors: Pine boards, mostly removed.

Doors: As (F1).

Windows: W1 in south west wall of (F2) four light sash, boarded over.

Misc: (F2) has partitioned area containing a sink and some floor-to-ceiling cupboards, (F3) has crude shelving against west wall. This sequence of rooms may have been used in association with the cinema rather than as domestic accommodation.

(F5) – (F9) Block of rooms to the north of (F1)

Ceilings: Plaster. Modern tile in (F9).

Walls: To north in (F6) modern partition, to west and east panelled with moulded picture

rail. Panelling continues through partition to east wall of (F7) with the door inset into it. Panelling also in south wall of (F7) against stair well. (F8) walls have a moulded picture rail, with lathe and plaster walls to the south and west. This room is unheated but has the projection of the chimney breast from (F9). Moulded arch with door set to side (north) in east wall of (F8), which is also present in (F9), this room also contains unusual moulded coveing. Fireplace in west wall of (F9) modern and in west wall of (F5) cast iron arched inset in plain surround.

Doors: D1 in south wall of (F5) as (F1), D2 to east plain four panelled no mouldings. (F9) modern flush doors in south and west walls, moulding similar to that of later windows in reduced opening. Others as (F1).

Windows: In north wall of (F5) metal-framed ten-light casement, top third has eight lights, four each side in square, right hand four opening, lower section two light with right hand opener, (F8) as in (F5) but with opposite openings. (F7) as above but with no openers and with 'bathroom' glass. In (F9) the frame moulding differs to the other windows on the north front. It is also a sash window in a larger opening than in rooms (F5), (F7) and (F8).

Modern pink plaster around these openings indicates that they have been made smaller.

(F6a) Stairwell

Small landing with stair to second floor; flight of pine risers to half landing with steep flights of 5 risers to east and west.

Ceiling: Plaster, sloping to north.

Walls: Plaster with plank panelling to lower portion of north wall, also upper portion of north east wall and exterior face of (F14) south west partition at second floor level, with balustrade.

Windows: A two light casement with central glazing bar, in north slope of ceiling, lighting stairwell.

(F10) – (F12) Kitchen, bathroom and passageway
Mostly modern – no features of interest.

(F13) Bar area - main hall

(F13a) bar and kitchen, (F13b) toilets, all modern - no features of interest.

Ceiling: Modern suspended ceiling, tiles in suspended frame.

Walls: All plasterboard with heavily beaded skirting, matchboard panelling with moulded dado rail above to lower portion. To south, partition wall between bar and hall, boarded as panelling (above) to ceiling height.

Floor: Modern vinyl flooring, possibly covering boards.

Doors: D1 to north and bar/kitchen area, modern. D2 to east, leading to modern fire exit double doors to exterior stair, pair of double doors with D-shape sunken panel in upper portion of right-hand door, mirrored in door to left. D3 and D4, to toilets, as D1. D5 and D6 to south, single light in upper portion, D6 with brass scratch plates. All in chamfered frames.

Windows: W1-W5 in southern partition, horizontally aligned large single lights in chamfered frames.

(F14) Snooker Hall

Ceiling: Modern, as (F13), covering earlier ceiling of beaded edge tongue and groove boarding with dark shellac finish, divided into square panels, with circular detail possibly associated with original lighting? Earlier ceiling attached to underside of roof structure, of five trusses with high level collar and iron tie bar bolted through centre of collar. Truss blade feet visible in snooker hall. To south, some panelling forms a small false ceiling or floor between original back wall and last (south) truss, probably associated with an earlier ground floor stage area at the south end of (G1).

Walls: Modern plasterboard walls (over rubble stone and brick exterior), modern

radiators and shelves. Partition to north between bar area and snooker hall described with (F13).

Floor: Modern.

Doors: To south, modern double door fire exit.

Windows: None.

3.2.3 Second Floor Accommodation (Fig. 10)

(S1)-(S3) Suite of three rooms

Ceilings: Lathe and plaster.

Walls: Plaster with plain chamfered skirting. Fireplace in west wall of (S1) and east wall of (S3).

Floors: Pine boards.

Doors: Three, all plain four panelled with larger panels uppermost in frames with simple moulding.

Windows: Windows blocked in north wall of (S1) and probable smaller opening blocked with pink plaster in north wall of (S2), in (S3) metal framed with opening casement to right, to left and right four small panes set above lower large single pane, metal furniture.

3.3 Development and Use of the Building

The primary use of the building appears to have been a drill hall with associated offices and accommodation attached at the north end, as shown on the First Edition Ordnance Survey map of 1889 (Fig. 5a). The hall part of the building was of stone construction and almost entirely without windows, while the element to the north was three storeys and of brick construction. This may suggest that the hall was of an earlier build with a different function e.g. a warehouse, to which the brick elements were added when the building was converted to a drill hall. However, no evidence has come to light to support this possibility.

A further possibility is that the building was initially built as a theatre and was later used as a drill hall and then converted to a cinema. This would explain the function of the rooms (G2 & G3) to the south of the hall which may have acted as anterooms to a central stage. The small hall (G9) attached to the south east corner of the main hall, which could only be accessed from this end of the hall, could then have acted as a prop and changing room.

3.3.1 The Drill Hall

Assuming the initial function of the whole building was a drill hall the layout would appear to have consisted of a large open hall with offices and accommodation attached to the north (see Figs. 8-10). The plan layout of the building remained almost the same throughout its life except the north east corner which appears to be filled with a detached building shown on the First Edition OS mapping (Fig. 6).

The ground floor of the north range was much altered when the building was converted into a cinema in 1917, as a result the primary layout is impossible to understand, the only period detail extant was a cloakroom (G7b) - possibly changing rooms for the volunteers using the drill hall, and cupboards to the south of (G5 & G5a).

The layout of the first floor of the building was more intact and consisted of a large, heated room (F1), possibly a committee/social room surrounded on the north and the west sides by domestic accommodation. Blocked openings in the east wall of (F1) are likely to have been windows, probably blocked when the extension to the north east was added and the building became a cinema.

The second floor would appear to have been accommodation for domestic staff and consisted of three bedrooms - two of them heated.

The first and second floors were accessed by a small stair in the north west front of the building. At the time of the survey this was directly accessed from the west side of the entrance to the cinema.

3.3.2 The Cinema

In 1917 the building was converted into a cinema.

The north east corner of the building appears to have been incorporated into the main structure by 1933 (Fig. 7). This modification of the building would appear to have been undertaken after the building was converted into a cinema and when the Art Deco front was added (fashionable between 1925 and 1939). Other alterations to the building include the insertion of a film projection booth into the central room (F1) on the first floor and the addition of a balcony (circle) in the drill hall that was accessed from the stair added the west of the building.

3.3.3 The Bingo Hall

Conversion of the building to a Bingo and Snooker Hall involved the removal of all seating in the stalls and the circle, the insertion of a steel framed first floor in the drill hall and the addition of several bars.

4.0 Results of the Archaeological Excavations

The underlying natural as revealed on site was a firm yellow-brown or red-brown clay-silt with common stone inclusions. Over most of the site this was overlain by up to 0.5m of subsoil (containing modern pottery, glass and building rubble) and 0.5-1m of topsoil and modern rubble. Fig. 11 shows the location of the evaluation trenches and the subsequent excavations. Evaluation trenches One and Two demonstrated that the southern 35m of the site contained no layers or features of archaeological significance. Evaluation trenches Three, Four and Five all revealed archaeological features; Trenches Three and Four are described separately below, Trench Five is discussed in conjunction with the results of the subsequent excavations of April 2008 (Fig. 12, Plate 6).

The network of trenches for the foundation beams and pile caps (dug in April 2008) outside the north-eastern corner of the site did not reveal any archaeological features or layers. Close observation of the mechanical excavation revealed only mixed modern rubble and topsoil which could be associated with the substantial 19th century building that had stood on the site prior to its demolition. As intended, this network of trenches and pile caps did not penetrate the archaeologically significant layers revealed by Evaluation Trenches Three and Four.

Note that all contexts are recorded with three-figure numbers using the following conventions: (xxx) indicates a layer, fill or deposit, [xxx] a cut and /xxx\ a structure.

4.1 Evaluation Trench Three (Fig. 13)

This 1m wide trench extended for 13m west-east from the western edge of the site. Three features were revealed cut into the natural in the eastern part of the trench. In the eastern 8.4m of the trench a layer of grey-brown clay-silt (307) <150mm thick overlay these features. Above this was a thick layer of mixed modern rubble and loamy soil 0.65-0.85m deep.

4.1.1 Pit [304]

Located mid-trench this feature was 2.5m wide at the northern edge of the trench, tapering to 1.2m wide at the southern edge. The sides sloped at about 45° to an irregular but essentially flat base; the feature was 0.4m deep. The lower fill (306), a soft grey-brown clay-silt with some reddish sandy patches and flecks of charcoal, was 0.25m thick. The upper fill (305), a grey-brown silt-clay speckled with yellow clay in which rounded stones <100mm were common, was 0.15m thick. There were no finds.

4.1.2 Feature [302]

This feature was located to the east of pit [304] and was up to 1.5m wide with a slight medial ridge about 50mm high running north to south along its base; the sides sloped gently to a maximum depth of 150mm west of this ridge and 100mm east of it. It was filled with (303), a soft grey-brown clay-silt with some rounded stone <50mm. It contained two sherds of pottery dated to the 14th to 16th centuries.

4.1.3 Feature [300]

This feature was a very shallow-sided scoop with a maximum depth of 150mm which extended up to 2.65m from the eastern end of the trench. The western edge of this feature turned fairly sharply east-southeast suggesting the excavation had only uncovered its south western corner. It was filled with (301), a soft and crumbly grey-brown clay-silt containing a small amount of sub-round to round stone <30mm across and some flecks of charcoal. This contained two sherds of 16th century pottery.

4.2 Evaluation Trench Four (Fig. 14)

This trench extended for 10.5m north-south and was 1m wide. Various archaeological features and layers were revealed cut into the natural or deposited upon it. All of this material was overlain by mixed modern soil and rubble around 0.8m deep. In addition, 2m from the southern edge of the trench a large ?pit cut through the archaeological layers and into the natural to an overall depth of around 1.1m; this was also filled with modern material.

4.2.1 Feature [410]

This feature lay across the width of the north end of the trench and extended 1.2m south from the limit of excavation. The cut of the feature sloped fairly gently to a flat base; it was <0.25m deep. The fill was (411), a red-brown silt-clay with some sub-round stones <50mm.

4.2.2 Feature [400]

The fill of [410] was cut by [400], a gully 0.15-0.5m wide and 0.1-0.15m deep, running north-northeast to south-southwest and wider and deeper to the south. The sides of this feature were near vertical and it had a flat base. It was filled with (401), a soft brown slightly clayey silt (with some grey-brown and red-brown patches); this contained some charcoal fragments, stone pieces <20mm and a few larger sub-angular stones <400mm across. This feature and its fill extended 5.15m from the north east corner of the trench to the western limit of excavation; it was overlain by wall /403\.

4.2.3 Wall /403\

Wall /403\ ran east to west across Trench Four 4.9m from its southern end. It was 0.7m thick and survived to a maximum height of 0.35m. It was built of roughly coursed and worked, mainly sub-angular blocks of stone up to 0.3m across and 0.15m high. Many of the stones – particularly those in the core of the wall – were smaller and more rounded. It was bonded with a grey-pink clay-silt. The east end of the north edge of the wall sat on (402), a pad of compact, gritty yellow-brown silt-clay, 15mm thick, extending 0.6m north to south and 0.5m west out from the eastern section. This sat on the natural.

4.2.4 Feature [408]

Feature [408] cut across the width of the trench 2.7m from its southern end. It was 0.75m wide north to south and appeared very different in its east and west halves. To the west it took the form of a concave bowl up to 0.3m deep; to the east it had a flat base with gently sloping sides and was only about 75mm deep. This was filled with (409), a mid-grey clay-silt with round stones <35mm common, some quartz pieces <40mm and two pieces of volcanic trap <150mm across. There were also 17 sherds of unglazed coarseware dated to the early-mid 13th century including 11 sherds of chert-tempered pottery from the Blackdown Hills.

4.2.5 Feature (406)

Fill (409) was overlain by (406), a flat compact surface of round stones <40mm across set into a grey-brown silt matrix; this layer was <30mm thick (Plate 7). This surface extended across the width of the trench and 2.4m north to south. At its southern edge it was cut by a modern ?pit and to the north it abutted wall /403\. On top of the southern end of this layer lay (405), a patch of white lime mortar 0.8m north to south by 0.7m east to west. The eastern and northern edges were somewhat irregular; its southern edge was cut by the modern ?pit and the western the limit of excavation. This layer was <50mm thick and was in parts loose and crumbly and in others consisted of hard lumps <100mm across.

4.2.6 Layer (404)

Surface (406) and layer (405) were overlain by (404), a fairly compact mid grey-brown

clay-silt extending across the trench and 2.5m north to south; the southern limit was the modern ?pit and to the north it abutted wall /403\. It was generally 0.1m thick except against wall /403\ where it thickened up to 0.2m. Sub-angular to rounded stone <100mm (mainly less) were common in this layer; there were some charcoal fragments and occasional pieces of slate <50mm. It contained sherds of pottery dated to the later 15th/early 16th century.

4.3 The North East of the Site – Evaluation Trench Five and April 2008 Excavations

The evaluation trench dug in this area extended 13.7m north to south; it was 1m wide. Fig. 11 shows the location of Trench Five and Fig. 15 gives the position relative to the later excavations. The subsequent excavations followed the lines required for the foundation beams; these trenches were 0.6m wide. At the junctions of the beam trenches deeper pits were dug for pile caps. Those Pits that contained archaeological features or layers are individually numbered (see Fig. 15) and the deposits and features discrete to each Pit discussed separately.

A much wider north-south trench was dug 6-7m from the eastern edge of the site; this was to accommodate services for the development as well as a foundation beam and pile caps. Modern (probably 19th century) drainage and foundations for the Drill Hall had truncated any earlier deposits in this area.

The eastern edge of the site was defined by a stone wall with modern concrete footings on top of it (Fig. 16 and Plate 8). This wall could be divided into four periods of build marked by differences in the stonework and bonding (/102\ and /111\ northern part of wall, upper and lower respectively; /108\ and /107\ southern part of wall, upper and lower respectively). All of these builds essentially consisted of fairly roughly-coursed and -worked stone with a silt-clay bond; all contained some brick and, in the case of the southern part of the wall, 18th and 19th century pottery. There was no sign of bonding between this wall and /101\-/503\, the medieval wall running east-west across the northern part of this site. The relationship between the eastern boundary wall and the rest of the site could not be recovered as a 19th century drain /109\ had been dug along most of its length, cutting natural below the level of the wall's foundations (Plate 9).

4.3.1 Pit One (Fig. 17)

At the base of Pit One the natural was overlain by layers of red and red-grey sandy-silt (115) and (114); they contained no finds. These were overlain by (113), a grey-brown soft clay-silt containing some sub-rounded stone <120mm across and charcoal; (113) also contained two sherds of pottery dating from around 1600. (113) was overlain by a red-brown clay layer (112) that extended under the eastern boundary wall of the site /107\. This end of the wall was abutted by modern soil and rubble (100).

4.3.2 Pit Two (Figs. 17 and 18)

Pit Two was the only pit where the formation level for the pile cap was reached before encountering natural. The lowest layer was (126), a compact grey sandy-clay with frequent grit, round stones <20mm and charcoal fragments. Above this was (125), a layer 0.3m thick comprised of mottled pink-brown and grey-brown silt-clay with frequent grit and pebbles. This was overlain by (124), a firm, dense, dark grey-brown clay-silt <0.24m thick with occasional charcoal fragments. Over this was (123), a thin (<70mm) layer of dark grey silt-clay with abundant charcoal dust and fragments. This was overlain by (122), a layer (<0.2m thick) of firm dark grey silt-clay with occasional fragments of brick/tile, shell and stones <50mm. None of these layers produced any datable finds.

4.3.3 Pit Three (Figs. 18 and 19, Plate 10)

At the base of Pit Three the natural was overlain by (153), an indurate layer of stones

(20-120mm) compacted onto the top of it. This surface was fairly rough, containing some small grit-filled hollows. This was overlain by (152), a layer of soft orange-brown clay-silt in which grit and charcoal <10mm were common; this contained a sherd of Saintonge ware dated to 1250-1450. The southern extent of layer (152) was overlain by fragmented wall footing /141\ (discussed in more detail below as /141\ extended beyond Pit Three). Also overlying (152) and abutting /141\ was (151), a thin layer of stony grey soft clay-silt, and (150), a soft grey-brown clay-silt 0.1-0.25m thick. Both layers contained pottery dated to the late 16th/early 17th century. (150) was in turn overlain by the extensive layer of cobbles (116) discussed in more detail below. Under the western edge of these cobbles (150), (151) and (152) were cut by [155]. This was a steep-sided cut running north-south 0.15m in from the western extent of Pit Three and filled with a soft pink-brown sandy-clay silt (154). This did not produce any finds. The northern, southern and eastern limits of this cut were beyond the limits of Pit Three.

4.3.4 Pit Four (Fig. 20)

At the base of Pit Four the natural was found to have a firm layer of (<100mm) stones (158) compacted onto the top of it, similar to context (153) as seen in Pit Three. It was overlain by a soft orange-brown gritty clay-silt (157), followed by (150), an extensive layer under cobbles (116) discussed below.

4.3.5 Pit Five (Fig. 21)

The base of Pit Five revealed a linear feature [174] cut into the natural; this feature extended east and west beyond the limits of the pit. [174] ran east-northeast to west-southwest and was 0.8m wide and deep to the west, 1.2m wide and 0.85m deep to the east. The sides were steep, sloping in slightly to a base 0.25m wide that sloped down to the east. The lowest fill (181) was a soft grey-brown clay-silt with common stone <100mm; this was 0.3m deep and only present in the deeper, eastern end of the feature. It was overlain by (180), a loose, very gritty grey sandy-silt 100mm thick which was followed by (175), a brown sandy-clay silt with some grit, stone <50mm and charcoal; this also contained two sherds of pottery. One of these sherds was chert-tempered and could be dated to the 13th century, the other might be as early as the 11th century. The feature was covered by (150), the extensive soft grey-brown clay-silt that immediately preceded the cobbles (116).

4.3.6 Pit Six (Fig. 21, also Fig. 26)

The natural at the base of Pit Six was cut by feature [165]. This was an oval feature measuring 0.6m north to south by 0.5m east to west; to the south and west it extended beyond the limits of excavation. It had fairly steep sides and a flat base. It was filled with (168), a very stony grey-brown clay-silt; (166), a mottled grey-brown clay-silt and red-brown sand-silt and (167), a thin (<20mm) layer of crushed charcoal. The whole feature was overlain by (179), a grey-brown clay-silt with common stone <250mm that extended beyond Pit Six to the east.

4.3.7 Pit Seven (Figs. 21 and 22, Plates 11 and 12)

Pit Seven was excavated to natural with wall /101\ forming its southern boundary. Cut into the natural was linear feature [169], 0.35m deep and 0.25m wide running along the north side of the base of wall /101\. The north side of this cut (the only side seen) was near vertical and the base flat. Lying under the wall was (171), a quite firm grey-brown, stony clay-silt 0.3m deep which had been cut by [169]. This feature had also cut (162), a soft grey-brown silt-clay 0.25-0.35m thick that sat on top of the natural to the north of wall /101\. [169] was filled with (170), a very firm and tenacious yellow-grey clay that was piled up above the top of the cut; it was plastered to the lower north face of wall /101\ to a depth of 0.6m. Wall /101\ (also in Pit Eight and Trench Five as /503\) was seen for 3.75m east to west. The east end was cut by a Victorian drain /109\ and the west end was the limit of excavation; it was not present 1.5m further west. The wall was 0.45-1m

high and 0.8m thick; it consisted of 4-6 irregular courses of roughly-faced stone bonded with a pale, red-brown sandy silt. The stones were mostly 100-150mm high by 150-250mm long although a few measured up to 200mm by 300mm. In Pit Seven /184\ was built on top of /101\; this consisted of 2-3 courses 0.2-0.4m high and 0.65m thick. The stones used were up to 0.5m long by 150-200mm high; they were more evenly coursed and worked than the stones of /101\ and bonded with a hard, red, silt-clay. A sherd of glazed pottery, 18th/19th century in date (discarded onsite), was found within the bonding. Layer (171) under the wall /101\ and the linear cut [169] and its fill (170) seem to have been local to Pit Seven as they were not observed in Pit Eight just 2m to the east. The layers that covered these features extended beyond Pit Seven and are discussed below.

4.3.8 Pit Eight (Figs. 22 and 23)

Pit Eight was dug to the depth of natural. In its eastern half the cut for the 19th century drain /109\ had removed any archaeological deposits. This drain had also cut through wall /101\ which otherwise formed the southern boundary of the Pit Eight and at this point sat upon the natural.

In the base of Pit Eight two features were revealed: pit [163] and post hole [172]. [163] lay at the western edge of the excavation; it extended up to 0.25m into the excavation and reached the northern, but not the southern limit of excavation. The cut was steep-sided with a flat base and a maximum depth of 0.75m. The natural into which the pit was cut was lower to the south under wall /101\ than to the north. The lower fill (164) of the pit was a grey-brown silt-clay 0.45m deep that extended beyond the southern edge of the cut and abutted wall /101\. It contained stones <120mm across and produced 13th century chert-tempered pottery. It was overlain by (162), a grey-brown, gritty clay-silt 0.3m thick that also abutted wall /101\ and contained early 14th century pottery.

Directly to the east of [163] was [172], a circular, steep-sided and flat-based cut 0.25m in diameter and 0.2m deep. This was filled with (173), a soft brown clay-silt in which were found several pieces of stone <150mm across set vertically within the fill.

These two features were just close enough for their cuts to have joined but it was not possible to discern which succeeded the other as the interface between the fills was vertical.

4.3.9 Evaluation Trench Five (Fig. 24)

This section refers to those features revealed by Evaluation Trench Five that cut into, or sat directly upon, the natural; they are described from the south end of the trench to the north.

Cut into the natural near the southern end of Trench Five was [535], seen in plan as a semi-circle against the western limit of excavation. It was 0.4m across, 0.3m deep, had fairly steep sides and a flat base; it was filled with (536), a soft stony grey-brown clay. This fill had been cut by [537], a shallow-sided flat-bottomed cut 0.3m deep seen running east-west across the trench 2.3m from its southern end. The southern side of this cut was beyond the limit of excavation; it was filled with (534), a pink-brown silt without inclusions. The northern half of this fill was covered by (520), a hard surface of yellow-brown clay-silt containing very common stone <50mm; this extended for 5m north to south and was mostly packed onto the top of natural (Plate 13).

