

THE WATER TANK
to the rear of
CHURCH PARK COTTAGES
KINGSWEAR
DEVON

Results of an archaeological building survey



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Acknowledgements

Thanks for assistance are due to:

Benedict and Sandra Morby for allowing unrestricted access to the site
The staff of the Devon County Historic Environment Service

Ordnance Survey Map copying Licence No. 100044808

1.0 Introduction

Location: 1 Church Park Cottage, Brixham Road
Parish: Kingswear
District: South Hams
County: Devon
NGR: SX88705134
Planning Application No: 30/0603/09/LB
Listed Building Consent for demolition of disused Victorian water tank
Historic Environment Service ref: Arch/dc/sh/14264
Oasis ID: southwes1-60408

1.1 Background

South West Archaeology Limited (SWARCH) was commissioned by Benedict and Sandra Morby (the client) to undertake historic building recording of a water tank in the garden of Number 1 Church Park Cottages, Brixham Road, Kingswear, prior to the submission of planning consent for the demolition of the tank. The purpose of this study is to create a record of the tank prior to any works taking place.

This work was carried out to fulfill the archaeological planning condition on the development in accordance with a Written Scheme of Investigation (WSI) (Appendix 2) produced to fulfill a brief from Devon County Historic Environment Service (DCHES) (Appendix 1).

Numbers 1 to 6 Church Park Cottages are a terrace of six cottages, formerly coastguard cottages. Dated to 1866, they are listed grade II (see Appendix 3). The water tank lies within the garden at the rear of Number 1 Church Park Cottages.

1.2 Summary of Results

A large, gravity-fed brick-built water tank was built at the rear of Number 1 Church Park Cottages. It was fed by a pair of springs slightly higher up the slope to the south west. The springs are enclosed by their own, smaller, stone-and-brick cistern structures. It is probable the springhead cisterns were constructed at the same time as the cottages (c.1866), but that supply, capacity or head of water proved insufficient and the large brick water tank was built, perhaps when the water came to be piped directly into the cottages themselves.

1.3 Methodology

The building survey was conducted by Colin Humphreys and Robert Waterhouse and was undertaken in accordance with English Heritage and IFA guidelines. The site was visited on 25th March 2009 and its demolition, which was also monitored, took place on 15th July 2009.

2.0 Results of the Building Survey

2.1 Building Descriptions

2.1.1 General description

The site lies on a steep valleyside between Lower Contour Road (above) and Brixton Road (below) and above Waterhead creek. The water tank is a small square brick-built structure located on a steeply sloping hillside above a row of six Coast Guard cottages bearing a stone dated 1866. The tank is placed beyond the east end of the row of cottages, approximately 15m to the south.

The water tank provided gravity-fed water to the cottages above first floor level but probably originally only to a fawcett in the back yard of each. The water supply is fed into the tank via an iron pipe from a pair of covered springhead cisterns in the hillside approximately 8m south west of the water tank.

2.1.2 The water tank: exterior

The water tank is of lime-bonded coursed red brick construction, of late hand-made or early machine-made brick with a generally smooth surface but not perfectly so. The east, west and south exterior walls are plain but the north wall (on the downslope side) has three shallow buttresses with the tops stepped back to the wall face. The top of the tank has a centrally placed square brick and cement lip with a wrought-iron frame and hinged lid. This feature may be later as it sits directly onto a circular hole formed in the barrel-vault of the tank. Originally the top of the water tank may therefore have been profiled to the shape of the vault.

A wrought-iron bar was exposed on the south (upslope) side of the structure and may have tied the south wall back to the slope. A thick layer of dark garden soil on top of apparently redeposited subsoil appears in a trench to the south and east of the tank. Both the topsoil and redeposited subsoil contained 19th century pottery and glass and may form part of the road embankment above. A sharply defined gully runs down the west side of the cistern and continues down the slope past the east side of the cottages. This now carries the stream that issues from a broken feed pipe, but may originally have been a path giving access to the water tank from the cottages.

2.1.3 The water tank: interior

The interior of the tank comprises a sub-square chamber circa 2.5m square, cement rendered to make it watertight, *c.*2.35m high internally with the water level when full approximately 2m.

