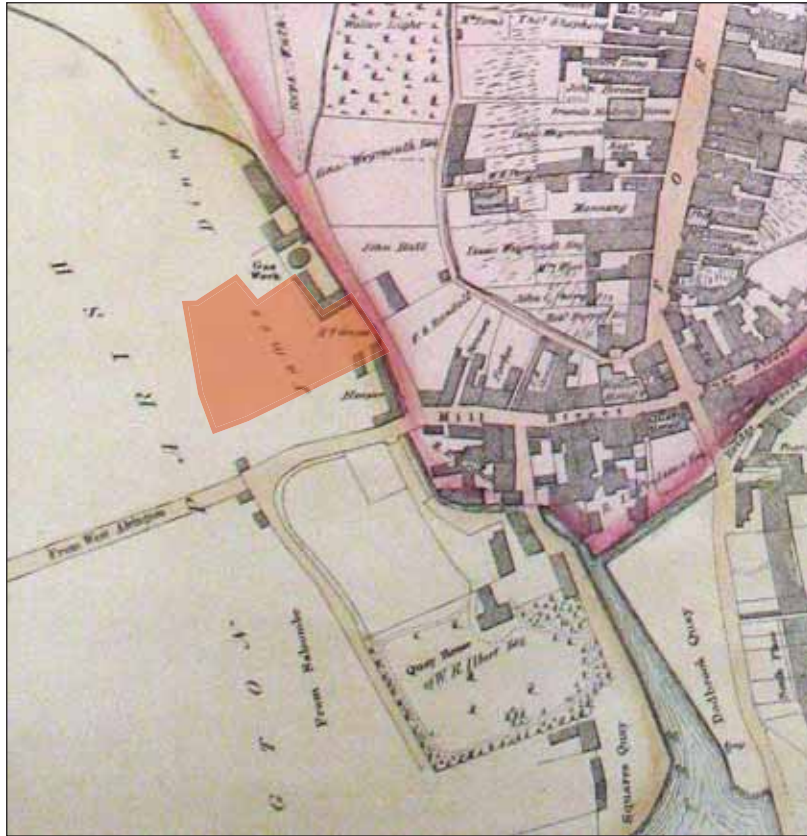


FUSION NIGHTCLUB LOWER UNION ROAD KINGSBRIDGE DEVON

Results of a Desk-Based Assessment



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

Tel: 01769 573555
Email: mail@swarch.net

REPORT No. 080613

Contents	Page No.
List of Illustrations	3
List of Appendices	3
Acknowledgments	3
1.0 Introduction	4
1.1 Background	4
1.2 Methodology	4
2.0 Results of the Desk-Based Assessment	5
2.1 Kingsbridge General Topography and History	5
2.2 Cartographic History	5
2.2.1 Ordnance Survey Surveyor's Draft of <i>c.</i> 1805	5
2.2.2 West Alvington tithe map of 1841 and the Kingsbridge town map	5
2.2.3 The Ordnance Survey First Edition map surveyed in 1884 and published in 1889	5
2.2.4 The Ordnance Survey Second Edition map published in 1906 and the revision of 1936	5
2.2.5 Later 20 th century maps	6
2.3 The Development of the Brewery	6
2.4 The Gasworks	6
2.5 The Abbot's Mill	6
2.6 Evidence of the Geo-environmental and Geotechnical Survey	7
3.0 Conclusions	7
4.0 Bibliography and References	8

List of Illustrations

Page No.

Coverplate:

Figures:

- | | | |
|-----|---|----|
| 1. | Regional location. | 9 |
| 1b. | Location of the Fusion Night Club. | 10 |
| 2. | Extract from the Ordnance Survey Surveyor's Draft, c.1805. | 11 |
| 3. | Extract from the West Alvington tithe map, 1841. | 12 |
| 4. | Extract from the Kingsbridge town map of 1841. | 12 |
| 5. | Extract from the Ordnance Survey First Edition map at 1:2500 surveyed 1884, published 1889. | 13 |
| 6. | Extract from the Ordnance Survey Second Edition map at 1:2500 published 1906. | 13 |
| 7. | Extract from the Ordnance Survey Revised map at 1:2500 published 1936. | 14 |

Plates:

- | | | |
|----|---|----|
| 1. | Modern aerial view with site area highlighted. | 15 |
| 2. | Fusion Nightclub viewed from Union Road. | 16 |
| 3. | North-west elevation with carpark areas to north-west and south-west of the building. | 16 |

List of Appendices

- | | | |
|----|------------------------------|----|
| 1. | DCHES Brief | 17 |
| 2. | Historic Environment Records | 19 |

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Mrs Margaret Ball at the Cookworthy Museum

Ordnance Survey Licence number 100044808

1.0 Introduction

Location: Fusion Nightclub, Kingsbridge
Parish: Kingsbridge
County: Devon
NGR: SX73344412

1.1 Background

South West Archaeology (SWARCH) were asked by Kevin Hunt of King Sturge on behalf of Rob Holmes (the client) to prepare an archaeological desk-based assessment of the site of the Fusion Nightclub, Lower Union Road, Kingsbridge prior to development of the site. This assessment represents the first stage of archaeological work on the site in order to place the site in its archaeological/historic context. The work conforms to a brief supplied by DCHES (Appendix 1).