Cut into (520) were a pair of circular features, [523] and [525], 0.25m in diameter and 0.1 and 0.15m deep respectively; both had very steep sides and a flat base. Both were filled with moist, grey-brown sandy-clay silts with very common stone inclusions; the fill of [525], (526), also contained a sherd of 16th century pottery.

The southern 1.9m of surface (520) was covered by (519), a <50mm thick cobbled surface of sub-angular to rounded stone <100mm across, tightly packed and set into a grey-brown clay-silt. The northern edge of (519) overlapped (524), the fill of [523].

Just beyond the northern edge of surface (520) the natural was cut by [533], a pit 3m across north to south. It had steep sides and was excavated to a depth of 0.45m. The base of the feature was not revealed but this was sufficient for the purposes of the evaluation. Although the cut extended across the width of the trench its sides were evidently turning inward to the east. A brown clay-silt fill (527) tipped down from the northern edge of the feature; it was overlain by (522), a stony, grey silt-clay fill that contained three sherds of pottery dated to the late 13th to early 14th century. Layers (517) and (514) also dipped into the top of this feature and extended beyond the cut to the south and north respectively.

Lying 0.45m north of pit [533] was cut [532]. This extended across the width of the trench and was 1.55m wide north to south. Its sides sloped in gently to a depth of 0.2m to the south dipping down to 0.3m to the north. It was filled with (528), a soft, pink, gritty and stony silt.

The northern edge of [532] cut (529), a hard surface of stone packed into orange silt-clay which extended for 1.2m north over the top of natural and abutted wall /503\. The wall sat within a cut into natural; this cut [530] was 0.3m wide and deep on the south side of wall /503\ and was filled with (531), a pink gritty silt that abutted the wall. This fill was sealed by surface (529).

The wall /503\ seen in the evaluation trench was 0.8m thick, 1m high and consisted of 6-7 rough courses of roughly worked stone 100-200mm high by 100-350mm long; it was bonded with red sandy silt and appeared to be at this point of a single build. It proved to be the same structure as wall /101\ seen in the April 2008 excavation.

The higher deposits in the northeast of the site are described below in various groups reflecting their character in different areas.

4.3.10 The Southern Area

Most of the layers in that 3m of the site south of wall footing /141\ have already been discussed under Pits One and Two. In the south-western part of this area these layers were overlain by reddish silt-clay layers (118) and (127). The former contained six sherds of early 17th century pottery. These layers were of irregular thickness (up to 0.2m) and were similar to (112) (a layer under the south end of wall /107\ on the eastern boundary of the site). (118) and (127) were overlain by (121), a mottled grey-brown and green-grey clay silt layer up to 0.2m thick. This lay directly under modern soil and rubble (100).

4.3.11 The Mid-South Area (Fig. 25)

This area extended north-south for 7m from the wall footing /141\ to the northern limit of cobbling (116). Feature /141\ ran for 4.2m east to west; it tapered off to the west and was truncated to the east by cut [110] for Victorian drain /109\ (Plate 9). As it extended beyond the southern limit of excavation the full width of this feature was not established but it was at least 0.6m. The wall's survival was poor, particularly toward its western end where the stonework was intermittent; the eastern 1.5m was intact in plan. The wall was built of sub-rounded to sub-angular stones 0.1-0.3m across that were unworked and very roughly coursed, if at all; they were bonded with a soft grey-brown clay-silt. This bonding contained sherds of pottery from the 13th to 16th centuries.

The north face of /141\ was abutted by (150), a soft mid-grey-brown clay-silt that

contained a few charcoal fragments and stone <100mm. It also contained late 16th/early 17th century pottery (this layer was numbered (513) in the 2007 evaluation). This layer was generally around 0.1m deep but thickened up to 0.25m in places. It extended for 5m east to west by 7.5m north-south; this extent matched that of cobbling (116) which overlay (150) (Plate 15). This cobbling was formed by a closely set surface of sub-angular to rounded stones 100-250mm by 50-150mm and 100-200mm deep; they were generally set vertically on their narrowest edge in a green-brown clay-silt with sand, grit and flecks of charcoal (Plate 16). This cobbling was numbered (508) in the 2007 evaluation (Plate 17). The cobbles' orientation varied in plan, generally changing along very clear boundaries. In the southern part of this surface there was a gutter 150mm deep and 0.35-0.55m wide running north-northwest to south-southeast to the edge of the cobbling. Within the matrix for the cobbling late 16th/early 17th century pottery was recovered. To the east, the cobbles (116) and layer (150) beneath them were cut by the Victorian drain /109\. The western edge of the cobbles (where they were not truncated by modern features) dropped away and came to an abrupt edge that appeared deliberately constructed (as opposed to a cut). To the south they abutted wall footing /141\. To the north the cobbling finished abruptly although the layers beneath them tapered off more gently. Contexts (116) and (150) had both been encountered in Evaluation Trench Five where they were numbered (508) and (513) respectively; layer (513) contained 6 sherds of pottery from around 1600.

Over cobbling (116) lay a grey-brown soft clay-silt (117) of varying thickness (up to 0.25m). It contained occasional stone, quite common charcoal fragments and late 16th/early 17th century pottery. This layer tapered off a little way beyond the northern and western edges of the cobbling. It was cut by drain /109\ to the east; and extended over the southern edge of the cobbling, overlying wall footing /141\. It was still 0.25m thick at the limit of its excavation 0.8m south of the edge of the cobbling.

Context (117) was overlain by (118), an intermittent layer of firm red clay up to 0.2m thick that contained early 17th century pottery; this had also been seen in Evaluation Trench Five where it was numbered (511). It was overlain by (100), a layer of topsoil and modern rubble 0.3-0.5m thick.

4.3.12 The Mid-North Area (Fig. 26)

This area extends 6m north to south from the northern edge of cobbling (116) to the south side of wall /101\. The features cut into the natural and those in Evaluation Trench Five have already been described above. The eastern part of this area was covered by (178) a grey silt-clay 0.25m thick followed by (120), a grey-brown soft clay-silt up to 0.30m thick; the latter covered the whole area and abutted wall /101\. Pottery from these layers was dated to the 18th century. The upper layer in this area was (100), modern soil and rubble 0.5m thick. (178) and (120) had been seen in the 2007 evaluation and numbered (510) and (509) respectively.

Above features [538] and [530], and surface (529) (described above in section 5.3.9) lay (516). This was a grey-brown clay-silt with abundant rounded to sub-angular stone 20-150mm across; it contained some charcoal fragments, the occasional lump of lime mortar, and two sherds of pottery dated to c. 1500. Where it abutted wall /102\ this layer was up to 300mm thick; it tapered off 3m south of wall /101\.

Over this lay (514), a mid-grey soft clay-silt containing some stone <50mm and charcoal fragments. This layer was around 0.10m thick at most, save over pit [533] where it was up to 0.30m thick. It tapered off just south of wall /101\ and extended about 6m to the south. It contained over 20 sherds of late 16th/early 17th century pottery. Over this layer, and abutting the south side of wall /102\ was (504), a layer up to 0.2m thick of soft grey-brown clay silt with abundant stones up to 300mm across; this extended to an

irregular edge 1-2m from wall /102\ . It contained over 70 sherds of late 16th/early 17th century pottery, most of which came from a single vessel. The top of this layer formed a rough, compacted surface (Plate 18).

Overlaying the southern edge of (504) was a cobbled surface (505). This layer consisted of blocky, sub-angular to angular stones tightly set in a matrix of grey-brown clay-silt. These stones were mainly 100-250mm east-west by 50-100mm north-south and 100-150mm in height. The northern edge of these cobbles was 1m from wall /102\ ; they extended for 1.65m along the western edge of the evaluation trench and 3.65m along the eastern edge. Overlapping the southern edge of these cobbles was (510), a layer of grey clay-silt up to 0.3m thick extending 4.3m north to south and containing pottery from around 1800; this context was numbered (178) in the 2008 excavations. This whole area was overlain by modern rubble and soil 0.25-0.4m thick.

4.3.13 North of wall /101\ (Fig. 22)

Overlying the features described above (sections 4.3.7 and 4.3.8) was layer (161), a loose and friable grey silt-clay containing very common mainly rounded stones <100mm and a little lime mortar; over twenty sherds of 16th century pottery were collected from this context. This layer was 0.35-0.4m thick, abutted wall /101\ to the south, reached the limits of excavation to the north and west and was truncated by the Victorian drain [110] to the east. Overlying this was a layer of fairly soft, pale brown clay silt (148) in which rounded stone <40mm was common; it also contained late 16th/early 17th century pottery. This layer was 50-140mm thick. To the east it tapered off abruptly. Over the eastern end of this deposit lay (144), a cobbled surface of sub-rounded stones 50-250mm across set vertically in a dark-grey sandy-silt. This survived only in a strip 0.55m wide east-west abutting wall /101\ to the south and extending to the limit of excavation 0.8m to the north; this layer sloped down gently to the north. To the west of this surface, and also immediately above (148), lay a soft red sandy-silt layer (146) 0.1m thick. It was overlain by modern rubble and soil 0.2m deep to the west, thickening to 0.5m thick to the east.

4.3.14 The Western Area (Fig. 27)

As noted above, a wider trench to accommodate both foundation trenching and services was dug 6m west of the eastern boundary of the site. Archaeology in this area had largely been truncated by the footings and drainage of the large 19th century building that had stood on the site. Two areas of archaeological significance did survive:

On the western edge of the wide trench, where another foundation beam trench joined it, stone structures were revealed (Plate 19). /137\ was a curving stone wall describing 120° of a circle with an internal diameter of approximately 1.5m; it extended beyond the northern limit of excavation and petered out to the west. It consisted of sub-angular stones 100-300mm across set in a flat course with a fairly flush inner face but very irregular outer edge; these were bonded with a soft grey-brown clay-silt. Within this lay (139), a soft red-brown slightly sandy clay-silt in which angular stone <150mm across was very common. Neither /137\ or (139) were excavated as they lay below the depth of excavation required by the development.

Abutting the eastern edge of /137\ was stone-built footing /138\ . This was 0.5m wide and 1.8m south-southwest to north-northeast. It was constructed of roughly-squared stone 100-300mm across set in a single course 0.2m high that sat on natural; the stone was bonded with a soft grey-brown gritty clay-silt. The southern edge of /137\ and /138\ was overlain by a pile of stone rubble containing 19th century material; the whole was overlain by modern rubble and soil.

On the eastern edge of the wide trench, 7m from the northern edge of the site, some deposits were visible in section that predated the modern rubble and soil that covered

most of this area (Fig. 27a, Plate 20). Sitting on the natural was (134), a grey-brown soft sandy-silt 200mm thick that was visible for 2.8m north to south. On top of the middle of this deposit was (132), a feature consisting of tightly packed slates <10mm thick set vertically. This feature was 0.7m long north to south, 70mm thick at its ends and 120mm thick at the centre. Under and abutting the southern end of (132) was (133), a soft sandy-silt that consisted of fine laminations bright orange and dull grey in colour; it ran for 0.5m north to south and was up to 120mm thick. The slate feature (132) was overlain by (133), a layer of soft mid- to dark-grey clay-silt in which charcoal fragments were common. This layer extended for 2.2m north to south and was generally around 20mm deep, thickening to 60mm over (132). The whole was overlain by (128) and (130), layers of firm grey-brown clay-silt each 0.15-0.2m thick and divided by (129), a thin lense of soft, crumbly white lime mortar/plaster.

This whole sequence was only seen in section, lying as it did on the eastern edge of the cut for a Victorian drain which the excavator had followed. It was overlain by modern rubble and soil and was truncated to the north and south by similar material which probably sat within the drain cut.

5.0 Interpretation of the Results of the Excavations

5.1 Evaluation Trench Three (Fig. 13)

The three features cut into natural appear to be shallow pits. The pottery found in [300] and [302] suggests these were later medieval in date. Judging by their location they are likely to have been in the backyard of houses that fronted onto Newport Street.

As will be discussed in more detail below regarding the north-eastern corner of the site, (where a greater depth of archaeological deposits survived) it is likely that buildings in this part of Tiverton were partly or wholly demolished in the mid 17th century and the site may not have been built on again until around 1800. By the mid 19th century a substantial building, successively a Drill Hall, Cinema and Bingo/Snooker Hall, had been built on the site; the ground disturbance associated with this seems to have destroyed any structure or earlier deposits in this area down to the level of the natural or just above it.

5.2 Evaluation Trench Four (Fig. 14)

The earliest dated feature in this trench is pit [408] which, on the basis of the pottery found in its fill, can be ascribed to the latter part of the 13th century. The layers over it, (406) and (405), appear to be flooring of some sort related to wall /403\. These floors were not observed on the northern side of /403\, suggesting it formed the northern wall of a house fronting onto Newport Street. This wall overlies gully [400], which may have been a drain that led out of the front of the building although interpretation is difficult as neither end of the feature fell within the limits of excavation.

On the south side of the wall, surfaces (405) and (406) were overlain by layer (404); this layer contained several sherds of pottery dated to around 1500. (404) is neither compact nor even enough to have formed a floor surface but might have been a levelling deposit for a subsequent surface that has since been removed. (404) is stratigraphically higher than all the features discussed above, indicating that they all predate 1500. Thus the features in Trench Four can be interpreted as part of the wall and floors of a later medieval house that overlies earlier occupation dating from the later 13th century (pit [408]). These features are overlain by, and were truncated by, modern activity related to the 19th century building on the site.

5.3 The North East of the Site

The archaeology in this part of the site is divided into the various areas identified above (sections 4.3.10 - 4.3.14).

5.3.1 The Southern Area (including Pits One and Two)

This area is characterised by a build up of various layers south of the wall footing /141\. Some of these – (113), (124), (122), and (121) – were grey or grey-brown clay-silts and silt-clays that are best interpreted as build ups of soil in this area. More compact, clay-rich layers such as (112), (125), (118) and (127) may have been deliberately dumped to level or raise this area. As noted above, the depth of the deposits in this area meant that the earliest levels were not reached. Both (113), near the bottom of this sequence, and (118) near the top contain pottery that is early 17th century in date. The evidence therefore suggests that by the 17th century this area had been laid down to gardens with episodes of clay dumping. The walls and cobbled surfaces excavated further to the north do not seem to have extended this far south.

5.3.2 The Mid-South Area (including Pits Three and Four, and the Southern 6m of Evaluation Trench Five)

The earliest feature identified in this area was [535] near the southern end of the evaluation trench. Although not seen in its entirety the round shape and stony fill of what was seen is suggestive of a posthole with packing. Too little of cut [537] was excavated to allow for interpretation although it is possibly medieval in date as the series of contexts above it – (526), (517) and (518) – contained 16th century pottery. It was filled with a clean silt (534), suggestive perhaps of a single deliberate fill.

This filling may have been to bring the surface level up to that of the natural to the north and allow for the laying of (520), a compact stony layer. This surface was similar in form – stones packed into the top of the natural clay – to (153) and (158) as seen in Pits Three and Four respectively. As these surfaces were cut or overlain by contexts containing pottery from the 13th to 16th centuries, it seems likely that at some point in the medieval period this part of the site saw extensive areas covered with this fairly rough, stony surface. This is suggestive of a yard, a likely feature of this location, set back as it is from the frontage on Newport Street. The three circular features with stony fills in this area – [523], [525] and [537] – are likely to be postholes, indicating structures. The area excavated is too small to allow for even tentative reconstruction, and the fact that these postholes belong to different stratigraphic phases (cut [537] and surface (520) come after [535] but before the other postholes) indicates more than one period of building on the site.

Further phases of medieval activity in this area are indicated by layer (152) and footing /141\. The build up of layer (152) indicates that surface (153) became redundant, possibly at some point between 1250 and 1450 although this date is provided by a single sherd of pottery that may be residual. It is evident from the pottery within /141\ that some time around 1500 a wall was constructed across this part of the site overlying layer (152). There is no sign of a contemporaneous floor related to this wall indicating that it is unlikely to be part of a building; more likely it represented the subdivision of a yard or gardens. Layers (149), (150) and (151) represent a further build up of material in this area; they may have been deliberately put down as bedding or levelling for cobbling layer (116).

This cobbling was limited to the south by wall /141\, indicating a division between a probable cobbled yard and gardens further away from Newport Street. To the north its edge was somewhat irregular and was overlapped by the deposits on top of it, suggesting it had been truncated. The western boundary of the cobbling was truncated by modern cuts except at one point (in Pit Three) where it clearly had been built to drop away to a sloping edge. Beneath this edge there had been a linear cut [155] running in the same alignment as the edge of the cobbling. This feature is difficult to interpret as only a small part of it was seen in excavation but it may indicate that the western edge of the cobbling was along a line that had previously been marked by a ditch of which [155] was the eastern side.

Cobbling (116) and the layers directly beneath and on top of it, contained a significant quantity of pottery (76 sherds) dated to around 1600. This would indicate that a cobbled yard had been reinstated around this time. However, the build up of substantial layers above (116) (such as (117) and (118)), layers that also contained early 16th century pottery, suggests that the use of this cobbled surface may have been short lived. There is no evidence for further activity in this area prior to the thick layer of Victorian rubble (100) covering everything.

5.3.3 The Mid-north Area (including Pits Five and Six, and the mid-7m of Evaluation Trench Five)

This area contained four features cut into the natural:

[165] and [532] are difficult to interpret as the excavation revealed only a portion of their extent and the fills contained no dating evidence. Judging by the layers that sealed them they date from the 18th and 16th centuries (or earlier) respectively.

Linear feature [174] is probably 13th century in date, judging from the pottery found within it. The possible Saxo-Norman sherd found within this feature is presumably residual but is indicative of earlier activity in the vicinity. It is difficult to interpret this feature from the short east-west length that was revealed by the excavation. It is notable that only 1.8m to the east lies the substantial pit [533] (see below) – itself extending beyond its excavated limits westward towards [174]. As [174] becomes wider and deeper to the east in the direction of pit [533], it seems possible that the two features connect. A linear cut sloping down into a substantial pit might be for drainage or related to industrial activities; however any firm interpretation is difficult as only limited and disjointed portions of the feature or features were excavated.

Pit [533] (as noted above) is a substantial feature possibly connected to linear [174]. The pottery found in its upper fills indicates a medieval origin. An alternative interpretation to that suggested above is a rubbish pit, a common feature of medieval urban sites.

Wall /101\-/503\ lay at the northern limit of this area. Neither the fabric nor fill of the foundation trench [530] produced any dating evidence. However, the wall is abutted near its base on the north side by (164), a context dated to the 13th century by ceramic evidence, indicating a medieval date for this feature. Compact stony surface (529) covers the foundation trench of the wall and abuts its southern side. If it was an internal floor then this indicates that wall /101\-/503\ was the northern side of a house fronting onto Newport street. However, (529) and the similar surface [533] do not cover the features noted above. Therefore it seems more likely that these surfaces and the various features relate to an open yard in the medieval period. The wall evidently remained in use as a boundary because /183\ was added on top of it in or after the 18th century (judging by pottery found within the fabric).

The stony layers (514) and (504) built up against the southern side of wall /101\-/503\ can be dated to the early part of the 17th century by the considerable quantity of pottery within them (99 sherds, MNV 30). This rubble was probably derived from houses or structures demolished during the English Civil War, when the defences of Tiverton Castle were strengthened (see 2.2 above). The demolition of houses or structures across the street from the improved defences suggests that a clear field of fire was created as part of this process.

It seems this area remained free of structures following this event, with substantial layers of clay-silt (178)-(510) and (120)-(509) – possibly garden soils – building up over the rubble in the 18th century and extending southward over cobbling (116)-(508). Although not entirely clear, the earliest available mapping of the site (Fig. 2) suggests that it may not have been built upon until the later 18th century. Cobbling, wall footings and services built on or cut through the 18th century layers are indicative of the more intensive activity in the 19th century culminating in the construction of the Drill Hall.

5.3.4 North of Wall /101\ (including Pits Seven and Eight)

Pit [163] and post hole [172] are both medieval features, the former containing 13th century pottery and both being sealed by (162), a layer dated by ceramic evidence to around 1300. The fill of [163] extended beyond the pit and abutts the northern face of

wall /101\ indicating that the pit was filled at a time when the wall was already standing. Layer (162) was observed to run for 4m along the north face of the wall, indicating perhaps that the ground level was raised around 1300.

Deposit (171) lies under wall /101\ and is presumably the fill of an earlier feature although no dating evidence was recovered. Cut [169] and its clay fill (170) are present in the same limited area as (171) and perhaps represent a response to problems related to the building of wall /101\ over deposit (171). Plastering the very firm and tenacious clay (170) up the base of the wall may have been in an effort to waterproof it. Interpretation of these contexts is difficult as they were only observed in a small area on one side of wall /101\.

Layer (161) was seen all along the north face of wall /101\, indicating a further raising of the ground level in this area in the 16th century , a process that continued into the early 17th century with layer (148). By the late 18th century cobbling (144) had evidently been added abutting the north face of /101\. In the next century this was covered with soil and rubble that was cut by services related to the Drill Hall

5.3.5 The Western Area

The curving wall /137\ may be the lining of a well or a garden feature; both fill (139) within this feature and wall footing /138\ produced single sherds of pottery dated to c.1600. A well or garden feature is more likely to date to a period following the demolition of houses on the site during the Civil War (see 5.3.3 above) when the area was open.

The feature (132) appears to be a hearth set on top of the clay-silt natural. The reduction and oxidation evident in layer (133) is the product of heating and (131) was rich with charcoal. There is no sign of any associated fireplace and that *might* indicate it was formerly situated in the middle of an open hall, a common feature of certain medieval houses. As this feature was only seen in section it is not possible to offer a more detailed interpretation.

6.0 Conclusions

6.1 The Desk-based Study

The former drill hall/cinema/bingo hall is located in what appears to be the oldest part of Tiverton town on the edge of an area of possibly Saxon origin. Ground disturbance may reveal evidence of an early boundary and/or early habitation.

This part of the town does not display – on the maps – the characteristic lay-out of burgage plots, perhaps having been glebe land; nevertheless these may have been present at an early date. Ground disturbance may reveal plot boundaries.

The course of the Town Leat runs immediately adjacent to the building. Any ground disturbance may reveal the form and structure of the leat.

The present building overlies the footprint of a probable 18th century domestic building and its garden. Elements of 18th century structures may remain.

6.2 The Building Survey

The Electric Bingo Hall which formerly stood on the site represents the final incarnation of a 19th century building which is first recorded as a drill hall although it may have had earlier origins as a warehouse or theatre. The building was converted to a cinema in the early 20th century and subsequently used as a bingo hall and snooker club, when further alterations were made.