The water feed arrives via a 2" OD/1½"ID iron pipe that projects from the wall in the south west corner, and exits via a 2¾"OD/2"ID cast-iron pipe set at a slightly lower level at the northern end of the west wall. This curves as if to go vertically down the wall and was probably fed downslope to the cottages.

The roof of the chamber is a segmental arched vault aligned north-south with a springer east-west. Two wrought-iron/steel tie-rods pass through the structure east-west with square nuts and wrought strip plates on the outside of the structure.

2.1.4 Springhead cisterns

The source of the feed pipe is a spring emanating from two adjoining cistern structures built into the hillside approximately 1m higher than the top of the water tank.

The eastern chamber appears to be earlier and is a rectangular mortared stone rubble structure with a hatchway in the north wall giving access to the rectangular stone rubble cistern. This measures 0.9m north-to-south by 1.4m east-to-west, and the water level inside is *c.*0.3m deep up to the threshold of the hatch. The roof is *c.*1m above the level of the water and is composed of corbelled slate slabs. The groundwater flows into the cistern from the rear. The front hatch has occasional hand made brick in the jambs and a wrought-iron frame with the remains of hinges for an iron door that opened outwards.

The western structure is very small and of similar construction to the eastern one. It sits over a second spring that abuts the first. It is of mortared stone rubble with machine made bricks in the jamb of an iron framed hatch, and the roof of the chamber has been reconstructed recently from concrete blocks. The wrought-iron encircling railings are not likely to be original. A modern car parking structure and associated steps intrude on the cistern.

3.0 Conclusion

The brick-built water tank at the rear of Numbers 1 to 6 Church Park Cottages is fed from a pair of springs slightly higher up the slope to the south west. Historically, the tank proved a gravity-fed water supply to the first floor of the cottages below, but probably initially to a fawcett in the back yards. The tank is fed by a pair of springs, these being enclosed by their own, smaller, stone-and-brick cistern structures. It is probable these springhead cisterns were contemporary with the construction of the cottages (*c.*1866), but that supply, capacity or head of water proved insufficient and the brick water tank was built, perhaps when the water came to be piped directly into the cottages themselves.

6.0 Bibliography and References

Published Sources:

Institute of Field Archaeologists. 1996 (Revised 2001 & 2008):

Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.