The site, currently the Fusion Nightclub, is situated at the south-eastern end of Lower Union Road to the north-west of Devon Square. Immediately to the south-west is the junction of the A379 trunk road with the A381. A short distance to the south-east, Lower Union Road joins Mill Street. The medieval core of Kingsbridge lies on elevated ground to the north-east of the area and to the south-east the western head channel of the Kingsbridge Estuary reaches its highest point. The site lies at approximately 3.5m above OD.

Currently present on the site are two outwardly modern buildings, a three-storey building housing the Fusion Nightclub and attached on the north-east, a two storey building (Plate 2). The remainder of the site is given over to car parking (Plate 3). To the north-east, the site is open to Lower Union Road. To the south-east are the late 19th century buildings of Devon Square. Immediately to the south-west the land rises in a shrub and tree covered bank retained by modern gambions.

1.2 Methodology

The desk-based research was carried out by Terry Green of SWARCH in accordance with IFA *Standard and Guidance for Archaeological Desk-Based Assessment* (1994). The study involved the examination of cartographic, documentary and published sources held at the Devon Record Office and the West Country Studies Library as well as material held in the Devon County Council Historic Environment Record (HER). The results of a geo-environmental and geotechnical survey were also considered. The site was viewed in April 2008.

2.0 Results of the Desk-Based Assessment

2.1 Kingsbridge General Topography and History

Kingsbridge is a small market town located on rising ground at the head of the Kingsbridge Estuary, a deep inlet on the South Devon coast. It is one of the principal towns of the South Hams district and is pleasantly situated with a hinterland of good farming country and a waterside location which makes it a popular tourist destination. It is on the A381 road about 35 km east of Plymouth and 55km south-west of Exeter. Named for a bridge which joined two pre-Conquest royal estates, Chillington and Alvington, Kingsbridge originated as a manor and borough created by the abbots of Buckfast in the 13th century. The manor remained a monastic possession until the Dissolution, after which it came into private hands. In the later post-medieval period a thriving cloth industry developed here leading to a prosperity which is evidenced through a good collection of 18th to 19th century buildings many of them to be seen in Fore Street, the main street of the town. Kingsbridge formerly comprised the two parishes of Kingsbridge and Dodbrook, itself a much older settlement beside which Kingsbridge grew up and which it finally subsumed. The present site lay historically just outside the parish of Kingsbridge on the north-western edge of West Alvington parish. This marginal part of West Alvington was joined to Kingsbridge in the 1930s.

2.2 Cartographic History

2.2.1 Ordnance Survey Surveyor's Draft of c.1805 (Fig. 2)

The earliest available cartographic record, on which the area of the site appears to be an open field with a slight indication of building.

2.2.2 West Alvington tithe map of 1841(Fig. 3) and the Kingsbridge town map (Fig. 4)

The first detailed map record is represented by the West Alvington tithe map of 1841 and the Kingsbridge town map of the same date. On the West Alvington map the site area would appear to correspond to (parts of) the properties numbered 1658, 1659, 1667, 1668 and 1684. The tithe apportionment provides the information that these are **1658**: a garden belonging to Henry Grant, **1659**: a malthouse, cottages and garden owned and occupied by John Hooper and others, **1667**: a garden owned and occupied by James Dinnis, **1668**: a Meadow also owned and occupied by James Dinnis and **1684**: a gasworks belonging to the Kingsbridge Gas Company.

Although these properties were not within Kingsbridge parish, the Kingsbridge town map of 1841 records them at the margin of the town providing much of the same information. Unlike the West Alvington map, the Kingsbridge map quite clearly shows the gas-holder within the gasworks.

It is also evident from the Kingsbridge map that a watercourse ran alongside the properties and on into the inlet. The watercourse formed the parish boundary.

2.2.3 The Ordnance Survey First Edition map at a scale of 1:2500 surveyed in 1884 and published in 1889 (Fig. 5)

This map shows that by this date Devon Square had been developed to the south-east of the site and that the gasworks was still in place to the north with a further gasholder to the north-east of Union Road. Between the gasworks and Devon Square there is now a complex of buildings which presumably represents the precursor to the Brewery indicated in this location on the Second Edition map.

2.2.4 The Ordnance Survey Second Edition map at a scale of 1:2500 published in 1906 (Fig. 6) and the revision of 1936 (Fig. 7)

Both the OS 2nd Edition and the revision of 1936 show that by the early 20th century the

gasworks had relocated to the north-east side of Union Road and that a brewery had developed to the north-west of Devon Square.