6.3 The Excavations

The foundation design chosen for this development limited the depth and extent of required groundworks, deliberately minimising the impact upon the archaeological remains. Furthermore, 19th century activity had destroyed much of the earlier material. However, the evaluation and excavation carried out in 2007 and 2008 does allow certain conclusions to be drawn concerning the Electric Bingo Hall site.

The southern 30m of the site contained no significant archaeological deposits. The depth of soil suggests that, as shown in maps of the late 18th and mid 19th centuries (Figs. 2-4), this area had been used as gardens.

In the northern part of the site, the features dug into the natural were seen in all areas where it was exposed by archaeological excavation. Most of these features contained medieval pottery, much of it thirteenth century, indicating fairly intensive occupation by this time. One sherd, dating to as early as the 11th century, was recovered; it was accompanied by later material indicating that it was residual but nonetheless it demonstrates a history of earlier activity on the site. These features generally took the form of pits and post holes.

Aside from the features cut into the natural there were overlying layers, surfaces and stretches of substantial clay-bonded walling indicative of structures, floors and probable yards of medieval date. The excavation was too limited to allow detailed phasing or building plans to be drawn up but the stratigraphy indicated continuous activity from the 13th century onwards with structures in multiple phases. Overall the impression was of medieval urban development – buildings and accompanying yards – along Newport Street from the 13th century onwards. It is notable that it was in the mid 13th century that Tiverton received a confirmation of its weekly market and an annual fair from Henry II as well as the construction of the Town Leat by Alice de Ros of Chettiscombe. This documentary evidence seems to coincide with the results of the excavation; Tiverton's urban character was consolidated by the 13th century.

The excavations also revealed what could be the impact of the English Civil War. As noted above, the defences of Tiverton castle were expanded in the 1640's and a large number of houses in Newport Street and St Peter Street were demolished.

The north-eastern area of the site contained layers of rubble with considerable quantities of 17th century pottery. There was also a build up of clay-silt followed by cobbling of a similar date over much of the medieval material in this area. This was followed by more clay-silt layers containing similar ceramics. Overall the impression is of demolition in the 17th century followed by a cobbled yard that was itself quickly superseded, perhaps by gardens. The evidence for later activity is sparse until the 19th century, when the construction of the Drill Hall and related services caused considerable damage to many of the earlier deposits.

In summary, the archaeological work on the site of the Tiverton Electric Bingo Hall revealed medieval urban development fronting onto Newport Street from the 13th century (with a hint of earlier activity), demolition in the 17th century related to the Civil War and a less intensive use of the site prior to 19th century redevelopment.

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DRO: 1403Z/E1

DRO: R4/1/C352

Devon County Historic Environment Service:

HER Numbers:

1380

14085

24658

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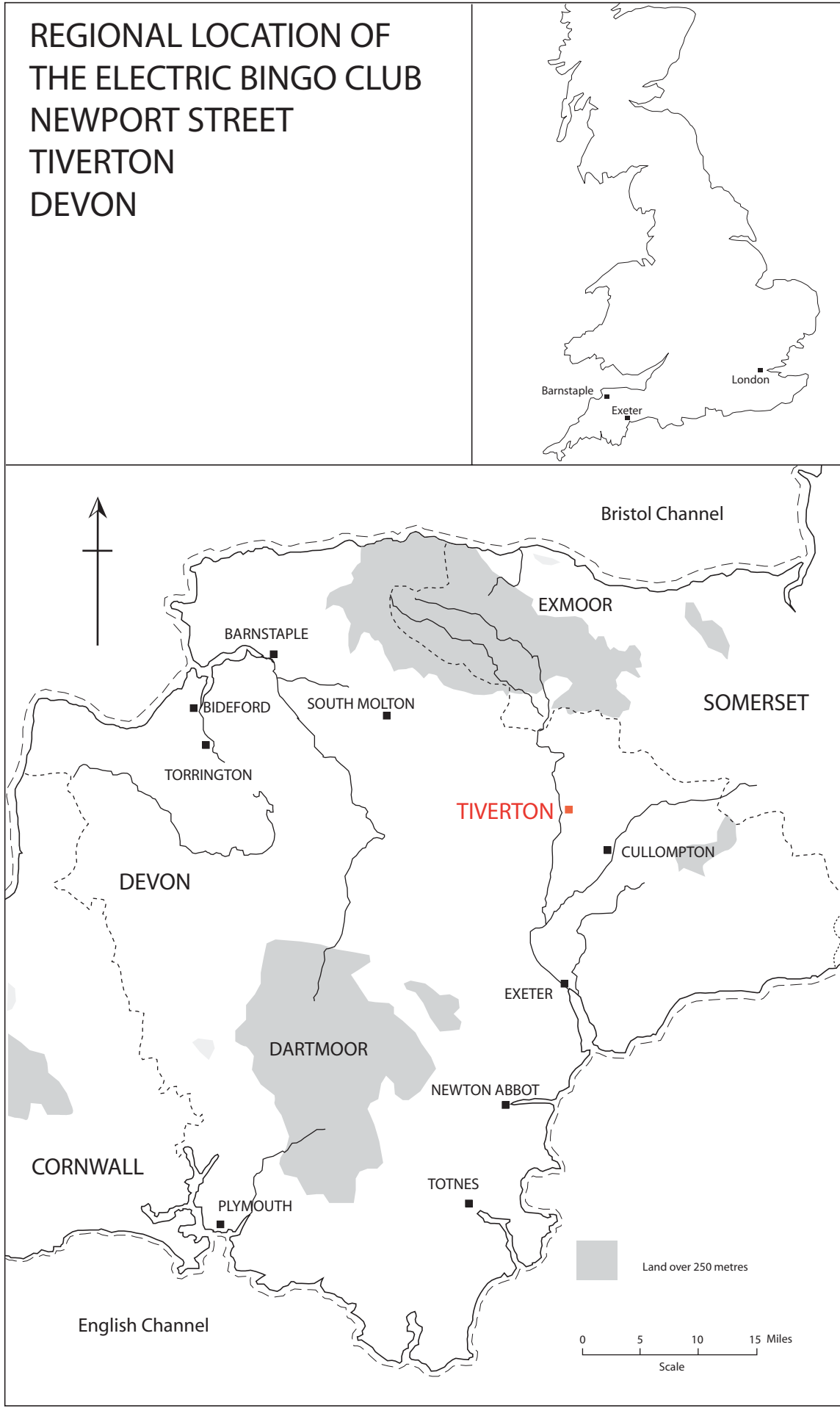


Fig. 1a: Regional location.

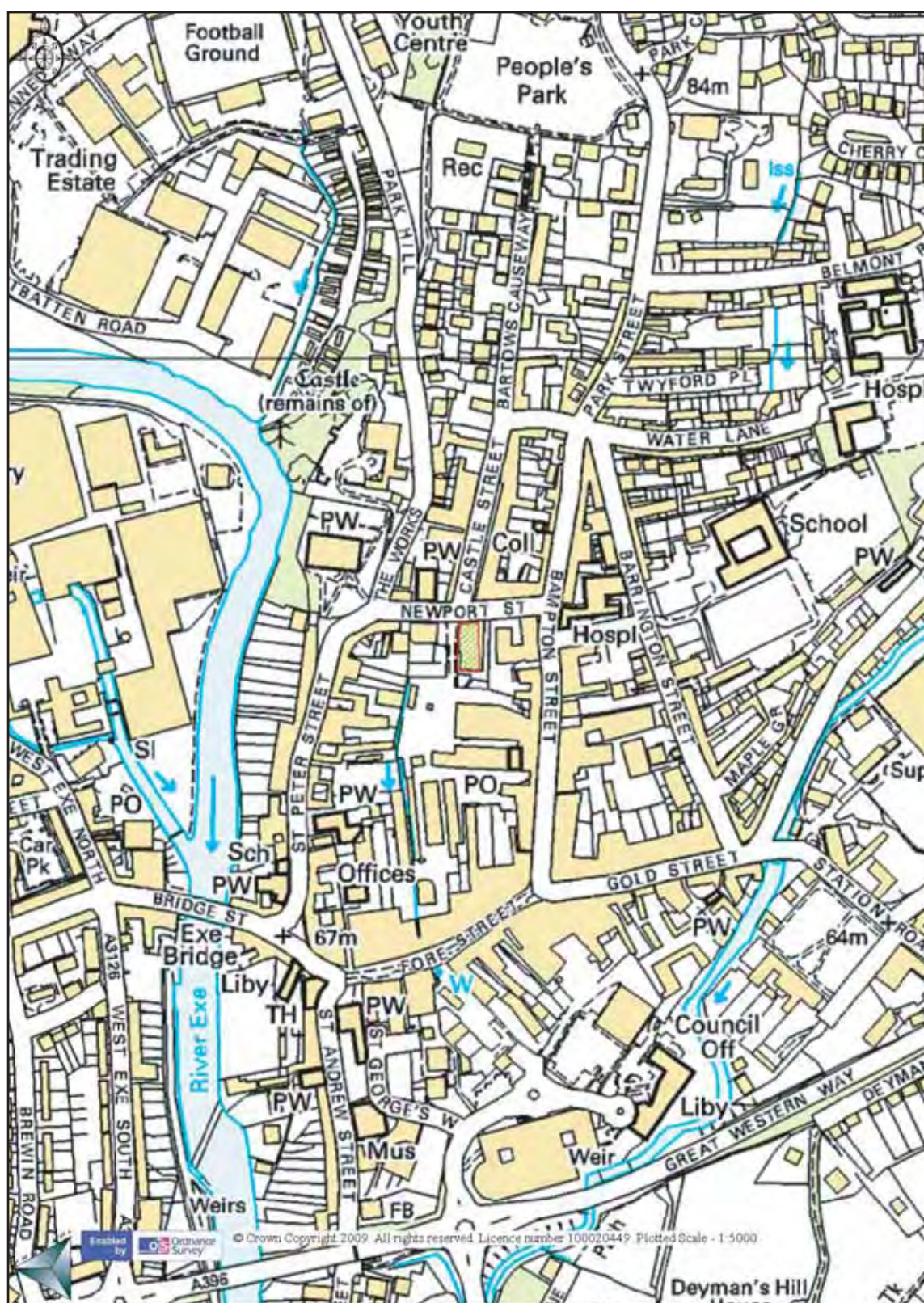


Fig. 1b: Site location (outlined in red).



Fig. 2: Extract from a map surveyed by C. Tozer before 1790 (Dunsford). The arrow indicates the the approximate location of the site .

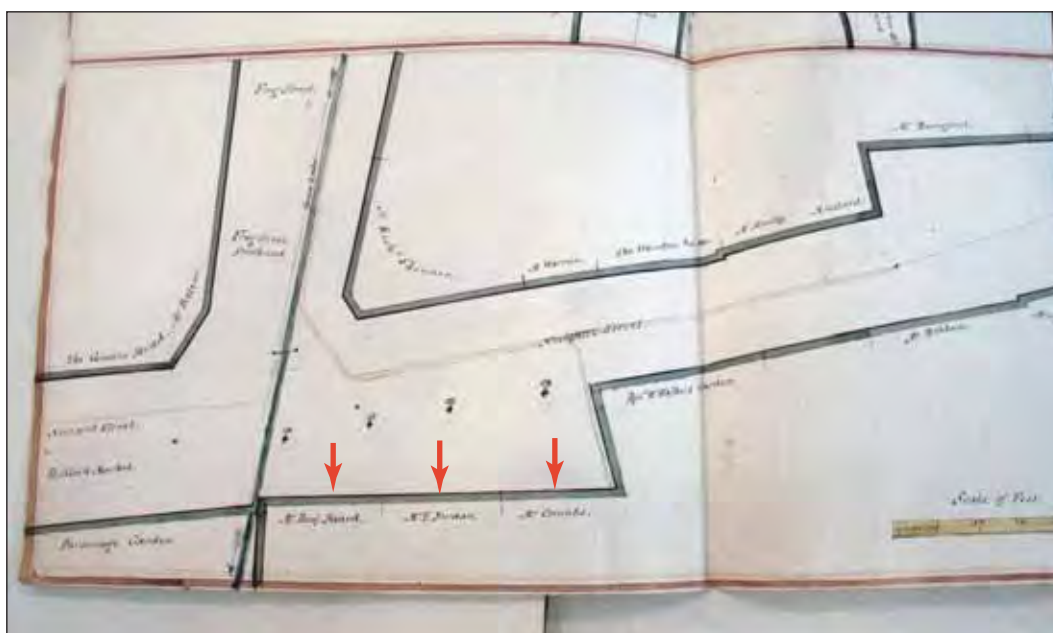


Fig. 3: Extract from a plan of various streets in Tiverton, 1809. (DRO: R4/1/C352)



Fig. 5a: Extract from the Ordnance Survey First Edition map at 1:2500, published 1889 (Sheet no. 65.7).

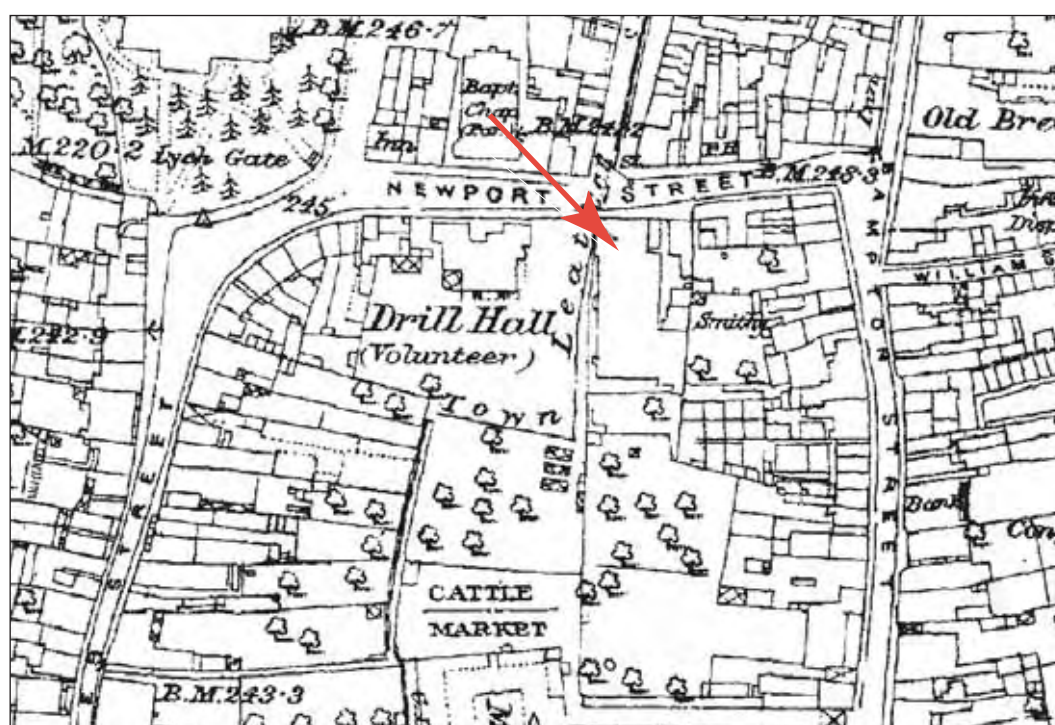


Fig. 5b: Enlargement of part of Fig. 5a.



Fig. 6: Extract from the Ordnance Survey Second Edition map at 1:2500 published 1905. (Sheet no. 65.7).



Fig. 7: Extract from the Ordnance Survey revised 1:2500 map published 1933. (Sheet no 65.7).

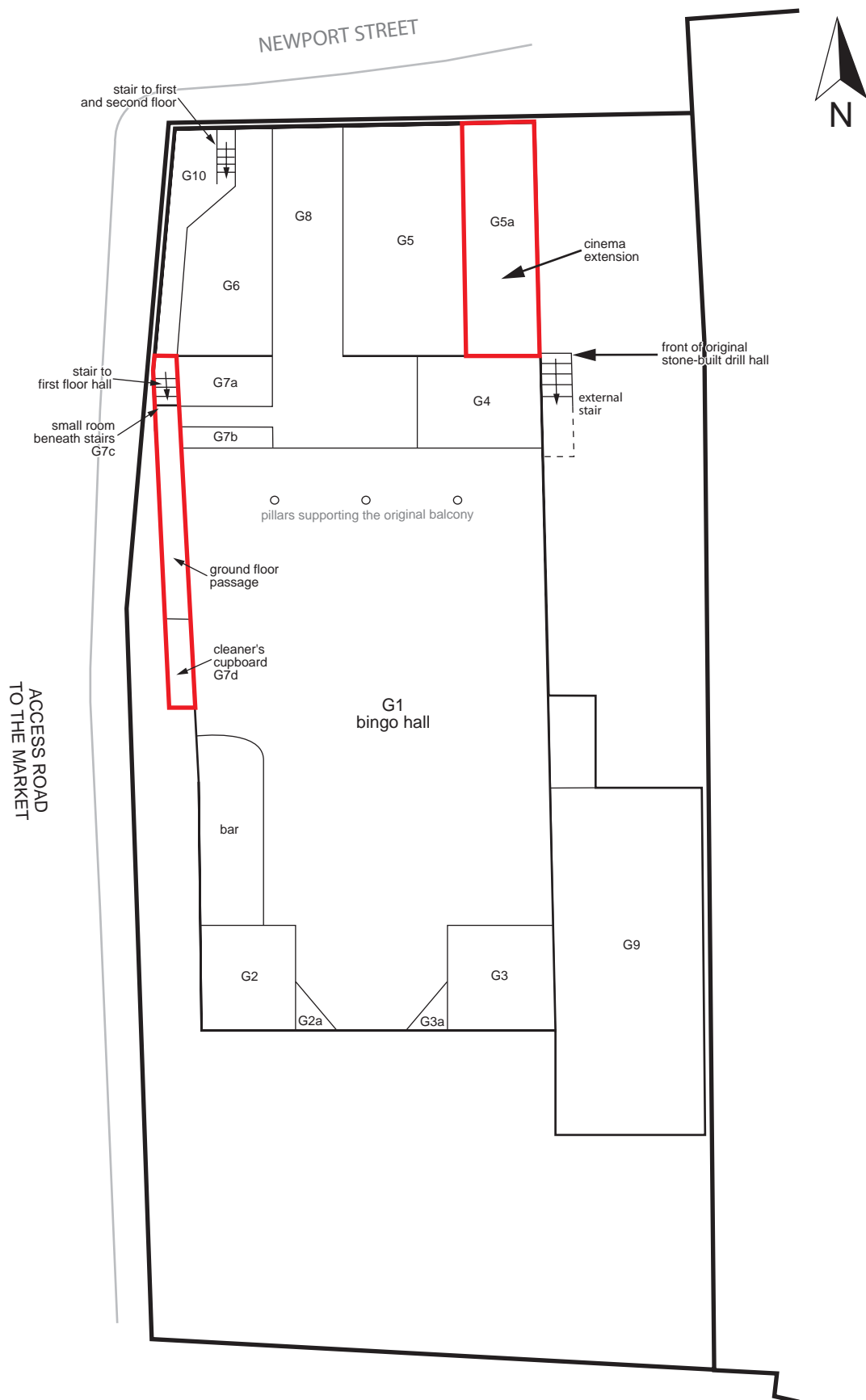


Fig. 8: The Electric Bingo Hall, ground floor plan (nb. not to scale - based on field observations). Areas outlined in RED are extensions added to the building when it became a cinema.

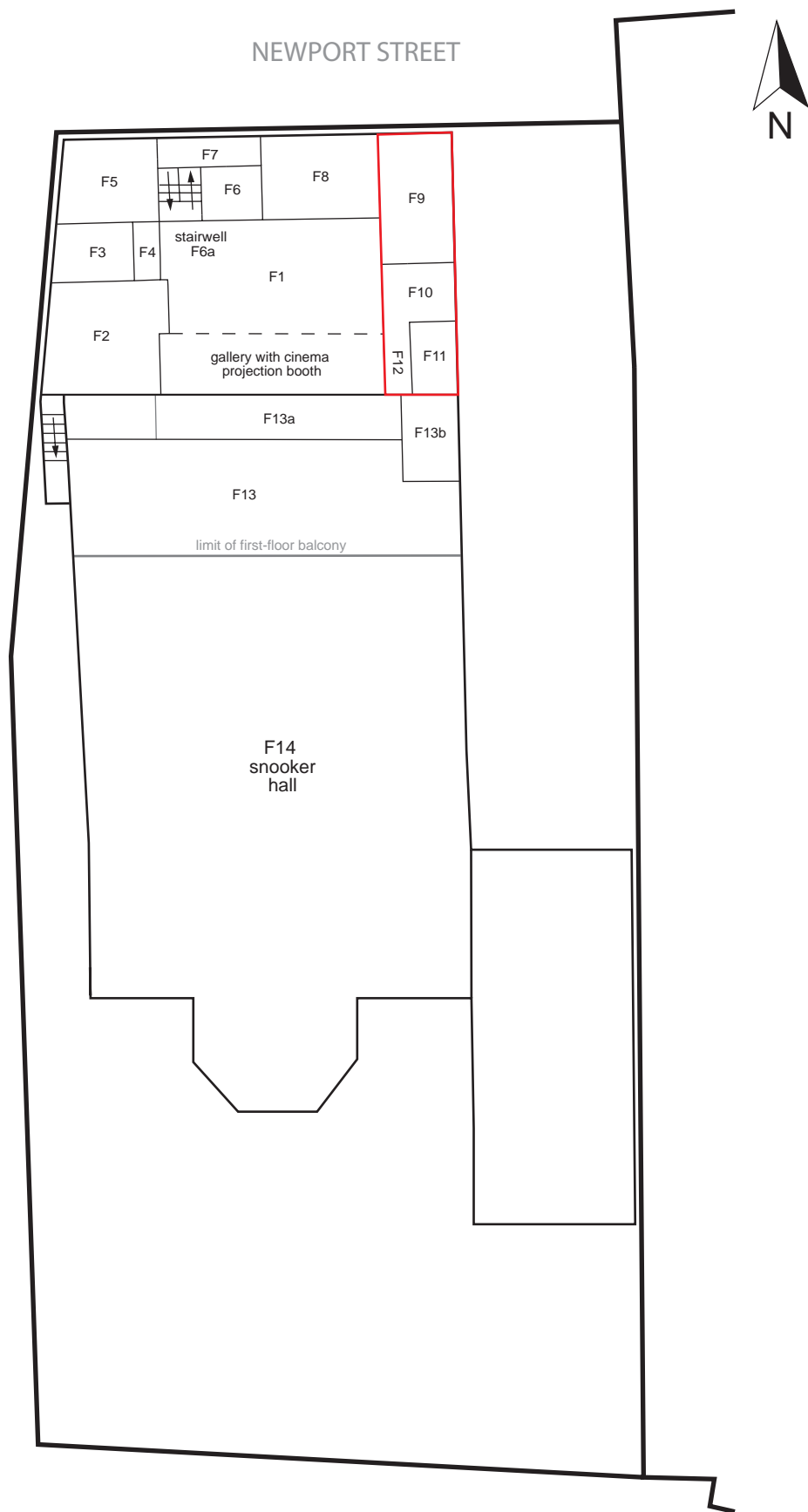


Fig. 9: The Electric Bingo Hall, first floor plan (nb. not to scale).