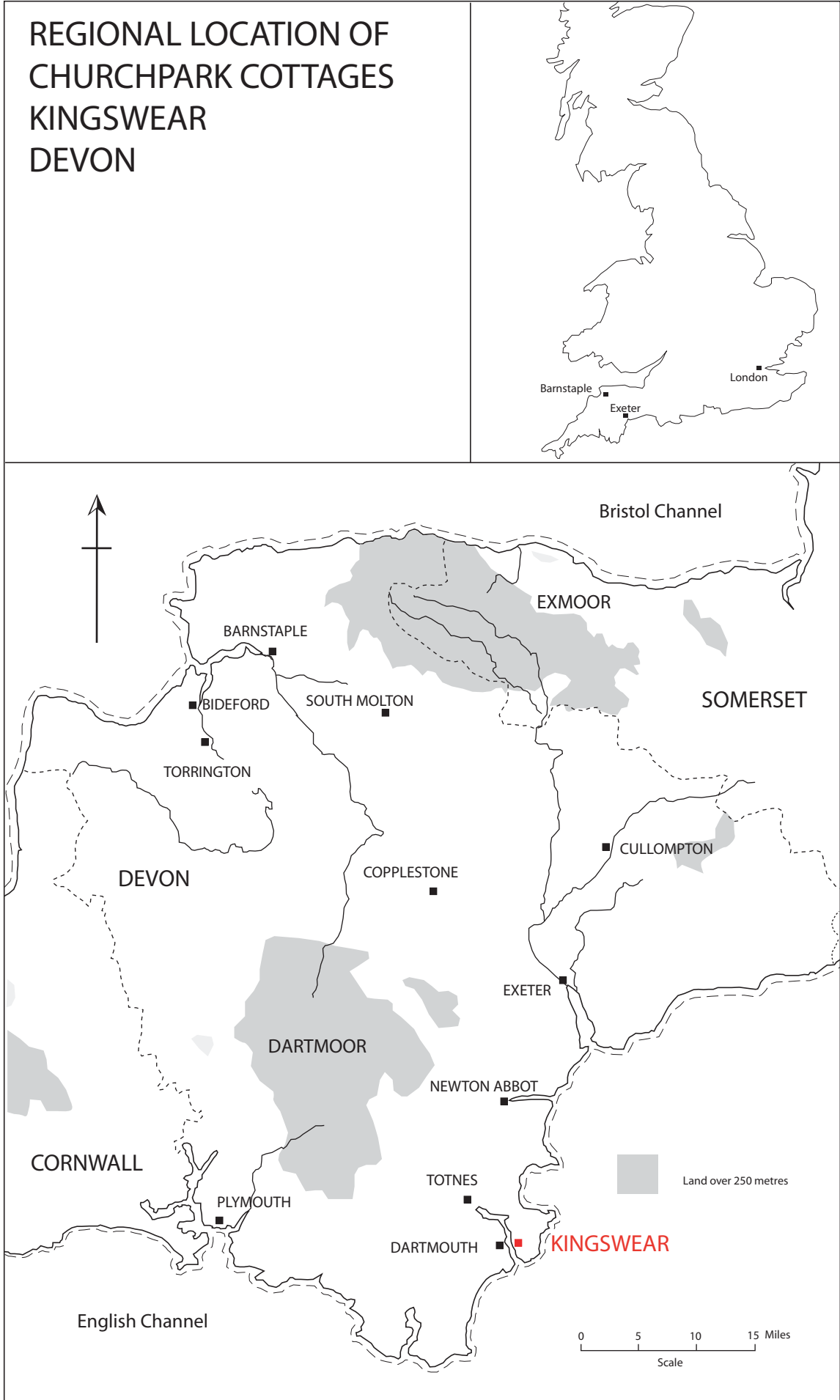


Fig. 1a: Regional location.