2.2.5 Later 20th century maps (not reproduced here)

These show the footprint of the brewery buildings unaltered until the 1960s. At some time before 1970 the original buildings were considerably altered, those on the roadside boundary being demolished and the present lay-out becoming established.

2.3 The Development of the Brewery

Pigot's National Commercial Directory of 1830 lists half a dozen maltsters in Kingsbridge, none of them located in Union Road, although there were two in Mill Street. The West Alvington tithe map of 1841 however, records two malthouses at the south-eastern end of Union Road. These are numbered 1666, a malthouse belonging to James Dinnis somewhat to the north-west of the site area, and the malthouse of John Hooper, number 1659 located in the south-eastern part of the present site. The neighbouring plot, number 1658 belonged to Henry Grant, who is not recorded as a maltster in the tithe apportionment, but who appears as such in White's Directory of Devonshire 1851. Morris's Directory of 1870 lists Henry Grant as maltster, merchant and ship-owner residing in Mill Street. Harrods' Directory of 1878 has William H Prowse, brewer and maltster in Union Road. The sum of these details appears to indicate that Henry Grant may have taken over the malting business in Union Road from John Hooper in the 1840s, presumably prospered through various enterprises including malting in Union Road, and apparently passed the malting business to William H Prowse between 1870 and 1878. The Brewery in Union Road may thus be thought to date from this period. Directories from the 1880s up until the late 1930s record William Heath Prowse and Sons as brewers and maltsters (as well as coal merchants) owning the South Devon Steam Brewery in Union Road. The Brewery was demolished in the later 20th century (Margaret Ball pers.comm.).

2.4 The Gasworks

(Appendix 2: Devon County HER 63973)

'Notes and Gleanings' Vols 1-2, 1888, in a piece entitled 'The Genesis of Gas Lighting in Devonshire' records that Kingsbridge adopted gas-lighting in 1834. White's Directory of 1851 confirms that 'the town is supplied with gas from works erected in 1834...'. The maps of 1841 (above) indicate that the works were in Union Road immediately to the north-west of the present site. By 1878 Kingsbridge Gas Company was supplying gas from works in Union Road (Harrods Directory) and in 1906 the South Hams Gas Company Ltd had its offices in Union Road (Kelly's Directory), though the maps indicate that by this date the gasworks had been transferred to the north-east side of Union Road. The old gasworks site was apparently taken up by the Moorland Mineral Water and Ice Works (Kellys 1935).

2.5 The Abbot's Mill

It is known that the Abbot of Buckfast had a mill at Kingsbridge from at least the 14th century. This was apparently located in Mill Street receiving water from the Norton and Dodbrooke valleys (the settlement of Norton lies c.1.5km to the north-west of the present site), the watercourses joining just above the mill. It appears that the combined force of the water from the two streams was insufficient for the running of the mill and that additional tidal water was collected in a mill pool. The location of the pool is uncertain, but the evidence of property boundaries implies that the mill was towards the western end of Mill Street with the pool behind it 'of rather a large extent, probably occupying the lower part of the Union Road valley'. (Appendix 2: Devon County HER

7254) If this was the case, then it must have been filled in at some date, suggesting that some of the area is made-up ground.

From the Kingsbridge town map of 1841 (Fig. 4) it is evident that at that time the stream issuing from the Norton valley ran alongside the properties then occupying the present site. Later maps suggest that it was culverted and built over during the mid-19th century. On the map of 1889 it can be seen to emerge from beneath a new road to the north-east of Quay House. Bearing in mind that the location of the Abbot's mill is not certain and that of the pool 'occupying the lower part of the Union Road valley' is unknown, the possibility exists that some remnant of these milling arrangements may be detected during future ground works in this area.

2.6 Evidence of the Geo-environmental and Geotechnical Survey

The survey carried out by Hyder Consulting in 2007 acknowledges the former presence of a brewery on the site and the former existence of a gasworks adjacent to the site. It highlights the potential for contamination from both sources (Table 4.1). The watercourse that formerly ran above ground was found culverted beneath the car park. Ground investigation determined that beneath a thin layer of make-up (beneath the car park) the site is underlain by *alluvial deposits of sandy clayey gravels and firm to stiff sandy gravely clays*. The alluvial deposits were found to be up to 6.0m deep overlying bedrock in the form of highly weathered mudstone (8.1). If the (hypothetical) abbot's mill pool ever extended to this area, its deposits or its fill would most likely have been encountered in test borehole WS5. The Window sample Log WS5 indicates *firm dark brown sandy gravely clay with a red shale horizon* (to 1.00m), over *very loose light grey mottled brown sandy clayey gravel with some cobbles of quartz. Gravel mostly angular and tabular of mudstone* (to 2.20m) over *firm becoming stiff light grey/brown slightly sandy very gravely clay with occasional clayey gravel horizons. Gravel mostly angular tabular of mudstone* to 4.00m.