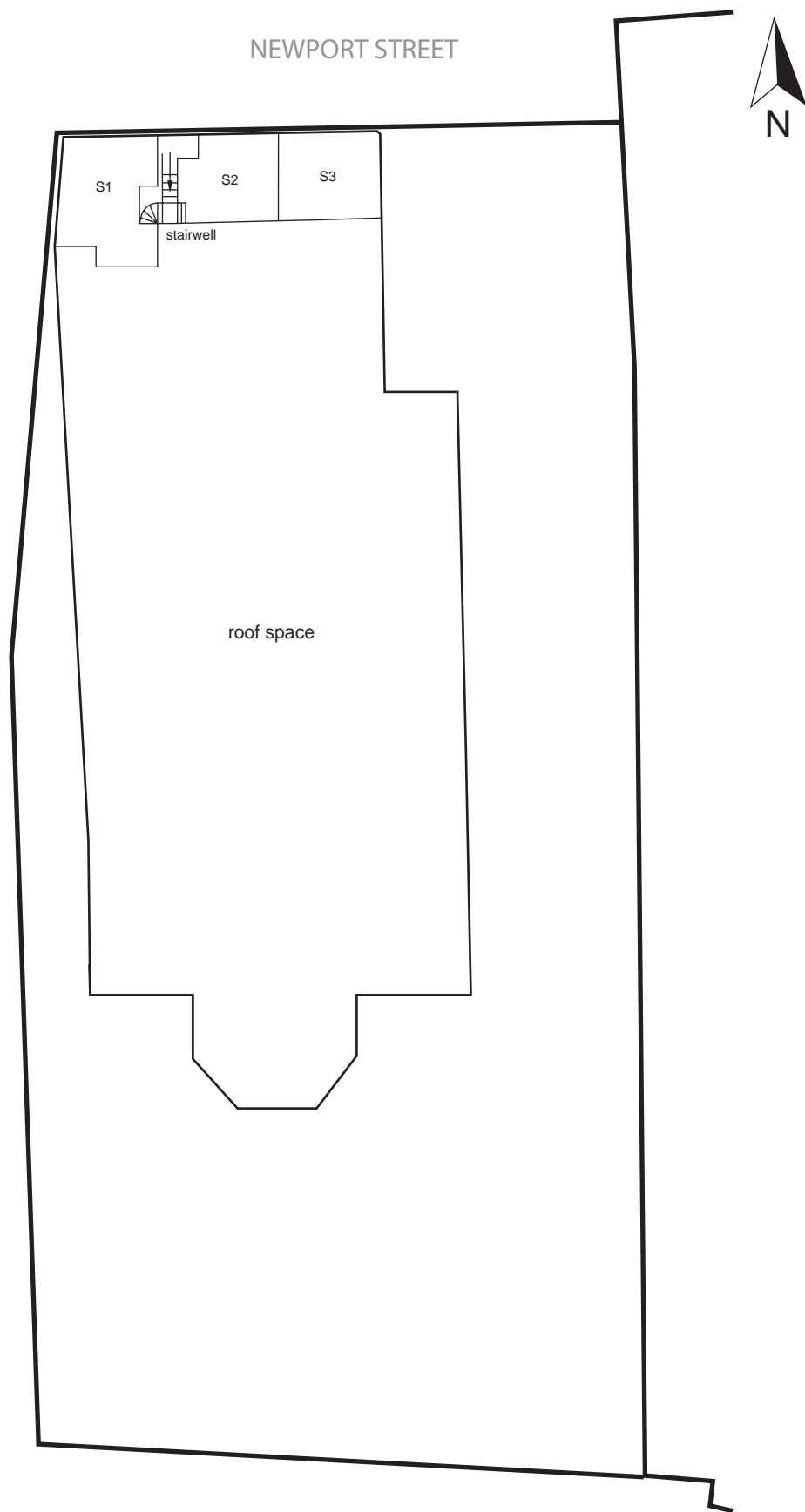


Fig. 10: The Electric Bingo Hall, second floor plan (nb. not to scale).

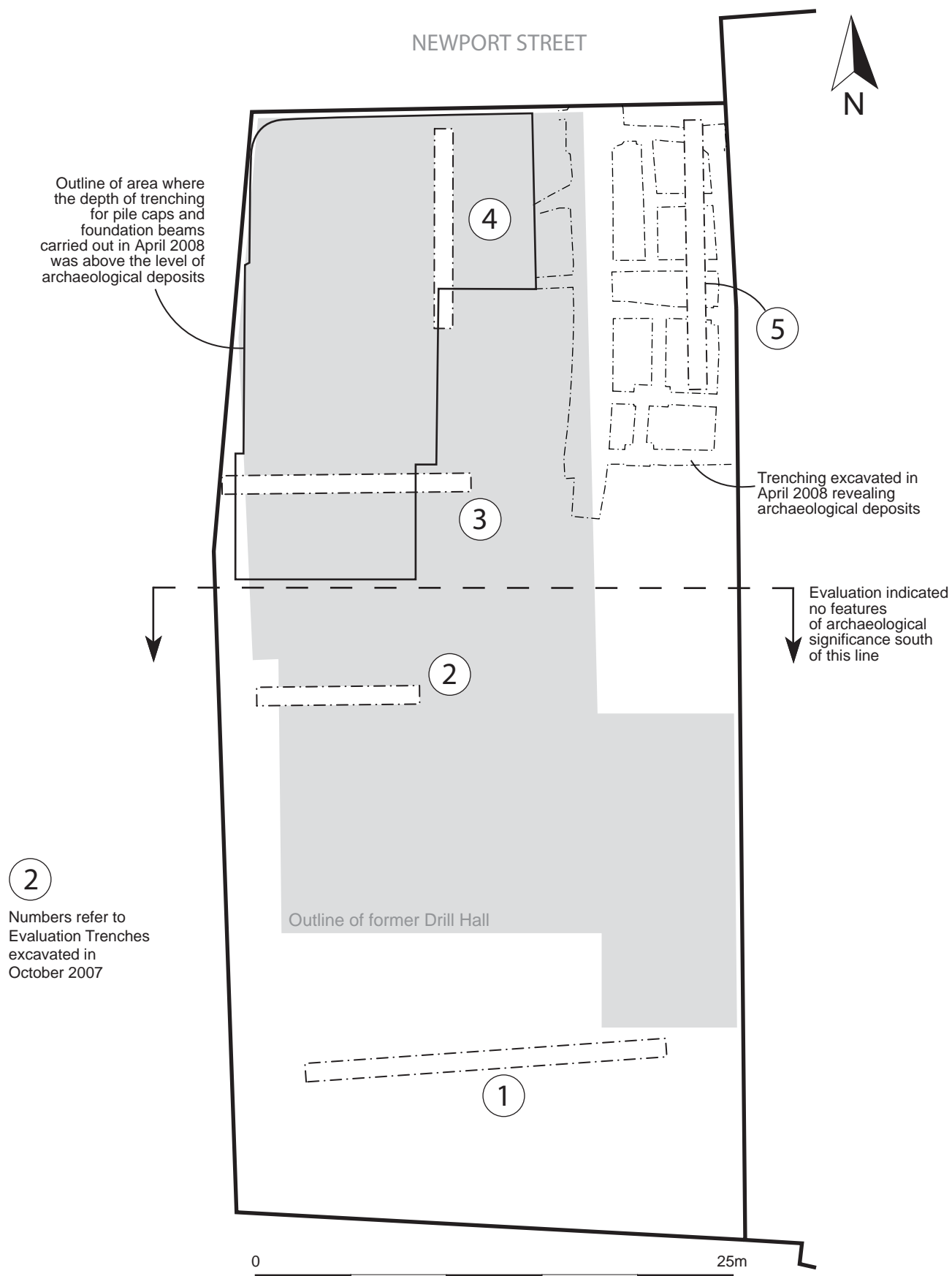


Fig. 11: Location of trenching carried out in October 2007 and April 2008.

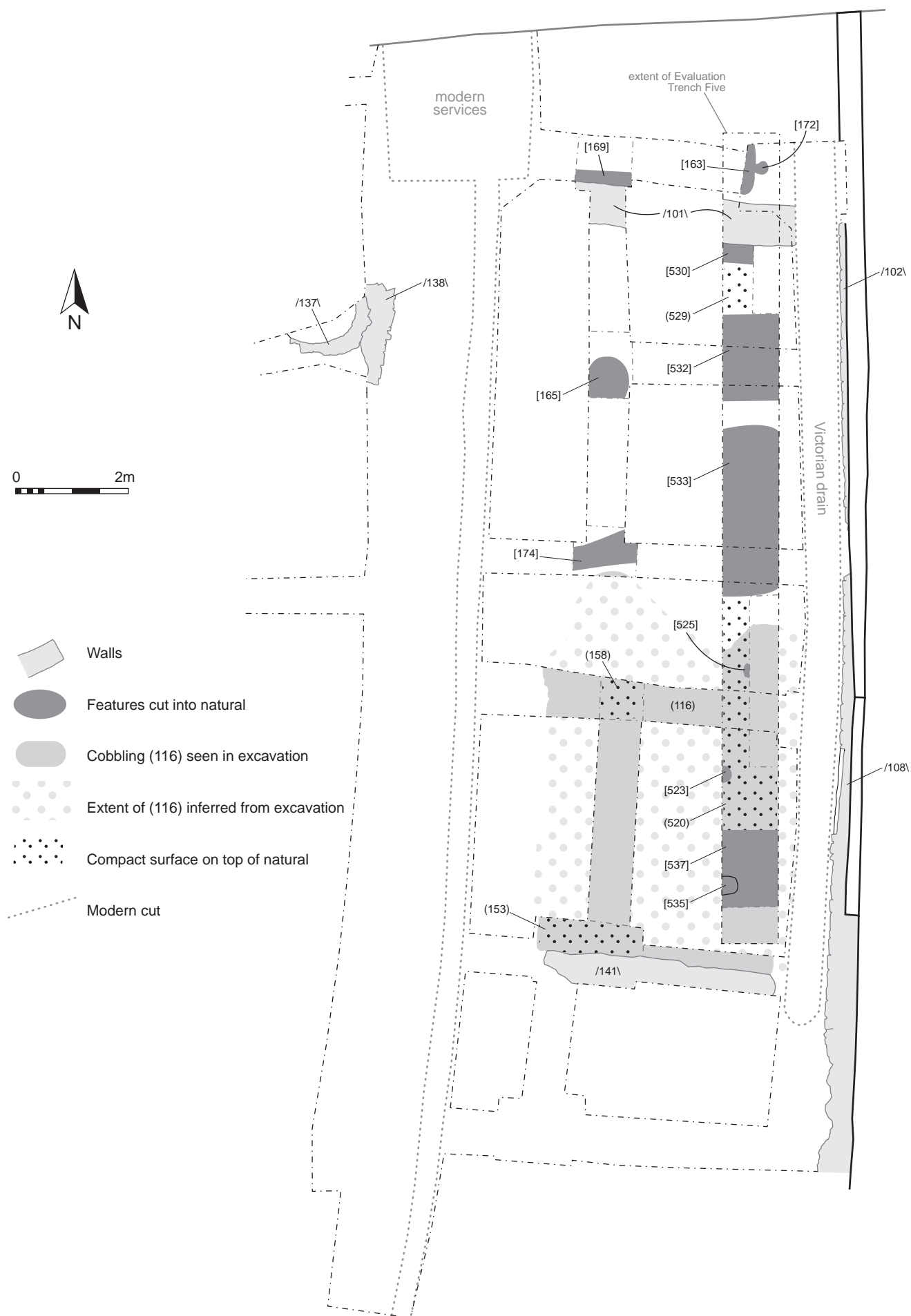


Fig. 12: Location of features in the north-east corner of the site: Evaluation Trench Five and 2008 excavation.

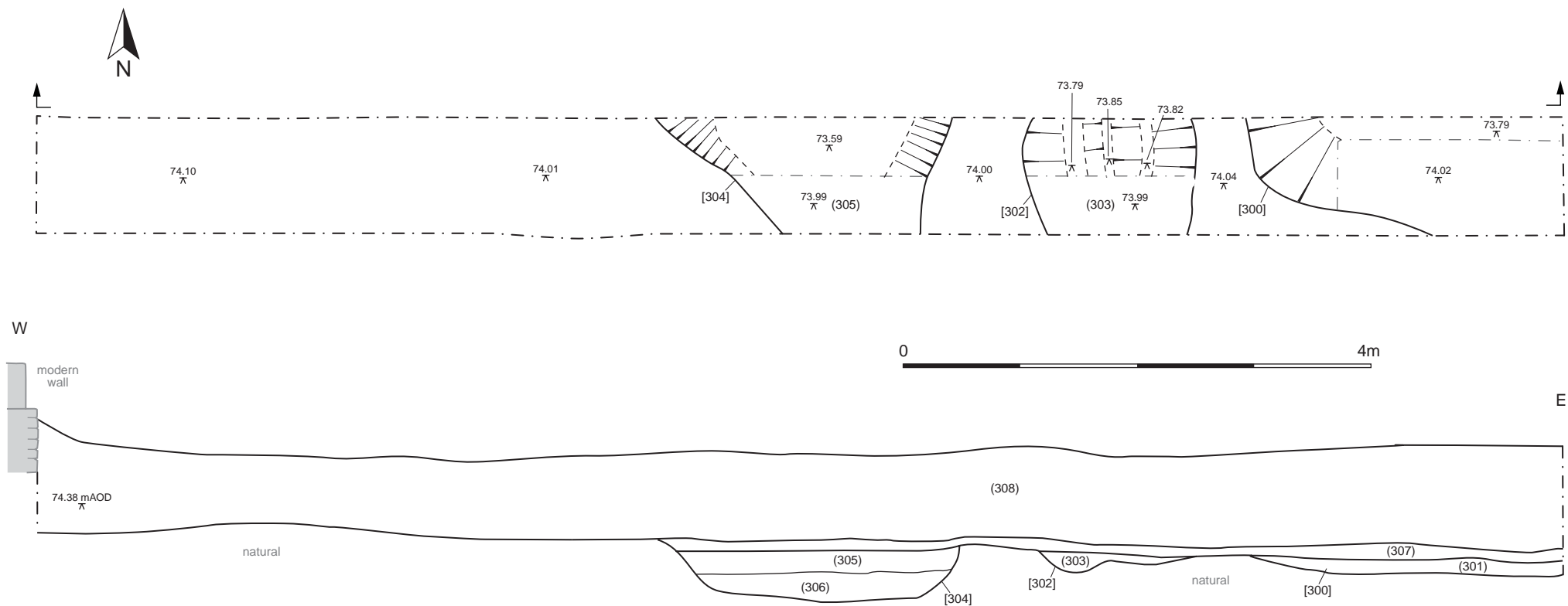


Fig. 13: Plan and section of Trench Three from the 2007 evaluation; all spot heights on the plan are in metres above Ordnance Datum.

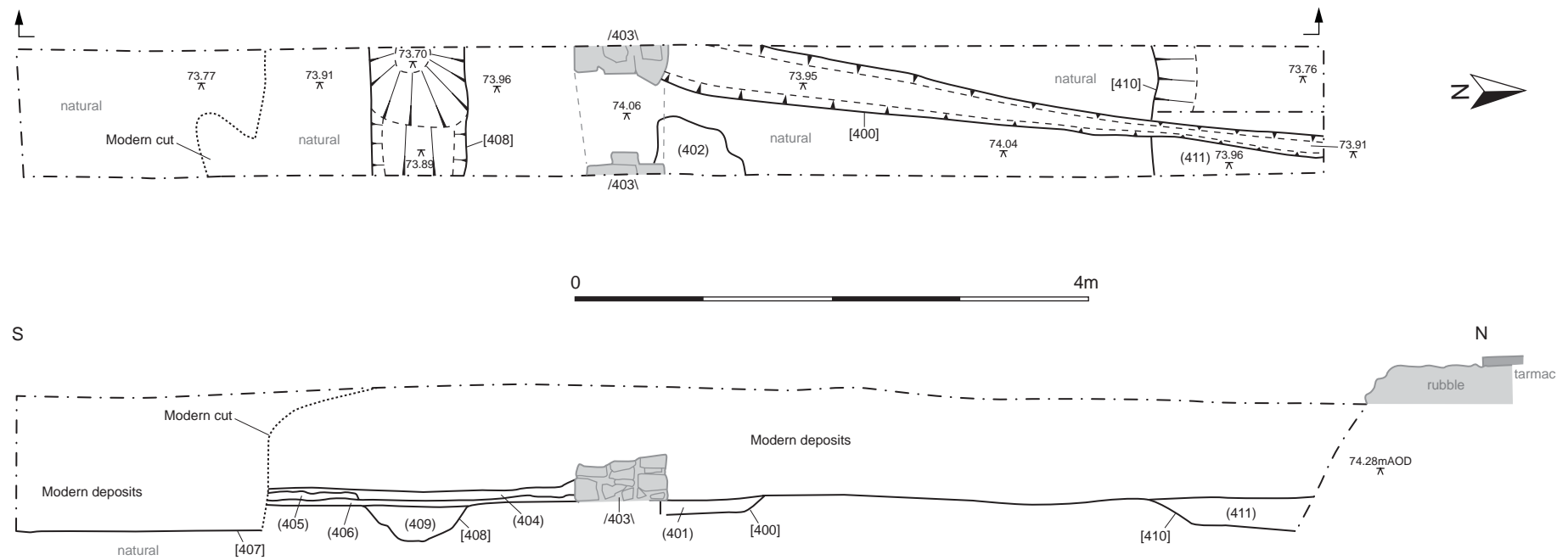


Fig. 14: Plan and section of Trench Four from the 2007 evaluation; all spot heights on the plan are in metres above Ordnance Datum.