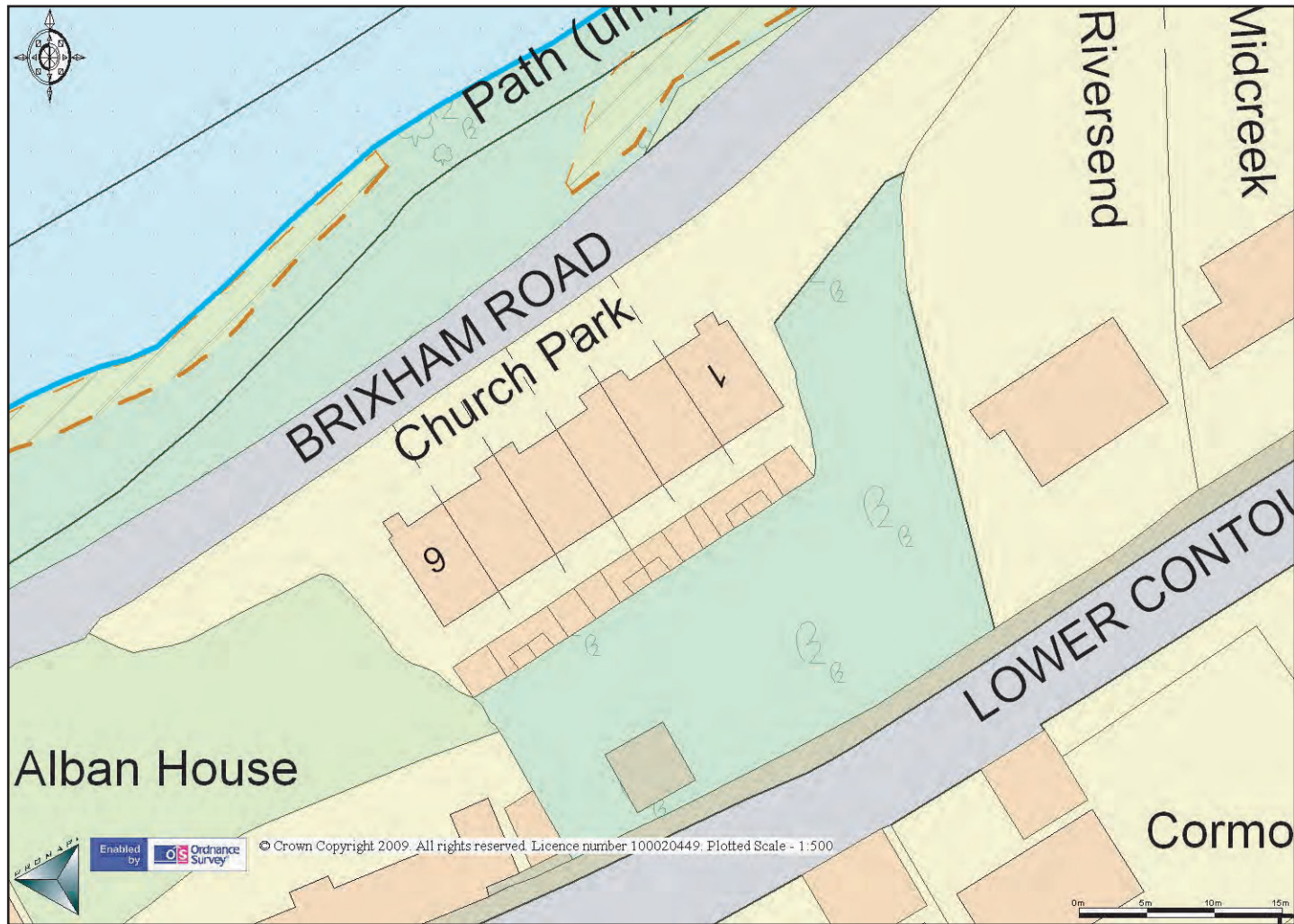


Fig. 1b: Site plan of Church Park Cottages, Kingswear.