3.0 Conclusions

- 3.1 Part of the site *may* overlie remains of the Abbot's mill pool.
- 3.2 In the early 19th century there was a malthouse in the south-eastern quarter of the present site. The north-eastern corner of the present site may co-incide with part of the early gasworks, though not the gas-holder which lay farther to the north.
- 3.3 In the mid-19th century the central part of the present site became occupied by a brewery. This remained into the later 20th century.

4.0 Bibliography and References

Published Sources:

Institute of Field Archaeologists, 1994: *Standard and Guidance for Archaeological Desk-Based Assessment*

Unpublished Sources:

South West Archaeology, 2006: *20 Fore Street, Kingsbridge*. Report No.061218.

Hyder Consulting, 2007: *Lower union Road Kingsbridge: Phase 1 and Phase 2a Geo-environmental and Geotechnical Investigation*

Devon Record Office (DRO):

West Alvington tithe map 1841

West Alvington tithe apportionment 1843

Kingsbridge town map 1841

Ordnance Survey second and revised editions of Devon 1:2500 sheet 136.3

West Country Studies Library (WCSL):

Ordnance Survey Surveyor's Draft c.1805

Ordnance Survey first edition Devon 1:2500 sheet 136.3

North Devon Record Office (NDRO):

Trade Directories:-

Pigot's 1830, White's 1851, Morris's 1870, Harrod's 1878, Kelly's 1906, 1923, 1930, and 1935.

Devon County Historic Environment Service (DCHES)

HER No's, 63973, 7254

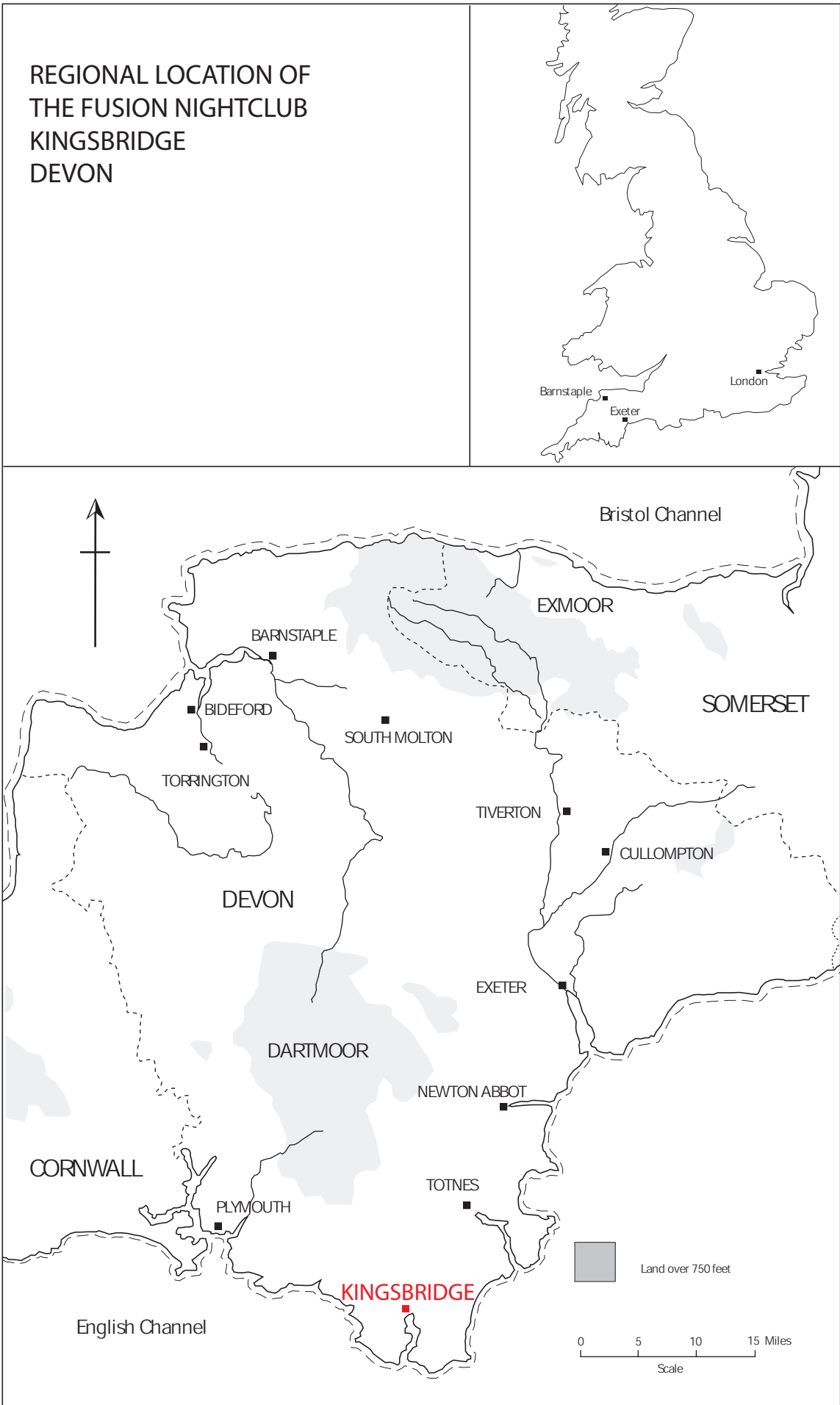


Fig. 1a: Regional location.