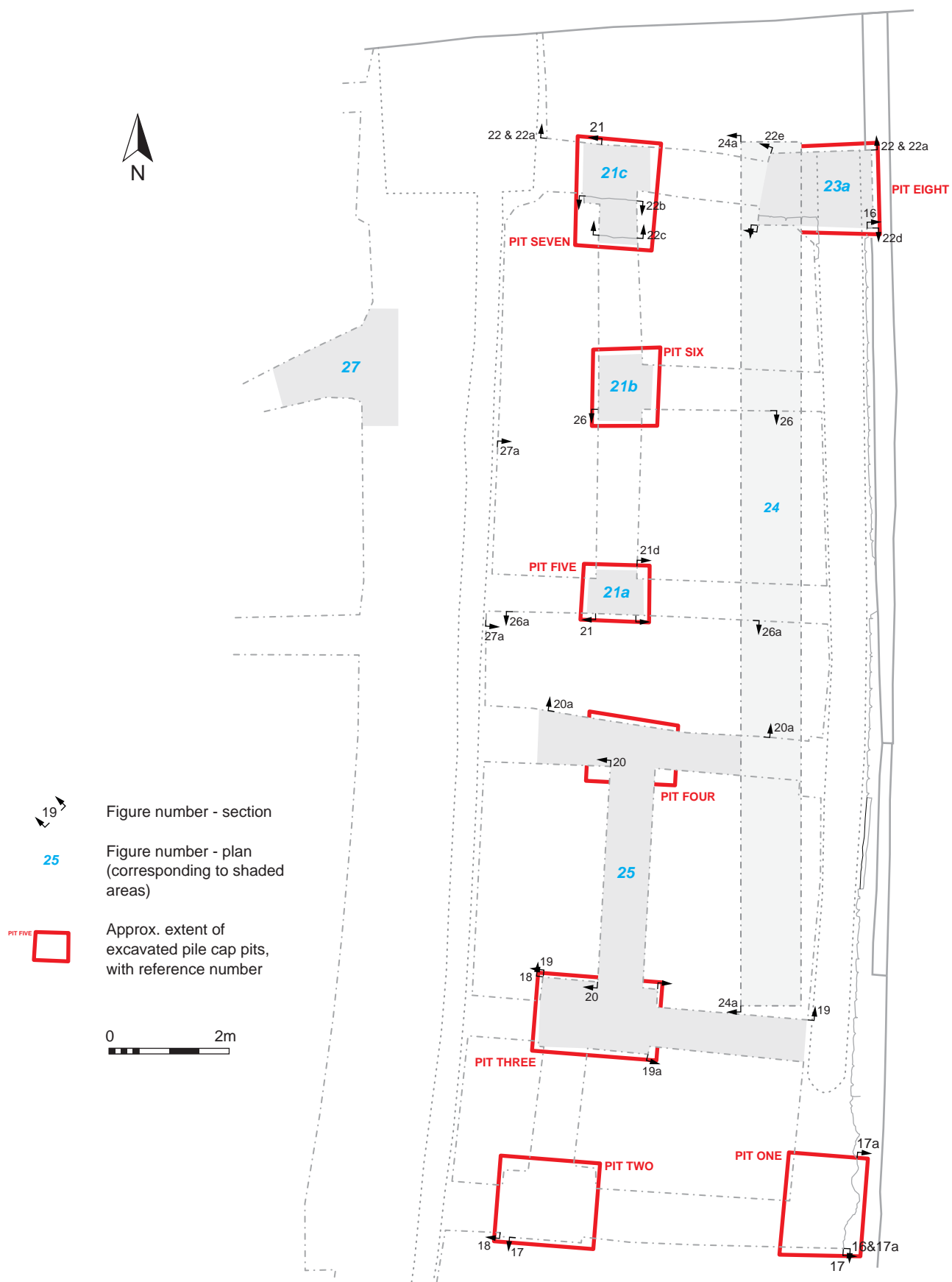


Fig. 15: Location of plan and section Figs. in the north-east corner of the site

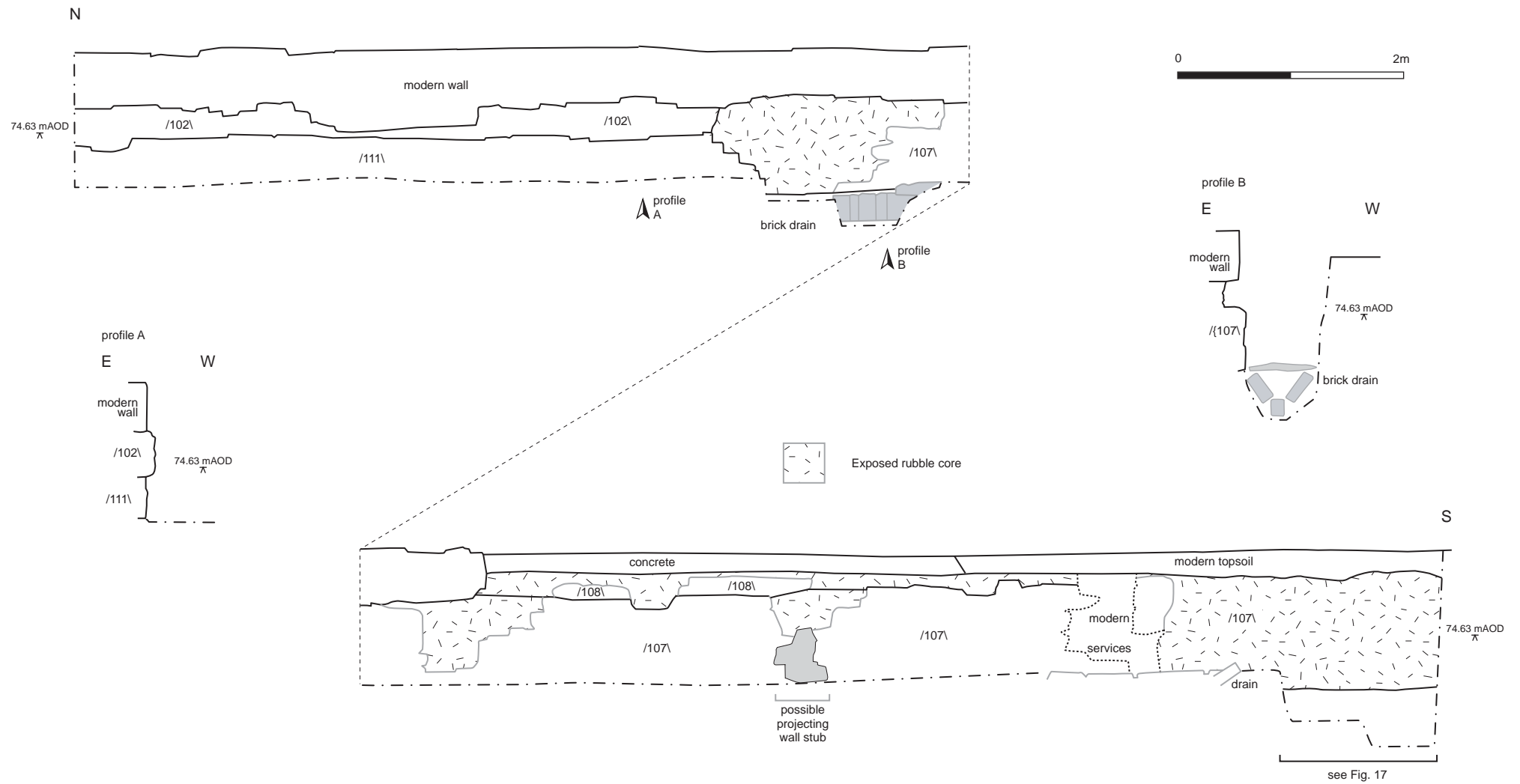


Fig. 16: Elevations of walls /102\, /107\, /108\ and /111\, viewed from the west.

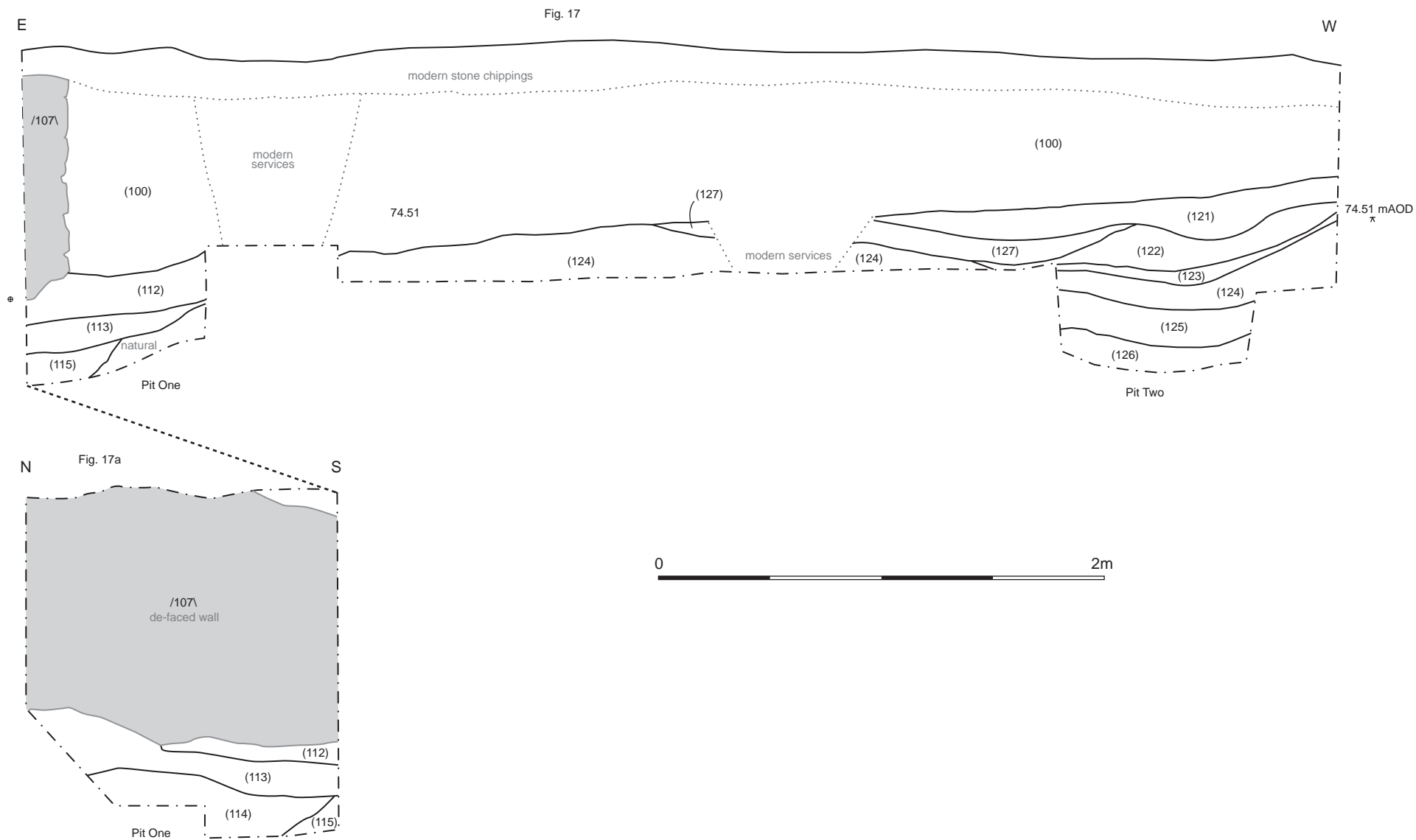


Fig. 17: North and west-facing sections at the southern limit of excavation, including Pit One and Two.

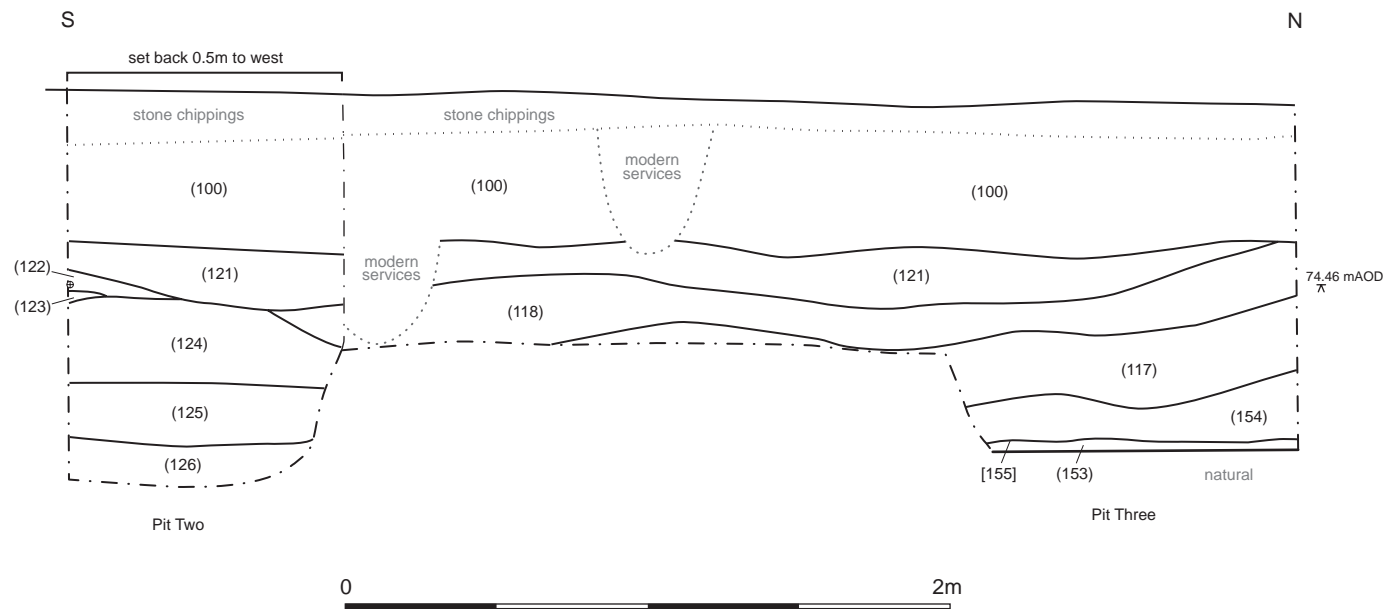


Fig. 18: East-facing section on south-western edge of the site, including Pits Two and Three.

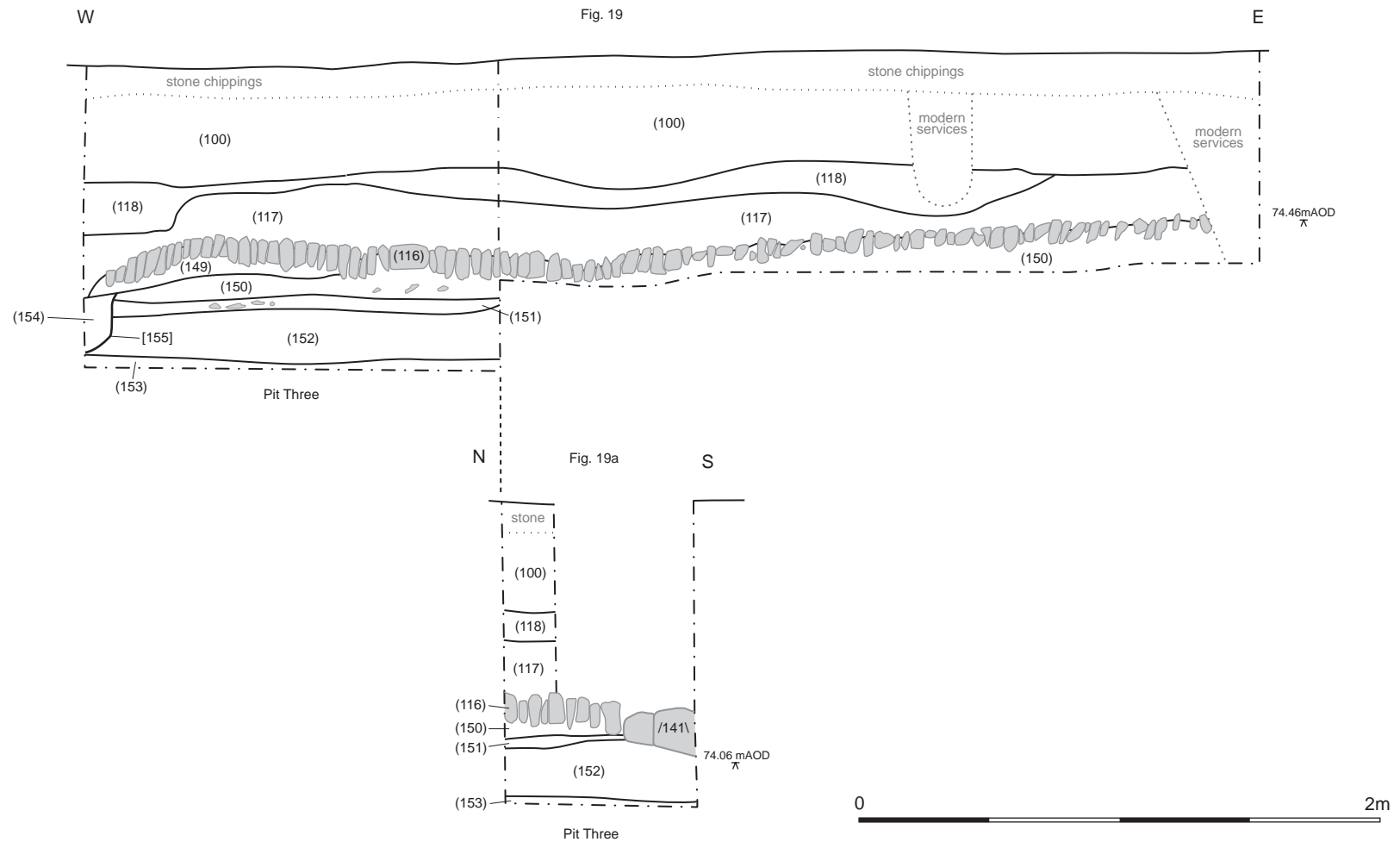


Fig. 19: South and west-facing sections showing cobbling (116) and wall footing /141\ in mid-south of the site, including Pit Three.

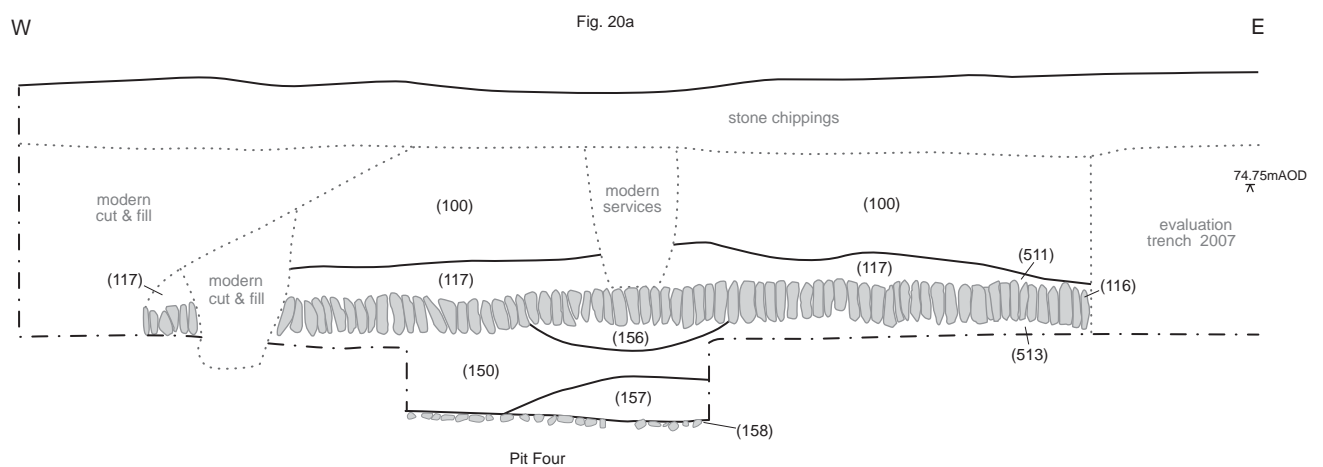
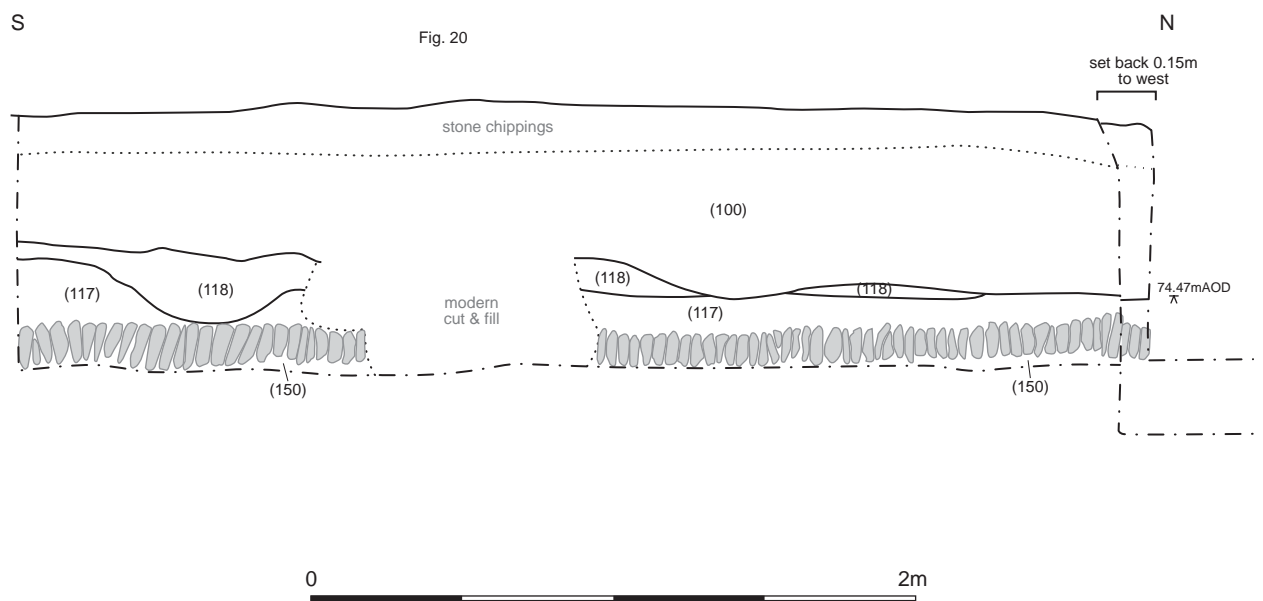


Fig. 20: East and south-facing sections of mid-south of the site showing cobbling (116), including Pit Four.

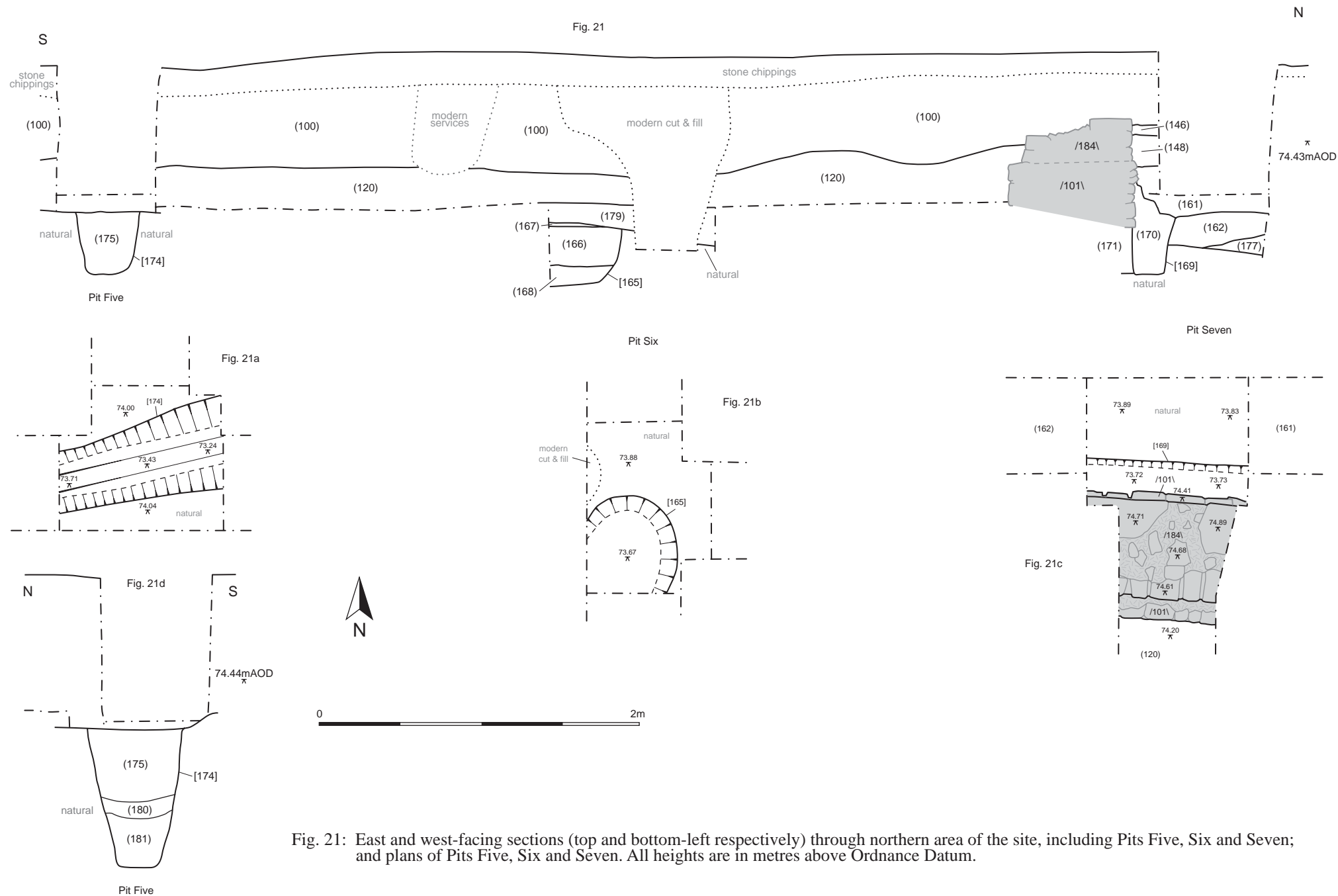


Fig. 21: East and west-facing sections (top and bottom-left respectively) through northern area of the site, including Pits Five, Six and Seven; and plans of Pits Five, Six and Seven. All heights are in metres above Ordnance Datum.