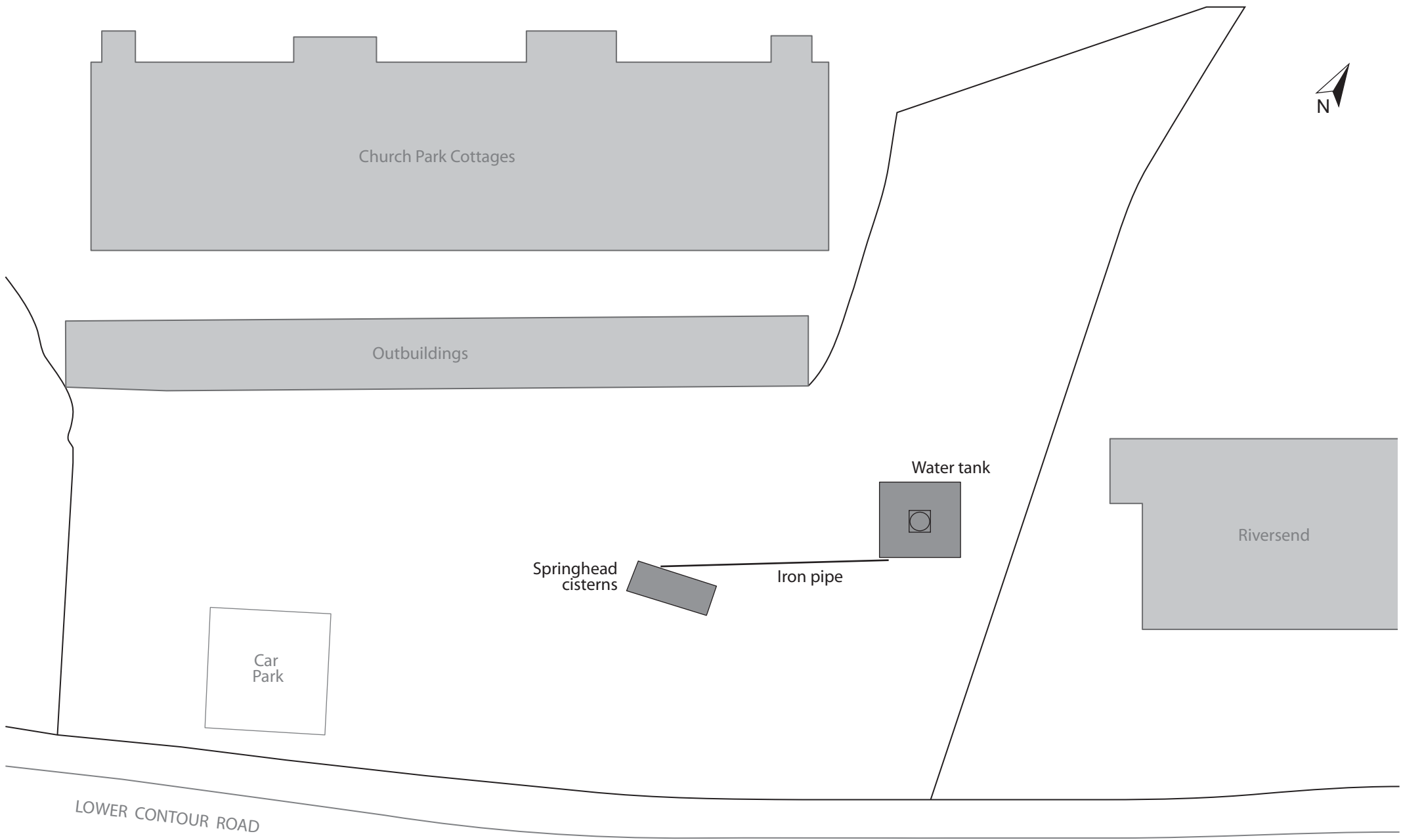


Fig. 1c: The site of the water tank to the rear of Church Park Cottages (based on the Ordnance Survey map, Fig. 1b.).



Scale 1:200 @ A4

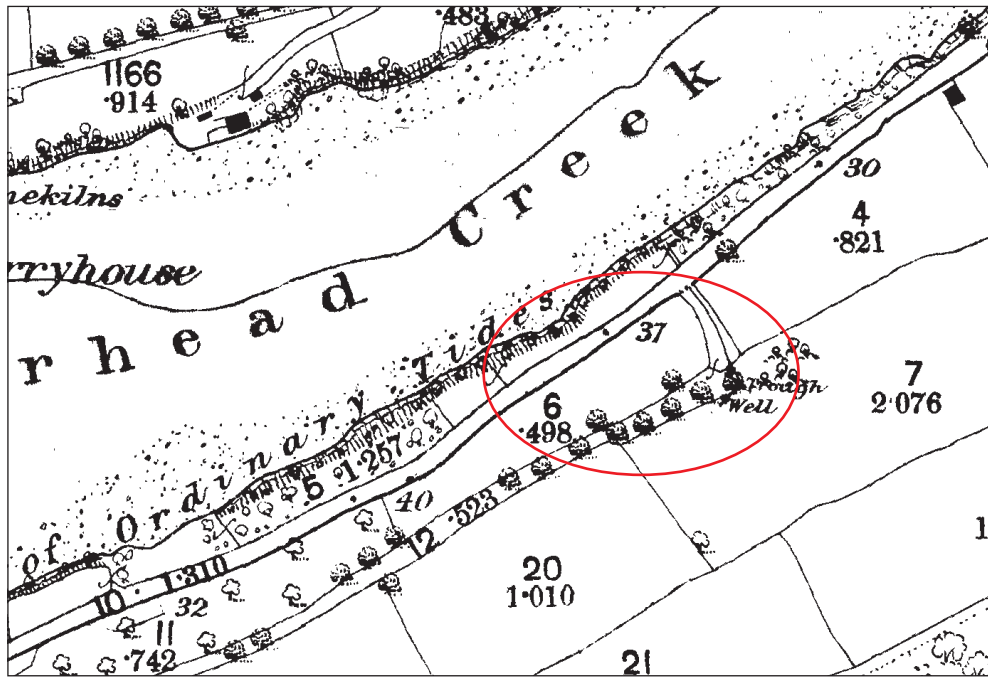


Fig. 2: The site of Church Park Cottages, as shown on the First Edition Ordnance Survey map of 1862.