Fig. 2: Extract from the Ordnance Survey Surveyor's Draft, c.1805. The approximate location of the present site is indicated. (WCSL)

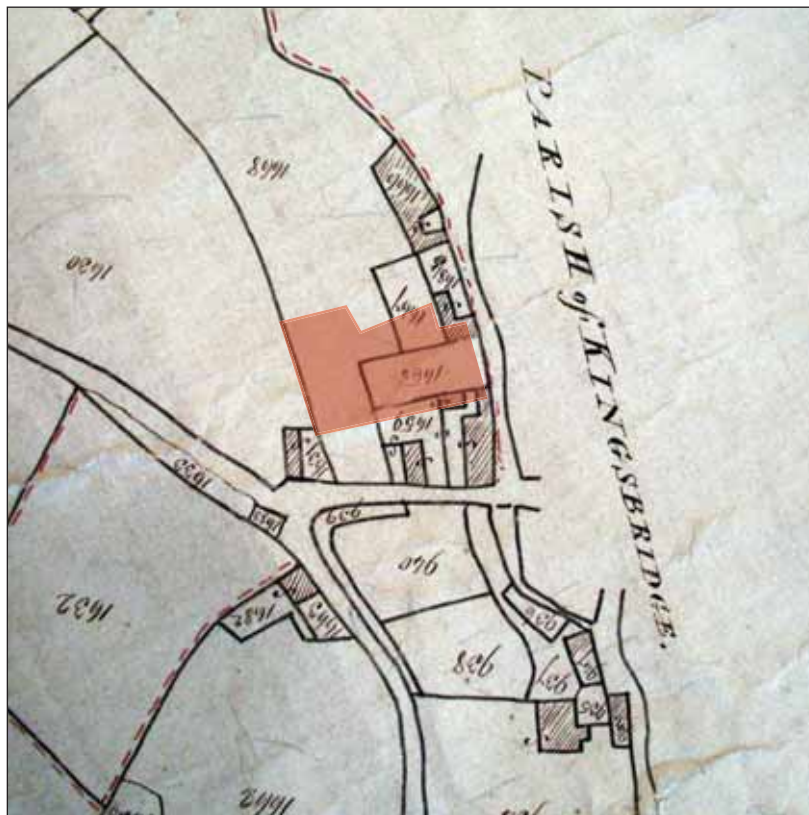


Fig. 3: Extract from the West Alvington tithe map, 1841. The approximate are of the present site is highlighted. (DRO)



Fig. 4: Extract from the Kingsbridge town map of 1841. The watercourse issuing from Norton can be seen to run alongside the gasworks and the edge of the present site. (DRO)