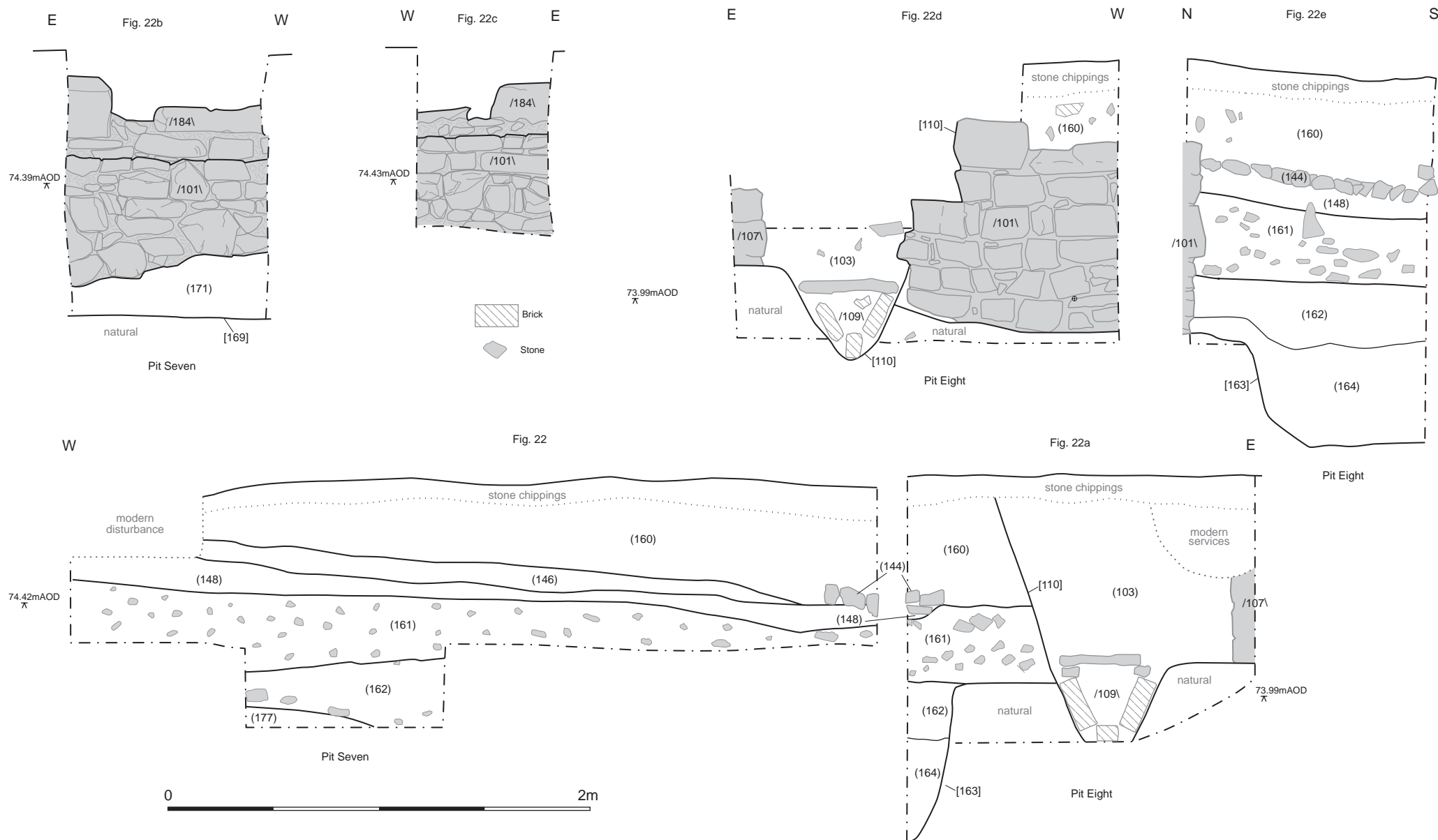


Fig. 22: Sections of Pits Seven and Eight, the north edge of the excavated area and elevations of wall /101\184\.

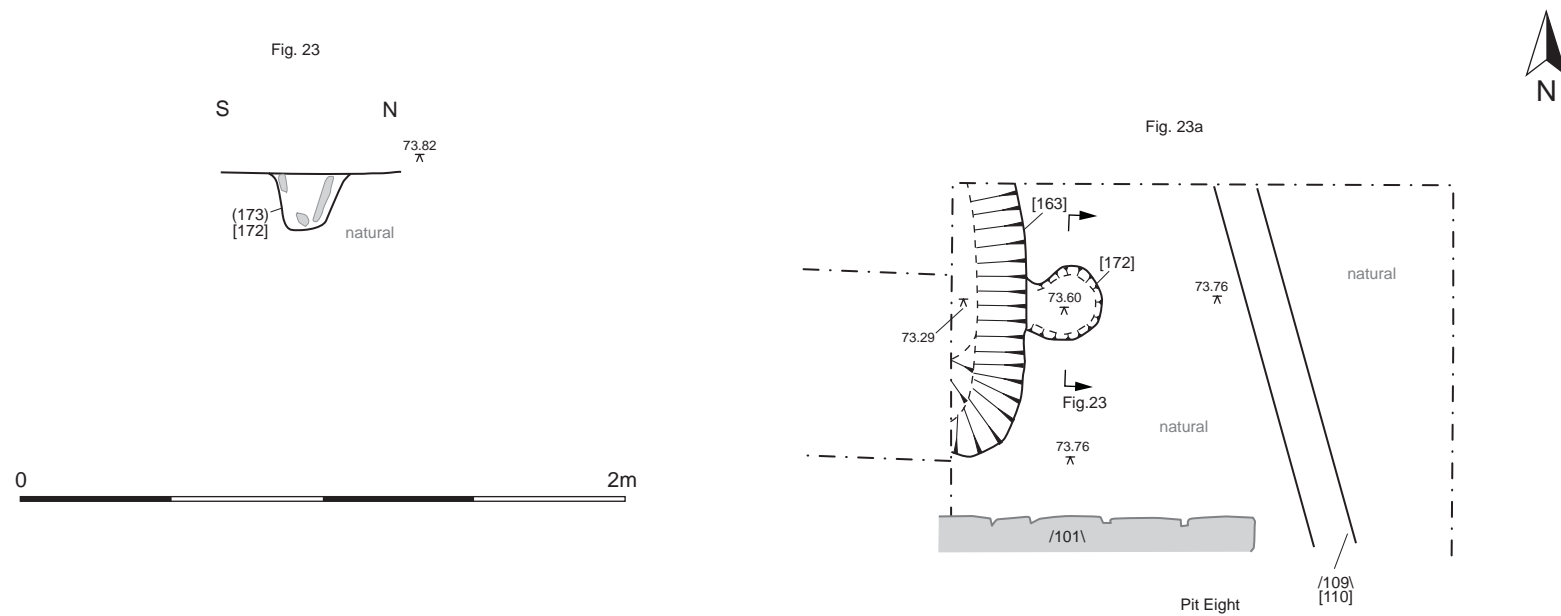


Fig. 23: Plan of Pit Eight and section of post hole [172] within Pit Eight (see Fig. 22 for other sections). Note that all spot heights are in metres above Ordnance Datum

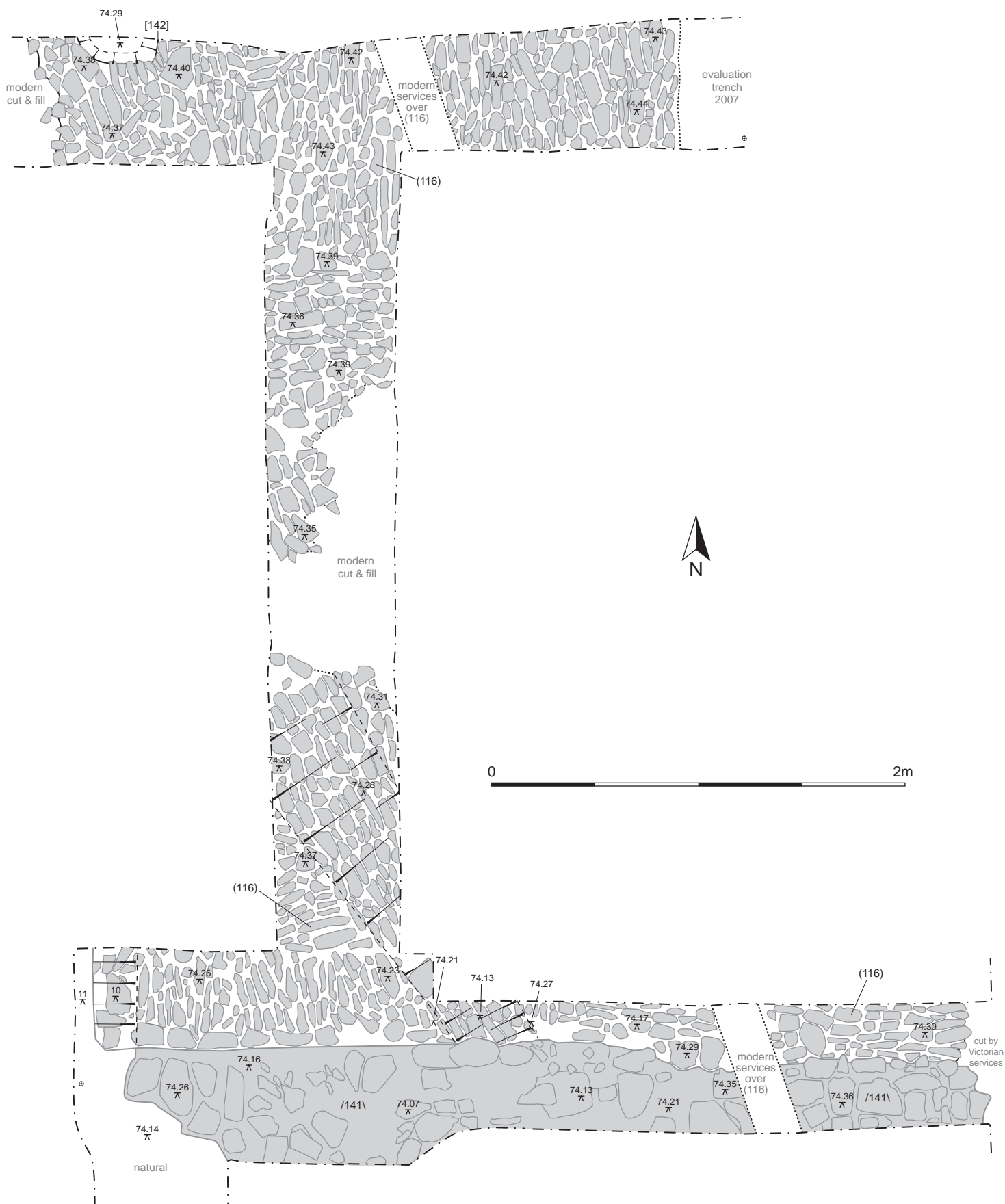


Fig. 25: Plan of cobbling (116) and wall /141\; note that all spot heights are in metres above Ordnance Datum.

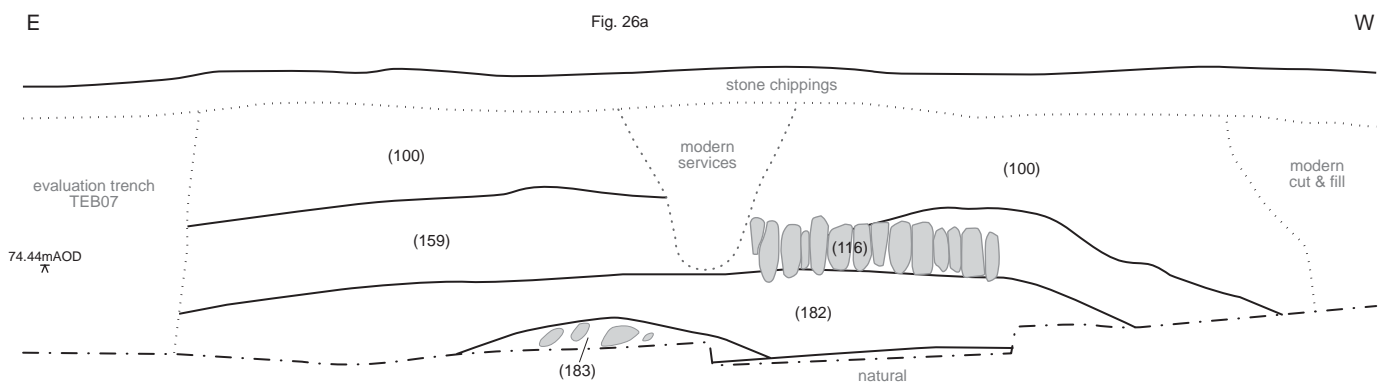
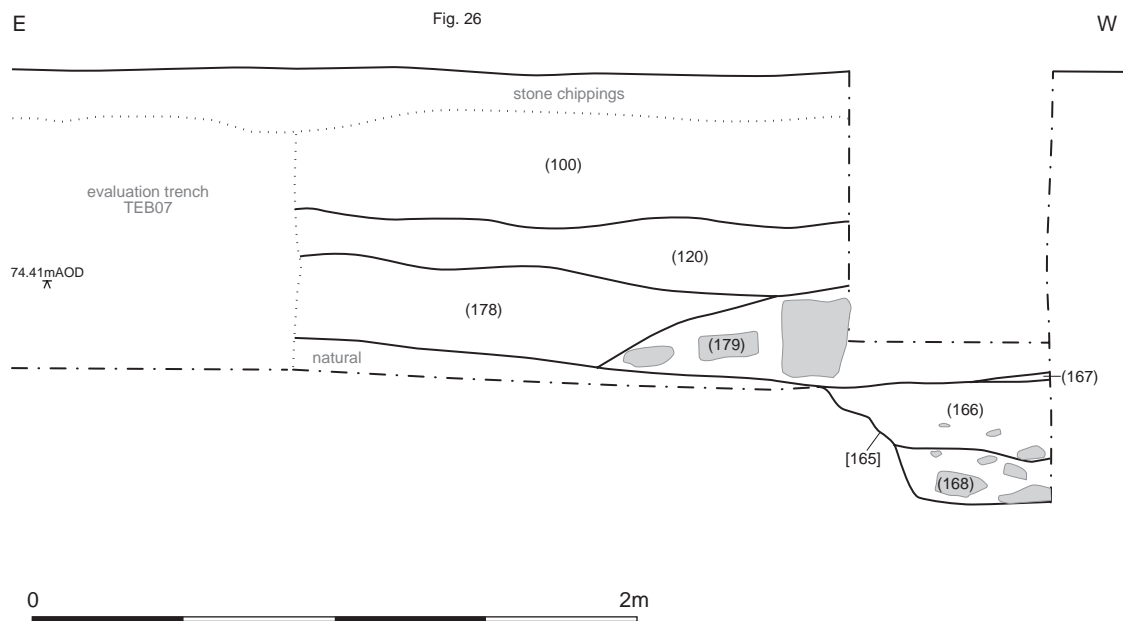


Fig. 26: North-facing sections across mid-north area of the site.



Fig. 27: Plan and section of features found in Western Area of the site; note that all levels are in metres above Ordnance Datum.



Plate 1: The Art Déco façade of the Electric Theatre. (Barber, 1999)



Plate 2: The Bingo Hall, Newport Street, viewed from the north.



Plate 3: East wall of the Hall, viewed from the north.



Plate 4: South east corner of (F1), viewed from the north west.



Plate 5: View of skylight and projection booth, viewed from below.



Plate 6: The north-west corner of the site, viewed from the south. The depth of trenching for pile caps and foundation beams is above the archaeological deposits revealed by the evaluation. 2m scale.



Plate 7: Surface (406), viewed from the south. This cobbling abutted wall /403\ to the north and was probably the floor of a medieval building. 1m scale.



Plate 8: Walls /111\ (below) and /102\ (middle) overlain by a modern rendered wall, viewed from the northwest. These walls formed the eastern boundary of the site. 0.5m scale.



Plate 9: Victorian drain /109\ against the foot of wall /102\, viewed from the west. The cut for this drain [110] truncated all relationships between the layers on the site and the eastern boundary wall. 0.5m scale.



Plate 10: Cobbling (116), viewed from south. The lower surface at the base of the excavation is (153) a very compact layer of stones on the top of the natural. 0.5m scale.



Plate 11: Wall /101\ (lower courses), /184\ (upper courses), viewed from the northwest. Note the yellow clay (170) plastered up the base of the wall within cut [169]. 0.5m scale.



Plate 12: Wall /101\ (lower courses), /184\ (upper courses), viewed from the north. The stonework of /184\ is considerably more regular than that of /101\. 0.5m scale.



Plate 13: Compact surface (520) in the base of Trench (5), the pipe to the left is a modern service and the void to the east a recent borehole. 0.5m scale.



Plate 14: Wall /108\ (far left), Victorian drain /109\ (mid-left), 17th century cobbling (116) (lower right), later-medieval wall footing /141\ (upper right), modern services (far right). 0.5m scale.



Plate 15: Cobbles (116) with wall footing /141\ in the foreground, viewed from the southwest. 0.5m scale.



Plate 16: Cobbles (116) overlain by modern services, viewed from the north. 0.5m scale.



Plate 17: Cobbles (508) in Trench (5) - as (116) cut by Victorian services, viewed from the south. 2m scale.



Plate 18: Stony layer (516) overlain by (514) (right) with wall /101\ in the background, viewed from the south. 1m scale.



Plate 19: Wall footing /138\ with curving wall /137\ behind viewed from the east. 0.5m scale.



Plate 20: Slate hearth (132) viewed from the east. 0.5m scale.

Appendix 1

BRIEF FOR ARCHAEOLOGICAL EVALUATION

Location: Electric Bingo Club, Newport St, Tiverton.

Parish: Tiverton

District: Mid Devon

County: Devon

NGR: SS 9553 1275

Planning Application no: 05/00731/FULL

Proposal: Erection of 33 no. affordable dwellings following demolition of existing building

Historic Environment Service ref: Arch/dc/md/7807

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of Croyde Construction, with regard to the archaeological works required as a condition of planning consent for the above works at Electric Bingo Club, Newport Street, Tiverton.

1.2 In accordance with PPG16 (1990) Archaeology and Planning Policy, and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 7 requires that: *'No development shall take place until the applicant, or its agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority'*

1.3 The principal objective of the programme shall be to

- i) Investigate and record historic building fabric of the extant building prior to its demolition and may be supplemented by observations made *during* demolition works.
- ii) Evaluate the survival of below-ground archaeological deposits across the proposed development site. The results will inform as to the nature, extent, and date of any surviving archaeological deposits within the application area. This information will inform as to the requirement for any further investigations in mitigation for the impact of the proposed development upon the archaeological resource and, as such, represents the *first stage* of a programme of archaeological mitigation.

1.4 The proposed development involves the demolition of a substantial 19th century building. This structure is shown on the late 19th OS maps as a drill hall and was latterly used in the 20th century as a cinema, snooker hall and shop. The frontage would appear to a 1930's façade - typical of cinemas of this time. The entire site lies within the putative Saxon or Medieval core of Tiverton, an area defined by four streets - Newport Street, Bampton Street, St Peter Street and Fore Street. Ground works associated with this development may expose archaeological deposits and artefacts associated with the early settlement here.

1.5 This Brief covers the application area as defined in the submitted plans.

2. WRITTEN SCHEME OF INVESTIGATION

This document sets out the scope of the works required to determine the extent and character of any surviving archaeological deposits within the application area and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant to be approved by the HES and the Local Planning Authority (LPA).

3. CONTENT OF PROGRAMME

3.1 Desk-based assessment

The programme of work shall include initial desk-based work to establish the context of the site and will involve the examination of relevant cartographic, documentary and photographic sources held by the Devon record Office, West Country Studies Library and the County Historic Environment Service. The results of the assessment should be discussed with the HES and based on this consultation may determine the positioning of the evaluative excavations. A desk-based assessment has been produced of the central part of Tiverton (Exeter Archaeology Report 89.07), this report and any other relevant sources should be referred to at this stage of works.

3.2 Historic building recording

A record shall be made of the historic fabric of the building affected by the demolition. This works shall conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described below:

Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

The contracted archaeologist should make themselves familiar with the specification required for each of the recording levels and the detail of the proposed archaeological works should be set out in the Written Scheme of Investigation.

3.3 Evaluation of the site

A series of trenches will be excavated across the proposed development area. The location of these excavations may be determined in consideration of the results of the desk-based assessment, the below-ground impact of the proposed development and the site topography. These investigations should investigate 5% of the area affected by the proposed development.

3.3.1 Details of the strategy for positioning trenches must be agreed with the HES and should be excavated by a 360° tracked or JCB-type machine - fitted with a toothless grading bucket - to the surface of archaeological deposits or *in situ* natural ground - whichever is highest in the stratigraphic sequence. Excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context. All features shall be recorded in plan and section at a minimum scale of 1:20, larger where necessary.

3.3.2 As a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature.

Any variation of the above will be undertaken in agreement with the HES.

3.3.3 The full depth of archaeological deposits must be assessed. This need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.

3.3.4 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.3.4 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.3.5 Human remains must be left in-situ, covered and protected. Removal can only take place under appropriate Home Office and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.3.6 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds.

5. REPORTING

5.1 A report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans and reports of all documentary and other research, and of the trenches, features, deposits and artefacts together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority. The report shall summarise the archaeological potential of the site and the impact upon it of the proposed development. It may in appropriate cases make suggestions as to appropriate mitigation of the archaeological impact of the proposal,

but these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority.

5.2 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.3 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.4 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work.

5.5 Publication

Should particularly significant remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES. If further archaeological works are undertaken, then the results of these initial evaluative investigations will be incorporated into the publication text resulting from further works.

6. FURTHER WORK

In the light of the results of the archaeological evaluation it will be possible to identify what further work, (e.g. further evaluative work to clarify the site stratigraphy, area excavation, etc), if any, is needed as mitigation for the impact of the proposed development on the archaeological resource. Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

7. PERSONNEL

7.1 A professional archaeological consultant, to be agreed with the HES, shall carry out the programme of works. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a Member of the Institute of Field Archaeologists (MIFA), or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post excavation.

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

7.3 The work shall be carried out in accordance with *IFA Standards and Guidance for Archaeological Field Evaluations (1994)*, as amended (1999).

8. DEPOSITION OF ARCHIVE AND FINDS

8.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

8.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

9. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW

Tel: 01392-383303 Fax: 01392-383011 E-mail: stephen.reed@devon.gov.uk

9 February 2007

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR THE ARCHAEOLOGICAL ASSESSMENT, EVALUATION AND ARCHAEOLOGICAL BUILDING RECORDING ON THE SITE OF THE ELECTRIC BINGO CLUB, TIVERTON, DEVON.