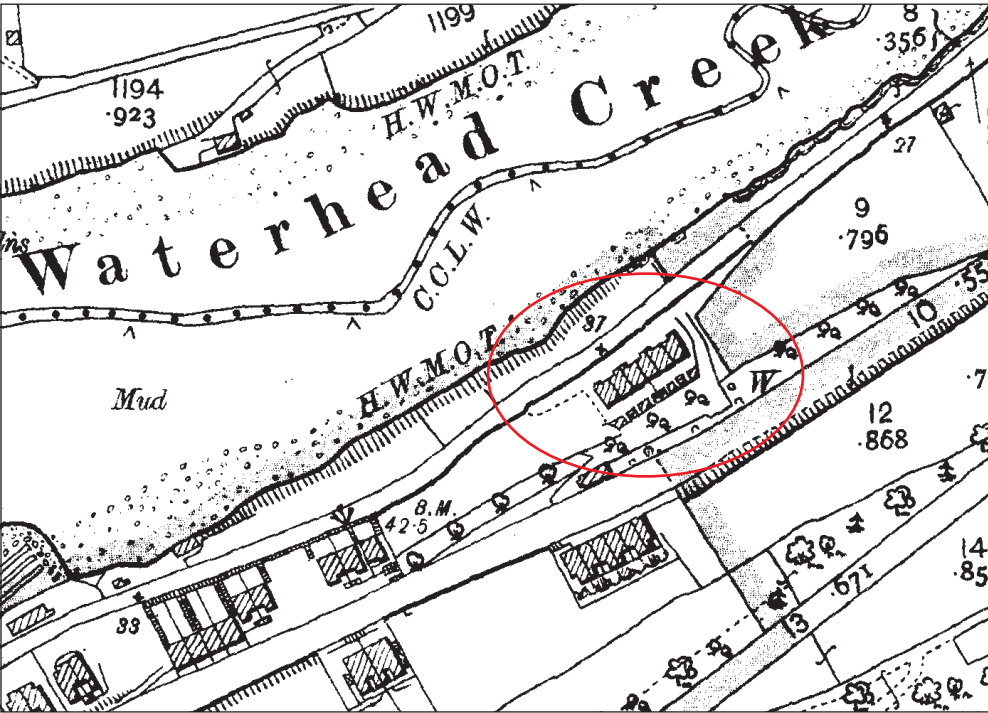


Fig. 3: Church Park Cottages, as shown on the Second Edition Ordnance Survey map of 1905.