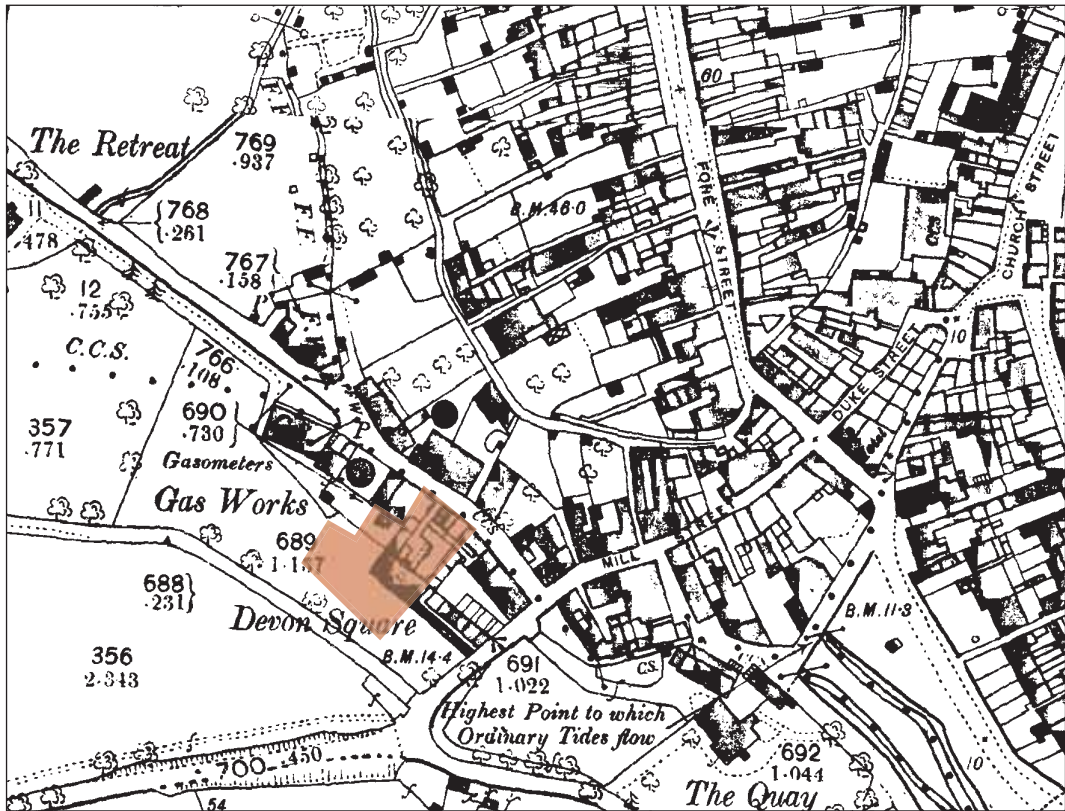


Fig. 5: Extract from the Ordnance Survey First Edition map at 1:2500 (Devon sheet 136.3) surveyed 1884, published 1889. The approximate area of the present site is highlighted. (WCSL)



Fig. 6: Extract from the Ordnance Survey Second Edition map at 1:2500 (Devon sheet 136.3) published 1906. The approximate area of the present site is highlighted. (DRO)

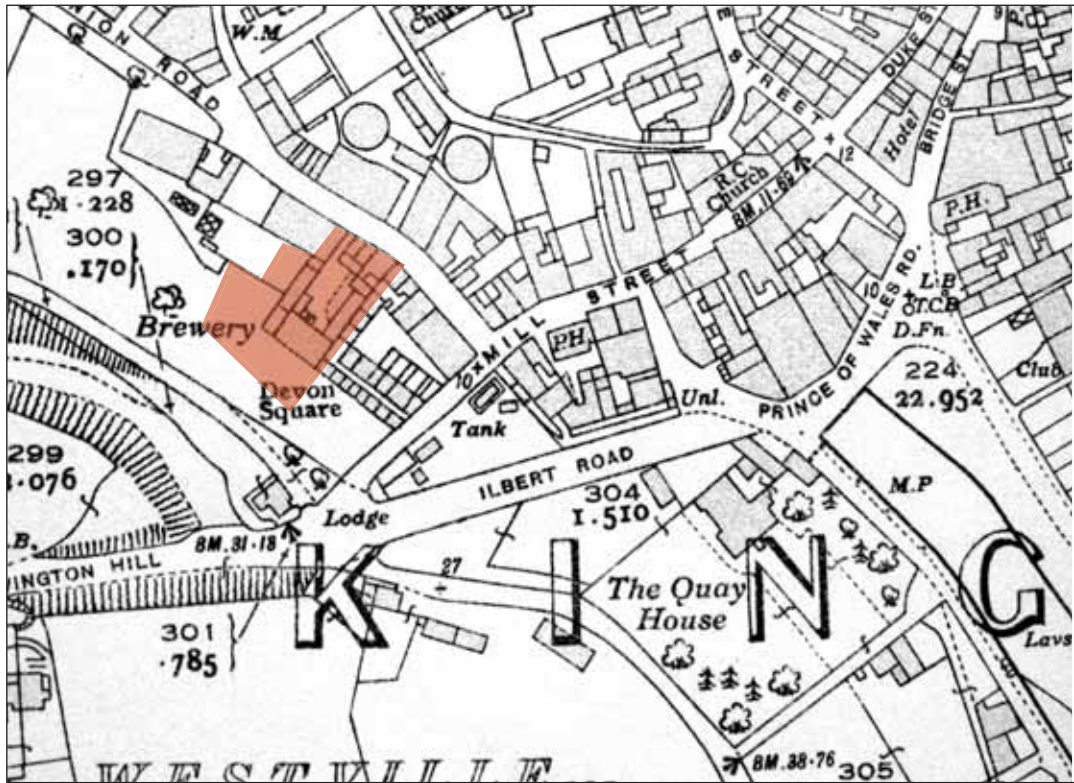


Fig. 7: Extract from the Ordnance Survey Revised map at 1:2500 (Devon sheet 136.3) published 1936. The approximate area of the present site is highlighted. (DRO)