Location: Newport Street, Tiverton, Devon.

Parish: Tiverton

District: Mid Devon

County: Devon

NGR: SS 9553 1275

Planning Application no: 05/00731/FULL

1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for an archaeological desk-based assessment, building recording and evaluation trenches to be undertaken prior to the demolition of the Electric Bingo Hall and development of the site for the erection of 33 affordable dwellings. It has been drawn up by South West Archaeology (SWARCH) at the request of Jenny Coyde of Coyde Construction (the Client) with regard to the archaeological work required as a condition of planning consent for the above works. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).

In accordance with PPG16 (1990) Archaeology and Planning Policy, and the Local Development Framework Policy on archaeology, planning consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The proposed development involves the demolition of a substantial 19th century building. This structure is shown on the late 19th OS maps as a drill hall and was latterly used in the 20th century as a cinema, snooker hall and shop. The frontage would appear to a 1930's façade - typical of cinemas of this time. The entire site lies within the putative Saxon or Medieval core of Tiverton, an area defined by four streets - Newport Street, Bampton Street, St Peter Street and Fore Street. Ground works associated with this development may expose archaeological deposits and artefacts associated with the early settlement here.

3.0 AIMS

- 3.1 To investigate and establish the historical context of the site and the extant building, and if possible, to inform as to the location of potential archaeological deposits on the site.
- 3.2 To compile a full photographic and written description of the exterior and interior of the building as it currently stands. The drawn record will include historic fabric or elements of the building that are to be affected by the demolition, and other relevant detail.
- 3.3 To investigate the site to assess whether any archaeological deposits will be affected by the proposed development and to inform the decision of Devon County Historic Environment Service (DCHES) on the need, or not, for further archaeological intervention. This will be achieved by a series of evaluation trenches which represent part of this, the first stage of a programme of archaeological mitigation. All archaeological deposits that are exposed will be investigated and recorded.

4.0 METHOD

- 4.1 The desk-based assessment

This will involve as a minimum the examination of relevant cartographic, documentary and photographic sources held by the Devon Records office, West Country Studies Library and the County Historic Environment Service. The desk-based assessment produced by Exeter Archaeology (Report No. 89.07) and any other relevant sources will also be referred to.

- 4.2 Historic building recording

An archaeological record of the building will be undertaken with the aim of a greater understanding of the building and the identification and recording of any historic features. The recording will be based on English Heritage Level 2 (*Understanding Historic Buildings: A guide to good recording practice*) guidelines and consist of:

- 4.2.1 A written description and analysis of the building including evidence for different periods of build;
- 4.2.2 A Black and White photographic film record of the building, supplemented by digital photography;
- 4.2.3 Should significant building elements be exposed which merit further archaeological work; this will be undertaken in consultation with, and to a specification agreed with DCHES. The project will be

organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. dendrochronological or palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits.

4.3 Archaeological evaluation

Archaeological evaluation trenches will be undertaken in locations agreed with DCHES and in reference to the above desk-based assessment. This will consist of trenches positioned to enable a representative sample of the development area to be examined.

4.3.1 The archaeological work will be carried out in accordance with the *Institute of Field Archaeologists Standard and Guidance for an archaeological Excavation (revised 1995)*.

4.3.2 The trenches are to be excavated using a 360° tracked or JCB-type machine with a toothless grading bucket to the surface of archaeological deposits, the depth of undisturbed *in situ* weathered subsoil or to a depth that will not be affected by the development -whichever is the highest in the stratigraphic sequence.

4.3.3 Spoil will be examined for the recovery of artefacts.

4.3.4 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits. Excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IFA guidelines.

4.3.5 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.

4.3.6 If complex or extraordinary archaeological deposits are exposed then the need for further mitigation will be agreed in consultation with the DCHES.

4.3.7 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Home Office and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

4.3.8 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4.4 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.

4.4.1 Appropriate PPE will be employed at all times.

4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.

4.4.3 Should the sides of any trenches, or any built structures be deemed unstable, by virtue of depth or composition, trenches or built structures will be adequately shored, shuttered or stepped to allow safe access. The provision of such measures will be the responsibility of the client.

4.5 SWARCH will agree monitoring arrangements with DCHES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made. Monitoring will continue until the deposition of the site archive and finds.

5.0 ARCHAEOLOGICAL RECORDING

This will be based on IFA guidelines and those advised by DCHES and will consist of:

5.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate, and B/W, colour and digital photography.

5.2 Survey and location of features.

5.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.

5.4 Should suitable deposits be exposed then consideration should be made for scientific assessment/analysis/dating techniques that could be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon.

5.5 If archaeological features are exposed, then *as a minimum*:

i) small discrete features will be fully excavated

ii) larger discrete features will be half-sectioned (50% excavated)

iii) long linear features will be excavated to sample 20% of their length - with investigative excavation distributed along the exposed length of any such feature.

The full depth of archaeological deposits will be assessed. This need not require excavation to *in situ*

subsoil if it is clear that complex and deep stratigraphy will be encountered.

6.0 MITIGATION

- 6.1 This brief covers Stage I of the archaeological investigation of the site however, further archaeological intervention may be required if deposits or features are exposed that are considered by DCHES to be archaeologically important.
- 6.2 If no archaeological deposits are exposed by the evaluation it may be decided by DCHES that no further archaeological works will be required.
- 6.3 The need for further works will be determined in consultation with the archaeological contractor, DCHES and the Client once the result of the evaluation is known and will be the subject of a separate brief.
- 6.4 The development shall not proceed until the requirement for further archaeological intervention has been established by the DCHES.

7.0 ARCHIVE AND REPORT

- 7.1 An ordered and integrated site archive will be prepared in accordance with The Management of Archaeological Projects (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Royal Albert Memorial Museum, Exeter under accession number 64/2008.
- 7.2 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing, and submitted to DCHES and the Client.
In the case that the site turns out to be completely archaeologically sterile then an HER entry along with a location plan showing the location of trenches would be acceptable. This would need to be agreed with the DCHES in advance of report production.
- 7.3 A report will be produced. This will include the following elements:
- 7.3.1 A location plan and overall site plan showing the location of the building, the trenches, the area subject to the evaluation and the distribution of archaeological features;
 - 7.3.2 The desk based assessment aspect will include the reproduction of relevant historic maps/plans etc and historic or current photographs where appropriate, and give an assessment of the context and development of the site;
 - 7.3.4 The building survey aspect will consist of a room by room gazetteer of features of historical significance within the Bingo Hall and associated illustrations and/or photographs where appropriate;
 - 7.3.5 The evaluation aspect will include plans and sections of significant features or deposits at a relevant scale;
 - 7.3.6 A description of any remains and deposits identified including an interpretation of their character and significance;
 - 7.3.7 An assessment of significant artefacts, environmental and scientific samples together with recommendations for further analysis;
 - 7.3.8 Any specialist reports commissioned;
 - 7.3.9 Discussion of the archaeological deposits encountered and their context;
 - 7.3.10 A conclusion including interpretation of the development of the building, and summarising the archaeological potential of the site and the impact of the development on any archaeological deposits.
- 7.4 DCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 7.5 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to Devon County Historic Environment Service and the Client for approval.
- 7.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigationS*) database.

8.0 PERSONNEL

The project will be managed by Colin Humphreys; the building survey will be undertaken by Colin Humphreys, site work will be directed by Martin Gillard and desk-based work undertaken by Terry Green, all of whom are

SWARCH personnel. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove
South West Archaeology
The Thornes, Kentisbury, Barnstaple, N. Devon EX31 4NQ

Telephone: 01271 883000

Appendix 1 – List of specialists

Building recording

Robert Waterhouse
13 Mill Meadow, Ashburton TQ13 7RN Tel: 01364 652963
Richard Parker
Exeter Archaeology, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665521
exeter.arch@exeter.gov.uk

Conservation

Richard and Helena Jaeschke
2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD Tel: 01271 830891

Curatorial

Alison Mills
North Devon Museum, The Square, Barnstaple Tel: 01271 346747

Geophysical Survey

Substrata, Ross Dean
The Old Rectory, Oare, Lynton Devon EX35 6NU Tel: 01598 741390
rossdean@substrata.co.uk
GSB Prospection Ltd.
Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW Tel: +44 (0)1274 835016
gsb@gsbprospection.com

Human Bones

Louise Lou
Head of Heritage Burial Services,
Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES Tel: 01865 263 800

Lithics

Ann and Martin Plummer
2 Beech Court, Courtland Road, Wellington, Somerset TA16 8NE Tel: 01823 667916

Metallurgy

Sarah Paynter,
Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD Tel: 02392 856700
sarah.paynter@english-heritage.org.

Palaeoenvironmental/Organic

Vanessa Straker
English Heritage SW, 29 Queen Square, Bristol BS1 4ND Tel: 0117 9287961
vanessa.straker@english-heritage.org.uk
Rowena Gale (wood identification)
Baichefield House, Kimbolton, Leominster HR6 0EP Tel: 01568 615855
Julie Jones (plant macro-fossils)
juliedjones@blueyonder.co.uk
Heather Tinsley (pollen analysis)
heathertinsley@aol.com
Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

John Allen,
Exeter Archaeology, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665918
Henrietta Quinnell
9 Thornton Hill, Exeter EX4 4NN Tel: 01392 433214

Timber Conservation

Liz Goodman
Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN Tel: 0207 8145646
lgoodman@museumoflondon.org.uk

Appendix 3

Devon County Council Historic Environment Service: Brief for Archaeological Excavation

BRIEF FOR ARCHAEOLOGICAL EXCAVATION

Location: Electric Bingo, Newport Street

Parish: Tiverton

District: Mid Devon

County: Devon

NGR: SS9553 1275

Planning Application no: 05/00731/FULL

Proposal: Erection of 33 no. affordable dwellings following demolition of existing building

Historic Environment Service ref: Arch/dc/md/7807

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by Devon County Council Historic Environment Service (HES). Consent has been granted by Mid Devon District Council for the above application.

1.2 In accordance with PPG16 (1990) Archaeology and Planning Policy, and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (Number 7) requires that:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

1.3 Initial archaeological investigations on the site have demonstrated the survival of archaeological deposits dating the medieval through to the 19th century across the northern part of the site. This Brief sets out the scope of the *second stage* of works required in mitigation for the impact of the construction of the proposed development upon these archaeological deposits. The principal objective of the programme shall be to investigate, excavate and record any archaeological deposits in the areas affected by the proposed development.

1.4 This Brief concerns the archaeological works required across the part of the application area north of the dashed line shown on the on the attached plan.

2. WRITTEN SCHEME OF INVESTIGATION

This document sets out the scope of the works required to appropriately investigate, record and sample archaeological features and deposits within the area affected by the development, and will form the basis of the supplementary *Written Scheme of Investigation* to be prepared by South West Archaeology and approved by the HES and the Local Planning Authority prior to works commencing on site.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 The area subject to excavation will be agreed with the HES in advance of fieldwork and detailed in the WSI. The areas and extent of archaeological excavation will depend upon the design of the foundations for the new building and their below ground impact.

3.2 Topsoil or overburden in areas affected by the proposed development will be excavated by a 360° tracked or JCB-type machine - fitted with a toothless grading bucket - under the direct control of the site archaeologist to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence.

3.3 Where archaeological deposits are exposed machining will cease in that area and excavations continue by hand to clean the exposed surface. Archaeological features will be excavated by hand (unless exposed features are of a substantial nature, and in agreement with the HES) and recorded as per the *IFA Standards and Guidance for Archaeological Excavation (1995)*, as amended (1999).

3.4 Where archaeological features are exposed, as a minimum:

- small discrete features will be fully excavated
- larger discrete features will be half-sectioned (50% excavated)
- long linear features will be excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature
- should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.

The full depth of archaeological deposits will be excavated.

Any variation of the above shall be agreed in consultation with the HES.

3.5 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.6 Topsoil should be examined for the recovery of artefacts.

3.7 Artefacts should be labelled and bagged on site.

3.8 All features shall be recorded in plan and section at a minimum scale of 1:20, larger where necessary.

3.9 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.10 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.11 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

5. REPORTING

5.1 An illustrated full report on the investigation shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the trenches or areas of excavation and location of features in relation to the site boundary and the British National Grid, as well as details of trench stratigraphy, section and plan drawings. The report will also describe features, description of deposits and artefacts together with their interpretation. A copy of this brief shall be included in the report.

5.2 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.3 It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.4 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the HES in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the HER.

5.5 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

5.6 Publication

Should particularly significant remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

6. PERSONNEL

6.1 A professional archaeological consultant, to be agreed with the HES, shall carry out the programme of works. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a Member of the Institute of Field Archaeologists (MIFA), or by a person of similar standing. The Written

Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post excavation.

6.2 All staff, including subcontractors, must be fully briefed and aware of the archaeological work required under the brief and written scheme of investigation, and must understand the aims and methodologies of the project.

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

6.4 The work shall be carried out in accordance with *IFA Standards and Guidance for Archaeological Excavation (1995)*, as amended (1999).

6.5 The archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will be deposited with the Royal Albert Memorial Museum in consultation with the relevant curator.

7.3 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

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

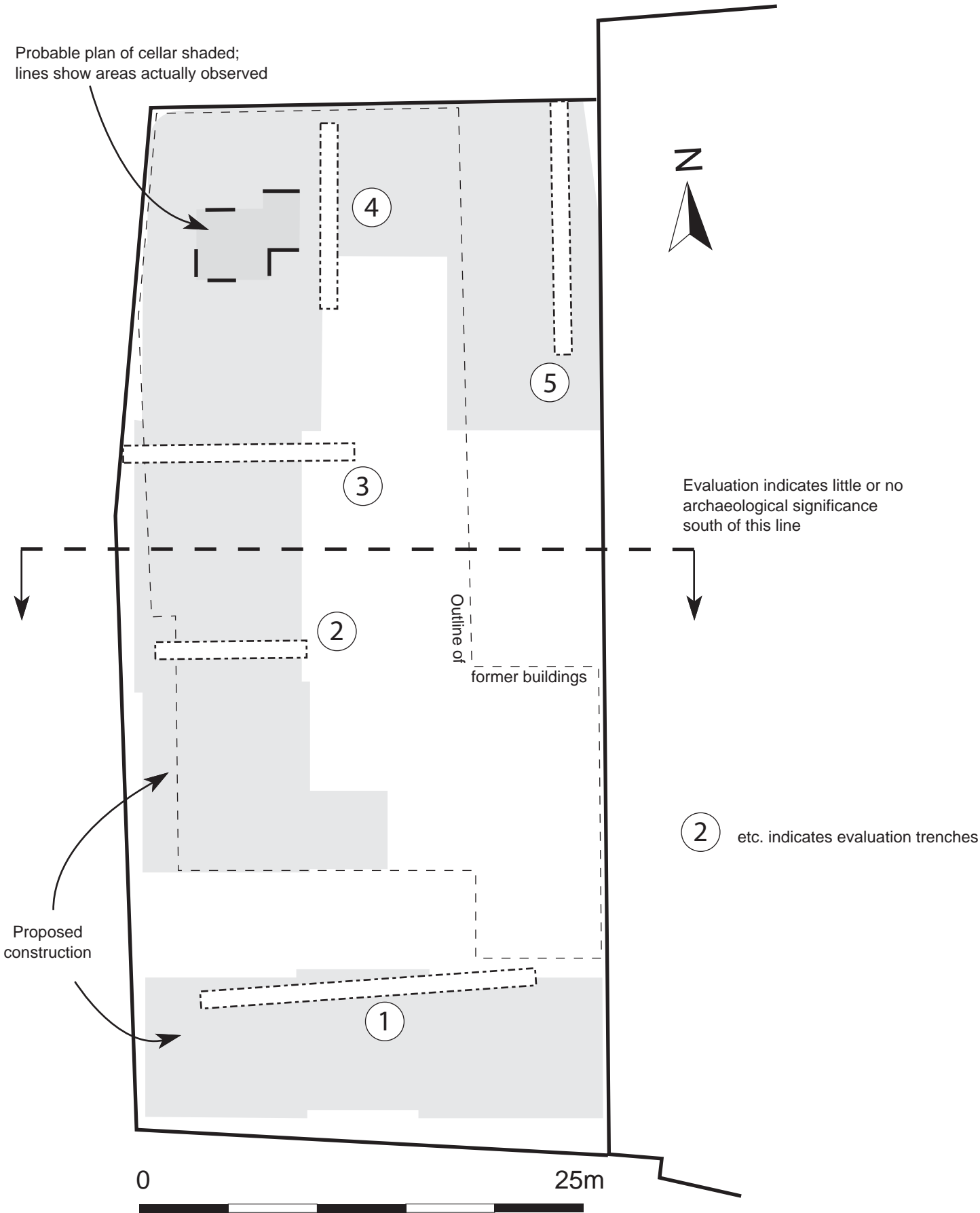
8. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture
Directorate, Mitford Offices, County Hall, Exeter EX2 4QW

Tel: 01392-383303 Fax: 01392-383011 E-mail: stephen.reed@devon.gov.uk

24th January 2008

Newport Street



Appendix 4

WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EXCAVATION ON THE SITE OF THE ELECTRIC BINGO CLUB, TIVERTON, DEVON.

Location: Newport Street, Tiverton, Devon.

Parish: Tiverton

District: Mid Devon

County: Devon

NGR: SS 9553 1275

Planning Application no: 05/00731/FULL

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for an archaeological excavation to be undertaken on the site of the former Electric Bingo Hall prior to groundworks for the development of the site for the erection of 33 affordable dwellings. It has been drawn up by South West Archaeology (SWARCH) at the request of Jenny Coyde of Coyde Construction (the Client) with regard to the archaeological work required as a condition of planning consent for the above works. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).

In accordance with PPG16 (1990) Archaeology and Planning Policy, and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (Number 7) requires that:

‘No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.’

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 After the demolition of the former Electric Bingo Hall on the site evaluation excavations have demonstrated the survival of archaeological deposits dating from the medieval period through to the 19th century; these are present only across the northern half of the site.

3.0 AIM

3.1 The principal objective of the programme shall be to investigate, excavate and record any archaeological deposits in the northern area of the site affected by the proposed development.

4.0 METHOD

4.1 The areas subject to excavation have been agreed with the HES in advance of fieldwork and are detailed in the attached plan. The depth of excavation required by the development and its likely impact upon the archaeological deposits revealed during evaluation is shown on the attached section drawings. The areas and extent of archaeological excavation are designed to address the areas affected by the foundations and services for the new building and their below-ground impact. Note – location of all services is not yet known and therefore not marked on the attached plan; however, they will be dealt with according to the methodology laid out below.

4.2 4.2.1 The archaeological work will be carried out in accordance with the *Institute of Field Archaeologists Standard and Guidance for an archaeological Excavation (revised 1995)*.

4.2.2 Topsoil or overburden in areas affected by the proposed development – pile caps, foundation beam trenches and services - will be excavated by a 360° tracked machine - fitted with a toothless grading bucket - under the direct control of the site archaeologist to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. The location of these is shown on the attached plan.

4.2.3 The trenching dug for the foundation trenches and pile caps will be slightly wider and deeper (around 100mm) than that normally required by the construction to ensure that all archaeological deposits that might be damaged can be adequately recorded.

4.2.4 Spoil will be examined for the recovery of artefacts.

4.2.5 Once the level of the archaeology has been reached all archaeological material will be excavated by hand down to the depth required by groundworks or the depth of the archaeology, whichever is reached first.

4.2.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits. All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IFA guidelines.

4.3.7 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.

4.3.8 If complex or extraordinary archaeological deposits are exposed then the need for further mitigation will be agreed in consultation with the DCHES.

- 4.3.9 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.
- 4.3.10 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.
- 4.4 Health and Safety requirements will be observed at all times by any archaeological staff working on site particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
 - 4.4.1 Appropriate PPE will be employed at all times.
 - 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
 - 4.4.3 Should the sides of any trenches, or any built structures be deemed unstable, by virtue of depth or composition, trenches or built structures will be adequately shored, shuttered or stepped to allow safe access. The provision of such measures will be the responsibility of the client.
- 4.5 SWARCH will agree monitoring arrangements with DCHES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made. Monitoring will continue until the deposition of the site archive and finds and completion of OASIS record no. southwes1-37116.

5.0 ARCHAEOLOGICAL RECORDING

This will be based on IFA guidelines and those advised by DCHES and will consist of:

- 5.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate, and digital photography.
- 5.2 Survey and location of features.
- 5.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.
- 5.4 Should suitable deposits be exposed (e.g. palaeoenvironmental) then consideration should be made for scientific assessment/analysis/dating techniques that could be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon.
- 5.5 All archaeological deposits and layers will be excavated in full or to the level of groundworks.

Any variation of the above shall be agreed in consultation with the HES.

6.0 MITIGATION

- 6.1 To insure the preservation of the unexcavated archaeology, particularly that between the trenching and pile caps, the whole site will be covered by a layer of crushed stone once the archaeological work has been completed and before further development works commence.

7.0 ARCHIVE AND REPORT

- 7.1 An ordered and integrated site archive will be prepared in accordance with The Management of Archaeological Projects (English Heritage, 1991 2nd edition) upon completion of the entire project and will be produced to the relevant archive standards. The archive will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and digital photographic records (suitably archivable prints). The drawn and written record will be on an appropriately archivable medium. The archive and finds will be deposited with the Royal Albert Memorial Museum, Exeter under accession number 64/2008. Conditions for the deposition of the archive will be agreed with the Museum.
- 7.2 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing, and submitted to DCHES and the Client.
- 7.3 A report will be produced. This will include the following elements:
 - 7.3.1 A location plan and overall site plan/plans showing the location of the building, the evaluation trenches, the area subject to the evaluation, the area of subsequent excavation and the distribution of archaeological features in relation to the site boundary and the British National Grid;

- 7.3.2 The desk based assessment aspect will include the reproduction of relevant historic maps/plans etc and historic or current photographs where appropriate, and give an assessment of the context and development of the site;
 - 7.3.4 The building survey aspect will consist of a room by room gazetteer of features of historical significance within the Bingo Hall and associated illustrations and/or photographs where appropriate;
 - 7.3.5 The evaluation and excavation aspects will include plans and sections of significant features or deposits at a relevant scale;
 - 7.3.6 A description of any remains and deposits identified including an interpretation of their character and significance;
 - 7.3.7 An assessment of significant artefacts, environmental and scientific samples together with recommendations for further analysis;
 - 7.3.8 Any specialist reports commissioned;
 - 7.3.9 Discussion of the archaeological deposits encountered and their context;
 - 7.3.10 A conclusion including interpretation of the development of the building and the site.
- 7.4 DCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the HES on the understanding that one of the hard copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 7.5 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to DCHES and the Client for approval.
- 7.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigationS*) database under OASIS record no. southwes1-37116.