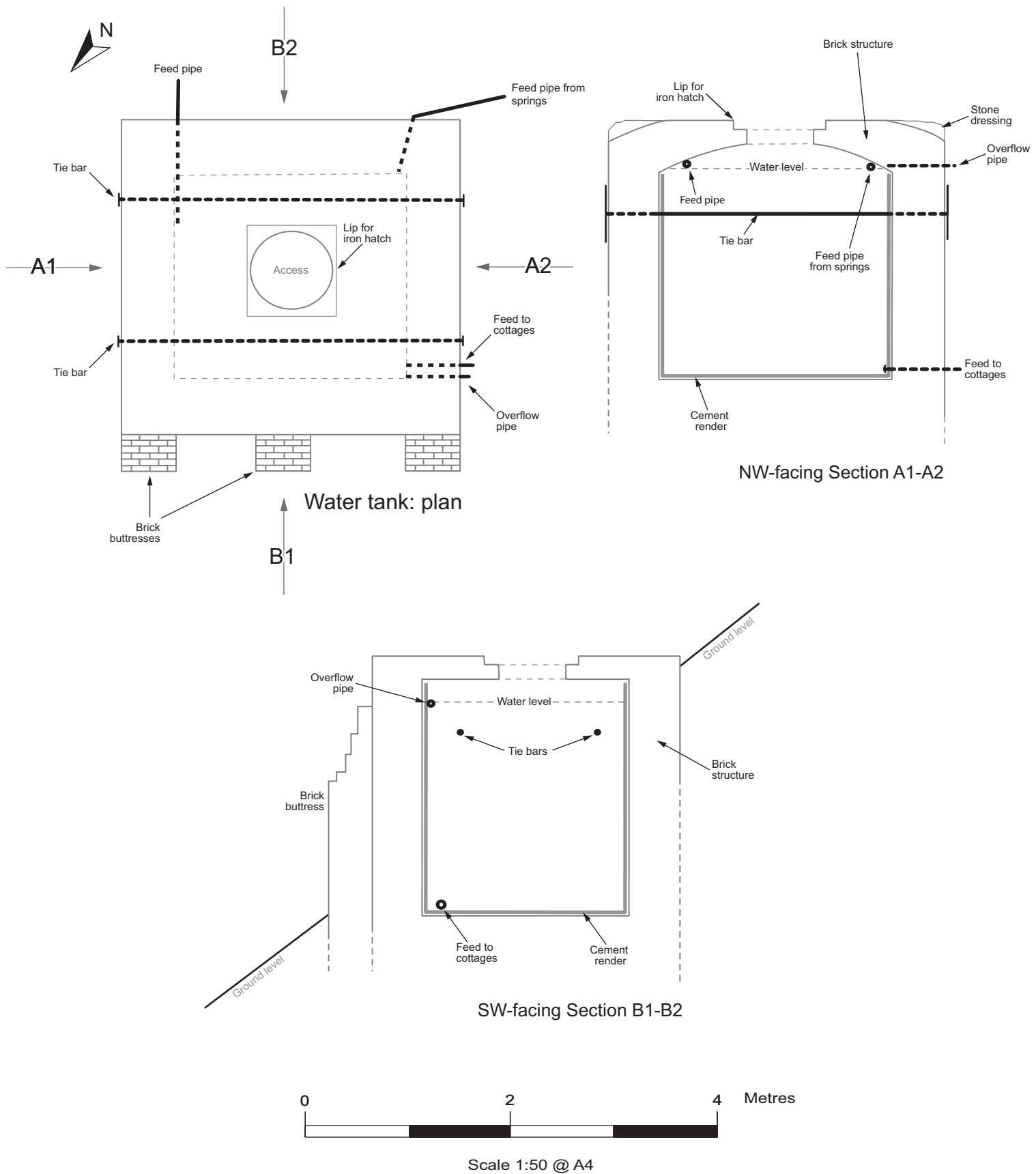


Fig. 4: Plan and cross-sections of the water tank at Church Park Cottages, Kingswear.



Plate 1: Looking down on Church Park Cottages from Lower Contour Road to the south.
The water tank is in the foreground on the right of the image.



Plate 2: The water tank prior to work commencing, viewed from the west.

Plate 3: The west wall of the water tank during demolition, viewed from the north.



Plate 4: Inside the water tank, the south west corner. A red and white measuring pole is visible in the corner.



BRIEF FOR HISTORIC BUILDING RECORDING

Location: 1 Church Park Cottage, Brixham Road, Kingswear, Dartmouth TQ6 0BD
Parish: Kingswear
District: South Hams
County: Devon
NGR: SX88705134
Planning Application no: Pre-application
Proposal: Demolition of water tank in garden of 1 Church Park Cottage, Brixham Road, Kingswear
Historic Environment Service ref: Arch/dc/sh/14264

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 Benedict and Sandra Morby of 1 Church Park Cottage, Brixham Road, Kingswear, with regard to the archaeological works - in this case a programme of historic building fabric recording - required to be carried out prior to submission of planning consent for the above works at 1 Church Park Cottage, Brixham Road, Kingswear.

1.2 The principal objectives of the programme shall be to investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development and

1.3 Numbers 1 to 6 Church Park Cottages are a terrace of six cottages, formerly coastguard cottages. Dated to 1866, they are listed grade II. Within the garden of the cottage is a water tank structure which applicants wish to demolish. This water tank feature is potentially of historic importance and needs to be appropriately recorded before demolition.