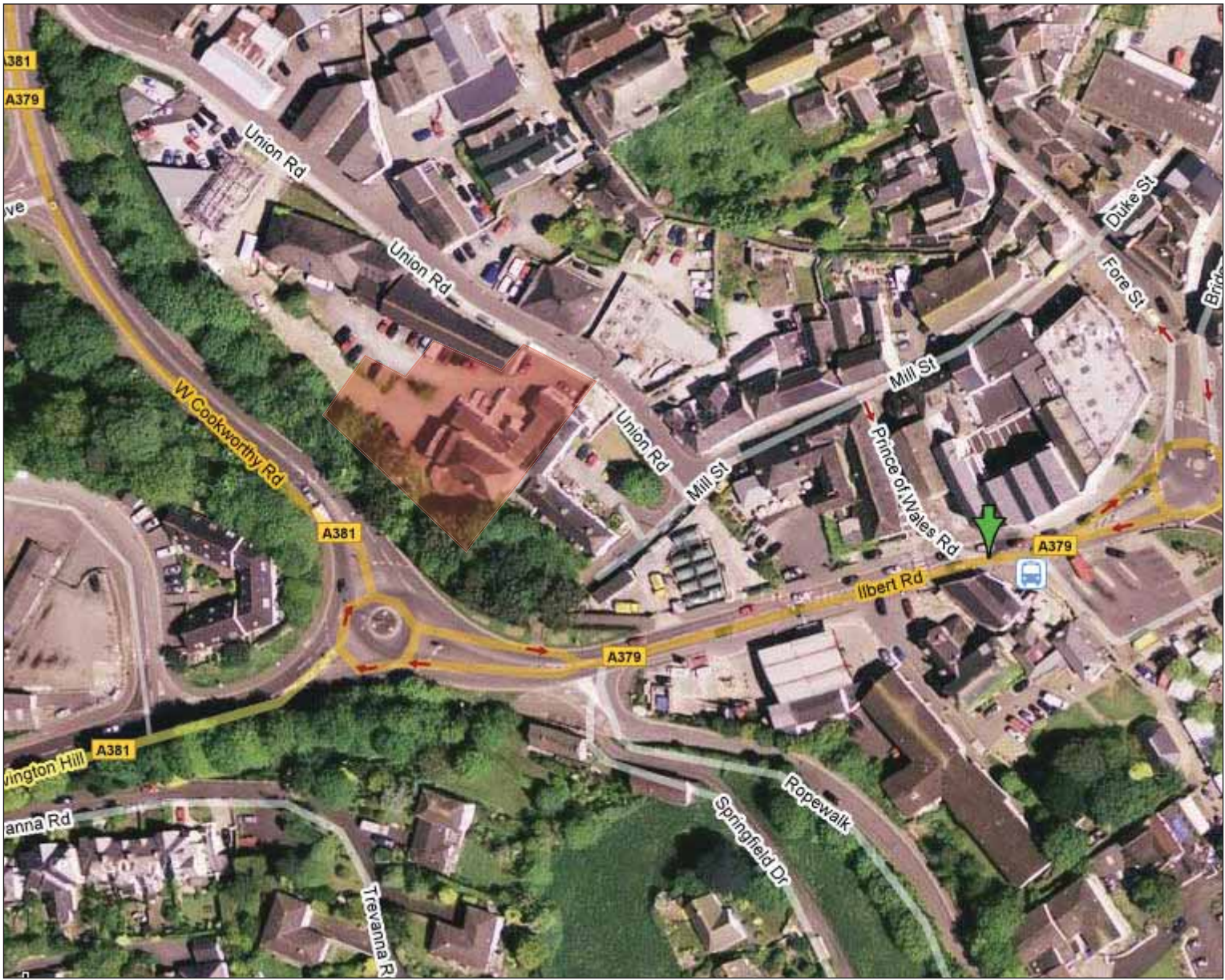


Plate 1: Modern aerial view with site area highlighted. (Google Maps 10.4.08)



Plate 2: Fusion Nightclub viewed from Union Road.



Plate 3: North-west elevation with carpark areas to north-west and south-west of the building. The tree-covered bank is in the background on the right.

BRIEF FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT

Location: Fusion Nightclub, Kingsbridge

Parish: Kingsbridge

District: South Hams

County: Devon

NGR: SX73344412

Proposal: Proposed residential/mixed use development at Fusion Nightclub, Kingsbridge

Historic Environment Service ref: Arch/dc/sh/13107

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief, prepared by the Devon County Council Historic Environment Service (HES), relates to the Archaeological Assessment which is being commissioned by Kevin Hunt of King Sturge LLP - Planning, in order to identify the archaeological impact of the above proposed development. This Assessment is the first stage of a programme of archaeological works. Depending upon the results of this stage further evaluative and/or recording works will be required in mitigation for the impact of the development upon the archaeological resource.

1.2 The principal objectives of the Assessment shall be to determine the potential for the survival of archaeological deposits within the application site and to provide recommendations for archaeological preservation and/or recording (as appropriate).

1.3 In the light of the results of the Assessment it may be possible to determine the nature and scope of the archaeological mitigation required by the impact of the development. However, if the results of the Assessment are insufficient to determine the mitigation further archaeological works may be required.

1.4 The proposed development is centred on NGR SX73344412

1.5 Maps dating to the 1880's show that the area of the proposed development is occupied by various structures, between the residential Devon Square to the south-east and the gasworks to the north-west. Later maps show the site marked as "Brewery". The County Historic Environment Record (HER) indicates that Kingsbridge was created as a market and a borough within the Manor of Churchstow by the Abbots of Buckfast in the 13th century and the site of this proposed development is located close to the historic core of the town, and near to the harbour.