8.0 PERSONNEL

The project will be managed by Colin Humphreys, site work will be directed by Martin Gillard and undertaken by SWARCH personnel. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove

South West Archaeology

The Thornes, Kentisbury, Barnstaple, N. Devon. EX31 4NQ Telephone: 01271 883000

Appendix 1 – List of specialists

Building recording

Robert Waterhouse

13 Mill Meadow, Ashburton TQ13 7RN Tel: 01364 652963

Richard Parker

Exeter Archaeology, The Custom House, The Quay, Exeter EX2 4AN Tel: 01392 665521

exeter.arch@exeter.gov.uk

Conservation

Richard and Helena Jaeschke

2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD Tel: 01271 830891

Curatorial

Tom Cadbury, Keeper of Antiquities. The Royal Albert Memorial Museum, Exeter.

Human Bones

Louise Loe, Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford OX2 OES

Tel 01865 263800

Lithics

Martin Tingle

Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ

martin@mtingle.freemove.co.uk

Metallurgy

Sarah Paynter,

Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD Tel: 02392 856700

sarah.paynter@english-heritage.org.

Palaeoenvironmental/Organic

Vanessa Straker

English Heritage SW, 29 Queen Square, Bristol BS1 4ND Tel: 0117 9287961

vanessa.straker@english-heritage.org.uk

Rowena Gale (wood identification)

Baichefield House, Kimbolton, Leominster HR6 0EP Tel: 01568 615855

Julie Jones (plant macro-fossils)

juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis)

heathertinsley@aol.com

Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

John Allen,

Exeter Archaeology, The Custom House, The Quay, Exeter EX2 4AN Tel: 01392 665918

Henrietta Quinnell

9 Thornton Hill, Exeter EX4 4NN Tel: 01392 433214

Timber Conservation

Liz Goodman

Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN Tel: 0207 8145646

lgoodman@museumoflondon.org.uk

Newport Street

Lighter grey shading indicates area where archaeological material may survive at the level of the deeper excavation required by the development - close watching of material and some hand-excavation is expected in this area.

N



Cellar

Based upon the results of the evaluation it is anticipated that the groundworks in this area will be above the level of any significant archaeological material.

Dark grey shading indicates area where significant archaeological layers survive at a shallower level. More extensive hand excavation is probable in this area.

Pile caps

Foundation beam trenches

Routes of service trenching

0

25m

Appendix 5

List of Jpegs contained on CD inside rear cover of this report.

A photographic record of the building prior to demolition.

Exterior.

1. The Bingo Hall, Newport Street viewed from the north.
2. The main entrance to the Bingo Hall viewed from the north west.
3. View through the exterior double doors to the interior doors and into the lobby of the Bingo Hall, viewed from the north west.
4. The Bingo Hall viewed from the north west.
5. The entrance to the first floor snooker hall viewed from the north west.
6. The main entrance to the Bingo Hall with door and stairs to the first floor suite and projection room viewed from the north east.
7. Square section down pipe with decorative retaining brackets with clover leaf detail viewed from the north.
8. North end of the west wall of the Bingo Hall taken from the west.
9. As above but slightly to the south showing the difference in build between the front range and the earlier drill hall, viewed from the west.
10. As above taken from the south west.
11. As above showing the added projecting stair housing viewed from the west.
12. View along the west side wall of the Hall viewed from the south.
13. View of the west end of the south wall of the Hall showing stair to first floor snooker hall, viewed from the south east.
14. View of central south wall viewed from the south east.
15. South east corner of the hall viewed from the south west.
16. As above viewed from the west.
17. East wall of the Hall viewed from the north.
18. Small extension to the south of the east wall viewed from the north.
19. Buttresses in the centre of the east wall viewed from the south east.
20. Detail of vents in east wall of Hall viewed from the east.
21. External stair on east wall of Hall viewed from the south east.
22. As above viewed from the north.
23. Doors at base of external stair on east wall of Hall viewed from the south east.
24. North end of east wall viewed from the north east.
25. As above viewed from the east.
26. As above from behind the eastern boundary wall viewed from the east.

Interior of Hall – Ground floor

27. North east corner of shop (G5) viewed from the south west.
28. South wall of (G5) viewed from the north west.
29. Entrance lobby (G8) viewed from the north.
30. Box office (G6) on west of entrance lobby (G8).
31. Room in (G6) area viewed from the north.
32. Cloakroom south of corridor showing gas light fitting and coat pegs viewed from the north east.
33. Blocked window under external stair on east wall of hall in room off (G4) viewed from the south west.
34. Interior of (G1) viewed from the south west.
35. South east corner of (G1) viewed from the north west.
36. As above.
37. Bar (G2) in south west corner of (G1) viewed from the north east.
38. Interior of room off bar (G2) viewed from the north.
39. (G9) viewed from the north.
40. As above viewed from the south.
41. Snooker hall entrance lobby (G10) viewed from the north.
42. Stairs to snooker hall viewed from the north.

First and second floor accommodation.

43. North east corner of Room (F1) viewed from the south west.
44. South east corner of (F1) viewed from the north west.
45. South east corner of (F1) viewed from the north.

46. Fireplace with surround removed in centre of south wall of (F1) viewed from the north.
47. South west corner of (F1) showing steps to projection booth viewed from the north east.
48. North west corner of (F1) viewed from the south east.
49. As above viewed from the south.
50. Detail from north east corner of (F1) showing original wall covering viewed from the south.
51. Fireplace probably removed from opening in South wall of (F1).
52. Sprung mounted door closing mechanism on door leading from stair lobby (H6a) to (F1).
53. View of skylight and projection booth viewed from below.
54. Skylight above projection booth in (F1) viewed from below.
55. Stair to projection booth viewed from the north.
56. Detail on top step of stair to projection booth.
57. West wall of westernmost room in projection booth viewed from the north east.
58. North wall of above viewed from the south.
59. South wall of above viewed from the south east.
60. South east corner of above viewed from the north west.
61. Detail of right hand projection door in south wall of above.
62. Skylight in ceiling of (F2).
63. Door in east wall of Room (F3) viewed from the north west.
64. Doorways in south and east walls of Room (F4) viewed from the east.
65. Decorative doorknob and escutcheon on door between (F1) and (F4) viewed from the east.
66. South west corner of Room (F5) showing fire place viewed from the east.
67. Fireplace in south west corner of (F5) viewed from the east.
68. Window in north wall of (F5) viewed from the south.
69. North east corner of (F5) viewed from the south west.
70. South east corner of (F5) viewed from the north west.
71. Door in south wall of F6 showing stair to projection booth in (F1) viewed from the north.
72. Corridor (F7) viewed from the west showing doorway at east end.
73. Arched door surround in east wall of (F8) viewed from the south west.
74. North wall of Room (F9) with central window viewed from the south.
75. South east corner of Room (F10) viewed from the north west.
76. North east corner of Room (F11) viewed from the south west.
77. Door to (G11) Bar Area in first floor snooker hall viewed from the east.
78. As above viewed from the south west.
79. South wall of (G1) viewed from the north east.
80. South east corner of (H12) viewed from the north east.
81. North wall of (H12) viewed from the south.
82. North east corner of (H12) viewed from the south west.
83. Base of roof truss in (H12) showing decorative cast iron bracket and truncated end of tie rod viewed from the east.
84. As above viewed from the south east.
85. As above viewed from the south.
86. Ceiling above modern suspended ceiling in (H12) viewed from below.
87. As above.

Appendix 6

List of Jpegs contained on CD inside rear cover of this report.

2007 Evaluation.

1. The site in general from north.
2. Trench One from east; 2m scale.
3. Trench Two from west; 2m scale.
4. [302] from south; 1m scale.
5. Trench Three from east post-excavation; 1m scale.
6. [304] from south; 1m scale.
7. [300] from south partly excavated; 1m scale.
8. Trench Five from north; wall /503\ in foreground, cobbles (505) in background; 0.5m and 1m scales.
9. Victorian drain, wall footing and cobbling in Trench Five from south; 1m scale.
10. Lime-rich deposit (405) from east; 0.5m scale.
11. Cobbled surface (406) from south; 1m scale.
12. Cobbled surface (505) from north; 0.5m scale.
13. Pit [408] from south post-excavation; 0.5m scale.
14. Trench Four from north post-excavation; 1m scale.
15. Cobbled surface (508) cut by modern services from south; 2m scale.
16. Rubble layer (516) against wall /503\-/101\ in background from south; 1m scale.
17. Compact surface (520) under modern services from east; modern borehole to right; 0.5m scale.
18. Posthole [523] (modern borehole to right) from east; 0.5m scale.
19. Posthole [525] from east; 0.5m scale.
20. East end of wall /503\-/101\ viewed from south; 0.5m scale.

2008 Excavation.

1. The north west corner of the site viewed from south.
2. Victorian drain /109\ against the foot of wall /102\ from west; 0.5m scale.
3. Victorian drain /109\ with top and fill removed; from west, 0.5m scale.
4. Wall /107\ over (112), (113), (114) and (115); from west, 0.5m scale.
5. Walls /107\ below and /108\ above; from southwest, 0.5m scale.
6. Walls /111\ below and /102\ above; from northwest, 0.5m scale.
7. South face of Pit Two; modern rubble and soil (100) over (121), (122), (123), (124), (125) and (126); from north, 0.5m scale.
8. Slate hearth (132) from west; 0.5m scale.
9. Slate hearth (132) close up from west; 0.5m scale.
10. Wall footing /138\ with curving wall /137\ behind; from east, 0.5m scale.
11. Cobbling (116) and wall footing /141\; from southwest, 0.5m scale.
12. Wall /108\; Victorian drain /109\; cobbling (116); wall footing /141\ and modern services; from north, 0.5m scale.
13. Cobbling (116) with modern cut to left; from east, 0.5m scale.
14. Cobbling (116) under modern services; from north, 0.5m scale.
15. Cobbling (116) over (149), (150), (151), (152) and (153); from south 0.5m scale.
16. Surface (153) under cobbling (116); from south 0.5m scale.
17. General shot of north-east corner of site under excavation; from south.
18. Walls /184\ above and /101\ below; from south, 0.5m scale.
19. Walls /184\ above and /101\ below; from south, 0.5m scale.
20. Pit [165] from east; 0.5m scale.
21. Wall /101\-/184\; yellow clay (170) within cut [169]; from northwest, 0.5m scale.
22. Northern edge of the site; modern rubble and soil (160) over (146), (148), (161) and (162); from southwest, 0.5m scale.
23. Pit [163] and posthole [172]; from east, 0.5m scale.
24. Linear feature [174] from west; 0.5m scale.
25. Linear feature [174] from east; 0.5m scale.

Appendix 7

Finds Summary

1. List of Ceramic Finds

Based on information supplied by J. Allen (Exeter Archaeology)

2007 Evaluation (TEB 07)

- (100) 19th/20th C wares discarded
5 x plain Somerset wares 17th/18th C – discarded
1 x Staffordshire yellow slipware 18th C
1 x Chinese export porcelain cup sherd 18th C
1 x double-slipped South Somerset ware 19th C
- (105) 1 x Staffordshire stoneware early 18th C
1 x coarseware 17th/18th C
- (301) 2 x South Somerset ware 16th C
- (303) 1 x North Devon ware jug sherd 14th/15th C
1 x North Devon ware 15th/16th C sherd
- (308) 19th pottery and tile discarded
1 x North Devon gravel-tempered
1 x South Somerset ware slip and comb sgraffito early 18th C
1 x South Somerset ware handle 17th/early 18th C
- /403\ 1 x North Devon ware probably 14th/15th C (within wall)
- (404) 11 x North Devon ware 15th/16th C transitional period including 1 x cup base
2 x South Somerset ware C16th
- (409) 11 x chert tempered handmade coarseware, unglazed early-mid 13th C
6 x sand tempered handmade coarseware, unglazed early-mid 13th C
Origin unknown, may be regional imports
- (500) 4 x creamware late 18th C
10 x Staffordshire salt glaze mid 18th C
1 x plain Delft
3 x Westerwald stoneware c. 1700
1 x Staffordshire yellow slipware 17th C
4 x Staffordshire yellow slipware 18th C
22 x South Somerset ware
7 x North Devon ware
- (501) 19th/20th C material discarded
8 x late 17th/early to mid 18th C, mainly Donyatt
1 x North Devon sgraffito
- (504) 68 x well-fired North Devon gravel tempered ware; from a single jar with internal glaze 16th /17th C
1 x handle 13th/14th C – residual
3 x North Devon calcareous ware – a spigot jar 16th/early 17th C.
- (505) 2 x North Devon ware 15th/16th C jug
3 x North Devon gravel tempered ware 15th/16th C .
- (506) 4 x North Devon gravel tempered ware 16th C

1 x 18th C

- (508) 1 x South Somerset ware 16th C
- (509) 42 x 18th C including:
4 x white salt-glazed stoneware
1 x Staffordshire yellow slipware press-moulded porringer
3 x Westerwald ware
1 x Delft
3 x North Devon ware
6 x South Somerset ware
- (510) 1 x Delft late 17th C
1 x Frechen stoneware
6 x North Devon ware late 17th/early 18th C
11 x South Somerset ware late 17th/early 18th C
1 x South Somerset sgraffito late 17th C
- (511) 1 x probable South Somerset cup 16th C
- (513) 4 x North Devon gravel tempered ware 16th/early 17th C
2 x South Somerset ware 16th/early 17th C
- (514) 16 x South Somerset coarseware late 16th/early 17th C
2 x South Somerset slipware late 16th/early 17th C
2 x South Somerset sgraffito late 16th/early 17th C
13 x North Devon gravel-tempered ware late 16th/early 17th C
1 x Frechen stoneware drinking jug 1550-60
- (516) 2 x North Devon ware 15th/16th C
- (517) 1 x North Devon ware 16th C
- (518) 1 x Raeren stoneware base early-mid 16th C
14 x South Somerset coarseware 16th C
- (522) 2 x striped jug late 13th/14th C
1 x 13th/14th C
- (526) 1 x gravel-tempered ware probably 16th C

2008 Excavation (TEB 08)

- (100) 1 x hand painted pearl ware 1800-1820
1 x sand-tempered, hand made coarseware, probably late 13th-15th C
- (102) 4 x South Somerset coarseware from a single vessel 1500-1650
- (103) 62 x 19th/20th C material, discarded
3 x North Devon ware 18th C
1 x Staffordshire yellow slipware 18th C
- (104) 1 x white, salt-glazed stoneware press moulded plate 1740-1760
1 x South Somerset ware 18th C
2 x North Devon coarseware late 17th C
- (107) 5 x South Somerset coarseware 1550-1700

- (108) 1 x transfer printed post-1780
- (109) 1 x painted pearl ware 1800-1820
1 x Westerwald 18th C
1 x North Devon ware 18th C
2 x South Somerset coarseware 18th C
- (113) 2 x probable South Somerset coarse sandy ware – outside sooted and glaze worn – late 16th/early 17th C
- (116) 3 x North Devon ware late 16th/early 17th C
21 x South Somerset coarseware from storage jars late 16th/early 17th C
- (117) 15 x South Somerset coarseware late 16th/early 17th C
- (118) 6 x South Somerset coarseware, including South Somerset sgraffito – early 17th C
- (119) 1 x Westerwald c. 1600
1 x South Somerset coarseware
- (138) 1 x South Somerset coarseware late 16th/early 17th C
- (139) 1 x South Somerset coarseware late 16th/early 17th C
- (141) 2 x North Devon coarseware
5 x North Devon jug
1 x North Devon gravel-tempered bowl late 15th-16th C
2 x South Somerset ware
2 x residual 13th-14th C
- (143) 1 x South Somerset coarseware late 16th/early 17th C
- (145) 1 x Raeren stoneware drinking vessel early 16th C
- (146) 1 x North Devon coarseware
- (147) 3 x Westerwald 1690-1720
1 x North Devon gravel-tempered ware x 1
2 x South Somerset coarseware
1 x floor tile with white clay inlay late 13th-14th C
- (148) 2 x South Somerset coarseware late 16th/early 17th C
- (149) 7 x South Somerset coarseware late 16th/early 17th C
- (150) 8 x South Somerset coarseware late 16th/early 17th C
7 x unglazed North Devon gravel-tempered ware - date uncertain, probably late 16th/early 17th C
1 x North Devon handmade coarseware 1200-1450
- (151) 6 x South Somerset coarseware, Type 1A bowl late 16th/early 17th C
- (152) 1 x Saintonge green-glazed jug 1250-1450
- (159) 9 x South Somerset coarseware late 16th/early 17th C
- (160) 4 x South Somerset coarseware late 16th/early 17th C

- (161) 1 x North Devon calcareous ware 16th C
 22 x South Somerset coarseware 16th C
 1 x South Somerset coarseware jug handle late 15th C
- (162) 4 x striped jug sherds late 13th/14th C
 14 x chert-tempered coarseware
 2 x 2 glazed jug sherds probably early 14th C
- (164) 4 x chert-tempered ware from the Blackdowns (Exeter Fabric 20) slope-shouldered pot 13th C
- (175) 1 x chert-tempered ware from the Blackdowns (Exeter Fabric 20) 13th C
 1 x chert-tempered ware from the Blackdowns (Exeter Fabric 20) thick sherd possibly as early as 11th C

2. Pottery Summary B. Morris (See Table 1 below)

A total of 599 sherds of pottery (508 sherds excluding C19th-C20th material) weighing 11.173kg were recovered during the excavations at Tiverton Electric Bingo.

While not in itself a particularly large or varied collection, this assemblage is still of some importance as the biggest single group of any date excavated in Tiverton in recent times. With the honourable exception of J.J. Field's PDAS publication in 1977 (*c.*100 sherds, most of which dated to the late C17th-C18th), the few interventions that have taken place in Tiverton (Exeter Archaeology anon. 1999; Higbee 2001; Higbee & Collings 2000; Morton 2003; Turton & Weddell 1998; Wessex Archaeology anon. 2007) have failed to produce a significant volume of pre-C19th material.

The (possible) 11th century Saxo-Norman sherd and 13th century chert-tempered wares represent the earliest material thus far encountered in medieval Tiverton. *Twyfynde* was, however, first mentioned in documentary sources in the late 9th century (Whitelock 1955, 494; Hoskins 1978, 495), and the location of the site (flanking Newport Street and relatively close to the castle and St. Peter's Church) might lead one to expect evidence of even earlier occupation to be present. The absence of such evidence is, in itself, of some interest.

In common with the material published in 1977, the corpus is dominated by material from the South Somerset potteries (plain, slip- and sgraffito-decorated wares), with a sizeable proportion coming from North Devon (plain and sgraffito-decorated wares). Foreign or even regional imports are rare – one sherd of medieval Saintonge ware, and handful of medieval and post-medieval German stonewares – reinforcing the conclusion that the post-medieval florescence of Tiverton largely bypassed this part of the town (see Hoskins 1978, 495-7). That this is the result of a cessation of activity is supported by the dramatic reduction in the amount of later 17th century – late 18th century pottery recovered on site.

Other finds (see Table 2)

64 fragments (0.384kg) of clay pipe, including 5 complete bowls, were recovered. With the exception of a single early 17th century example (context (100)), all of the pipe bowls were large, plain save for bottered and milled rims, with large flat feet. One of these examples (unstratified) bore the maker's mark "EXWBON" on the base of its foot, similar to an example from Exeter credited to the manufacturer

William Burgess who was active c.1691-1734 (Oswald 1984, 281-2, no.9). These pipes all date to the late 17th – early 18th century. The decorated base of one 19th century bowl (clawed foot grasping bowl) was also recovered.

6 small scraps (0.051kg) of flint were found, including one possible tool.

83 fragments (1.835kg) of animal bone were recovered, though there were no marked concentrations and preservation was poor.

16 iron objects (0.7567kg) were recovered, most of which were badly corroded.

10 lumps (0.53kg) of metalworking debris/slag were recovered.

4 copper alloy objects (0.024kg), two ?beads and two coins (halfpenny of George III, dated 1799, and a farthing of George IV, dated 1826).

30 pieces (0.532kg) of mainly bottle glass were recovered.

4 pieces (0.445kg) of CBM, 11 pieces (0.519kg) of slate, 17 pieces (0.166kg) of coal and 3 pieces (0.061kg) of lime mortar were also retained.

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* Note that 68 of the 70 sherds of North Devon ware from context (504) came from a single vessel.

South West Archaeology

		Clay Pipes					Flint			Animal Bone		FE objects			Cu Objects			Glass			Slag		CBM			Slate		Coal		Mortar		
	Context	stems	stem/heel	bowl fragments	complete bowls	weight kg		flint	weight kg	notes	fragments	weight kg	notes	fragments	weight kg	notes	fragments	weight kg	notes	fragments	weight kg	fragments	weight kg	notes	fragments	weight kg	fragments	weight kg	fragments	weight kg		
TEB07	(100)	6			1	0.050					1	0.091								8	0.110	x1 window	2	0.034					2	0.010	4	0.026
	(105)																															
	(301)										2	0.005		1	0.007																	
	(303)													1	0.006	mod. hook																
	(308)	11	1			0.075								1	0.061	doorknob																
	(400)													1	0.043																	
	(404)										6	0.107		1	0.035																	
	(406)							1	0.003	flake				1	0.019																	
	(409)							1	0.024	flake																						
	(500)	5				0.023					13	0.305																				
	(501)	3				0.004					4	0.122						2	0.017	x2 coins	4	0.156	x2 window									
	(504)										2	0.129																				
	(506)		1			0.011					4	0.031	1	0.016	nail																	
	(508)										2	0.014																				
	(509)	12	3	5	2	0.142					7	0.166	1	0.003	nail																	
	(510)	5		1	1	0.040					3	0.017	1	0.018	nail																	
	(511)	1				0.004					1	0.003																				
	(512)																															
	(513)																															
	(514)								1	0.010	?tool	1	0.004																			
	(516)											6	0.148																			
	(518)											3	0.041																			
	(519)											1	0.005	5	0.251																	
	(522)											1	0.005	1	0.210	conc. on stone																
	(527)											2	0.056																			
	(528)											1	0.080																			
TEB08	residual				1	0.014																										
	(103)																															
	(107)																															
	(108)																															
	(109)	1				0.002																										
	(113)																															
	(116)																															
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	(160)	3				0.014																										
	(161)																															
	(164)																															
TOTALS		47	6	6	5	0.384		6	0.051		83	1.835	16	0.757		4	0.024		30	0.532		10	0.530	4	0.445		11	0.519	17	0.166	3	0.061

TABLE 2: Finds concordance (excluding pottery)