1.6 This Brief covers the application area as defined on the attached plan. No alteration shall be made to this brief without prior consultation with the HES.

2. ASSESSMENT AREA

This Brief covers the application area as defined on the attached plan.

[NB: The archaeological consultants should be provided with a site layout plan].

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

The assessment shall include the study of the following:

3.1 The programme of work shall include detailed desk-based research to allow the historic and archaeological context of the site to be fully understood. This work will, as a minimum, consist of:

3.2 Examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter - to also include examination of the HER and any other relevant sources of information.

3.3 Examination of cartographic, printed and documentary sources available in the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ.

3.4 Examination of cartographic, printed and documentary sources available in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter.

3.5 Site inspection of the development.

3.6 Inspection of any available test pits or geotechnical logs.

3.7 Any other assessment technique as agreed to be appropriate in consultation with the HES.

4. ASSESSMENT REPORT

4.1 The report shall collate the written, graphic and visible information outlined above. It shall be illustrated, and shall show the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context. A copy of this brief and a statement of the assessment method used shall be included in the report.

4.2 The report shall include a statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further Evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended (but these will be subject to review by the HES).

4.3 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.

4.4 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. PERSONNEL

The Assessment shall be carried out by a professional archaeological consultant to be agreed with the HES. 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 work shall be carried out in accordance with the IFA Standard and Guidance for Archaeological Assessment (1999).

6. FURTHER WORK

Should the results of this Assessment indicate a need for further archaeological works to be undertaken, this would need to be completed before determination of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 21 of Central Government's PPG16.

7. CONTACT NAME

Graham Tait, Archaeologist, Historic Environment Service, Devon County Council, Matford Offices, County Hall, Exeter, EX2 4QW
Tel: 01392-382214 Fax: 01392-383011 E-mail: graham.tait@devon.gov.uk

8. USEFUL ADDRESSES

Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ. 01392-384216
westcountry.library@devon.gov.uk

Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter, EX2 7NL. 01392-384253
devrec@devon.gov.uk

Tuesday 25th March 2008

Appendix 2

7254 Kingsbridge Mill

Type: MILL

NGR: SX734-441- Historic Parish: KINGSBRIDGE

OS Map: SX74SW

Civil Parish: Kingsbridge

Broad Period: Early Medieval

Listed Building Grade: Grade II

Period: Early Medieval, Late

Medieval, XIV, XIX, XV, XVII

Summary

The Abbot of Buckfast Abbey had a mill at Kingsbridge at an early date. A mill still exists near the same site and is mentioned in many old deeds.

17th century or earlier woollen mill and later corn mill. In fair state of preservation last date of operation was in 1965. Building of 14th century of local stone with flat arches to windows. Four storeys. (Devon County Council 1974)

Description

The Abbot of Buckfast Abbey had a mill at Kingsbridge at an early date. A mill still exists near the same site and is mentioned in many old deeds. The earliest reference to the mill occurs in a deed of 1341 where the mill stream of the Abbot of Buckfast is given as the boundary wall. Mill Street is mentioned in 1377. In the reign of Henry VIII the title was changed from Abbot's Mill to manor or town mill. The mill wheel was fed from streams coming down the Norton and Dodbrooke valleys joining just above the mill, not a sufficient supply as mention is made of the tide water in the Abbot's salt-water pool - it is difficult now to locate this pool. At high tide water still comes up a culvert and penetrates right under the place where the mill wheel once stood. (Davies, W. 1913)

In 1397 Agnes Deghere released her dower in a meadow called Shurtelslate (in a prior deed called Sherteslate) which is described as being by the salt water pool of the lord of the manor's mill and also in a property called Catterpath. The property can be identified now and bears the same name. The mill was not very far from the further end of mill street, for in 1415 John Denys, chaplain, conveyed to Thomas and Elena Sormunde property bounded by the abbot's mill-pool on the south, and the mill itself on the west. This description would place the abbot's mill rather to the west of the present mill with a mill-pool behind it of rather a large extent, probably occupying

the lower part of the Union Road valley. (Davies, W. 1908)

'Kingsbridge Mill' on Kingsbridge estuary. (Bodman, M. 1998)

'Town Mills' described in 1834 as a woollen factory employing 50-60 people with three tanyards and malt houses. In 1844 it was described as 'superior water mills and woollen factory'. The name 'Town Mills' was first used in 1620 and 'Kingsbridge Mills' in 1690. (Bodman, M. 2003)

'Woollen manufacturer' shown at SX73464415 on parish map of 1841. (Unknown 1841)

63973 Gasworks

District: South Hams District Class: Power Supply

Type: GASWORKS

NGR: SX73334415 Historic Parish: WEST ALVINGTON

OS Map: SX74SW

Civil Parish: Kingsbridge

Period: X, XI, XIX

Summary

Gasworks shown on Kingsbridge parish map of 1841 (plan).