1.4 This Brief covers the water tank feature that is proposed to be demolished.

2. SCOPE OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed demolition.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 *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 in outline 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.

3.2 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 The consultant should make themselves familiar with the specification required for each of the recording levels.

3.4 Should significant historical and/or architectural elements be exposed within the building by demolition works South Hams District Council Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer 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 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, including their location, description of the historic building fabric, architectural features of interest, below-ground archaeological 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.

A copy of this brief shall be included in the report.

5.3 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, 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.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the South Hams District Council's Conservation Officer - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, 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.

5.6 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.**

5.7 Publication

Should particularly significant historic fabric, architectural features, below-ground remains or finds 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 The recording work shall be carried out by a professional historic building specialist 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 Historic Building Conservation (IHBC), 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 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

6.3 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.

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

6.5 The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

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 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.

7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

8. CONTACT NAME AND ADDRESS

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

Richard Gage, Conservation and Design Officer, South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE Tel: (01803) 861205 Fax: 01803 861166 E-mail: richard.gage@southhams.gov.uk

5th March 2009

WRITTEN SCHEME OF INVESTIGATION FOR HISTORICAL BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING AT 1 CHURCH PARK COTTAGE, BRIXHAM ROAD, KINGSWEAR, DEVON.

Location: 1 Church Park Cottage, Brixham Road
Parish: Kingswear
District: South Hams
County: Devon
NGR: SX88705134
Planning Application No: 30/0603/09/LB
Listed Building Consent for demolition of disused Victorian water tank.
Historic Environment Service ref: Arch/dc/sh/14264

1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Mr Morby (the Client), and sets out the methodology for historic building recording and archaeological monitoring and recording of a Victorian water tank to the rear of 1 Church Park Cottage, Brixham Road, Kingwear, to be undertaken prior to and during demolition of the tank and for related off site analysis and reporting. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).
The work is being commissioned in line with government planning policy (PPG No. 16 *Archaeology and Planning* (DoE, 1990)), the South Hams Local Development Framework CS9, South Hams Local Plan SHDC19, Devon Structure Plan CO7 and the archaeological condition (Number 2) attached to the planning consent, which states that;
'No works to which this consent relates shall commence until an appropriate programme of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority.'

2.0 ARCHAEOLOGICAL BACKGROUND

Numbers 1 to 6 Church Park Cottages are a terrace of six cottages, formerly coastguard cottages. Dated to 1866, they are listed grade II. Within the garden of the cottage is a water tank structure which applicants wish to demolish. This water tank feature is potentially of historic importance and needs to be appropriately recorded before demolition.

3.0 AIMS

- 3.1 The principal objectives of the work will be to:
- 3.1.1 To compile a graphic and written description of the exterior and interior of the water tank as it currently stands to include any historic fabric or elements of the building exposed during demolition.
 - 3.1.2 To analyse and report on the results of the project as appropriate.

4.0 METHOD

- 4.1 Health and Safety requirements will be observed at all times by any archaeological staff working on site.
- 4.1.1 Appropriate PPE will be employed at all times.
 - 4.1.2 The site archaeologist will undertake any site safety induction course provided by the Client.
 - 4.1.3 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.
- 4.2 Historic building recording:
An archaeological record of the water tank will be undertaken prior to the start of development works on site with the aim of a greater understanding of the building and the identification and recording of any historic features. The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001 & 2008). The recording will be based on English Heritage Level 2 (*Understanding Historic Buildings: A guide to good recording practice*) guidelines.

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 building record will consist of:

- 4.2.1 A written description and analysis of the form and function of the water tank including evidence for different periods of build;
 - 4.2.2 A drawn record of the water tank to include a location plan, a detailed plan of the structure at an appropriate scale and at least one cross section through the structure at an appropriate scale;
 - 4.2.3 A digital photographic record of the building will be undertaken in an archival form that is acceptable to the receiving museum;
 - 4.2.4 A record will be made of the external and internal (where possible) appearance of the tank, the means of construction, the material construction and any feature of architectural or historic interest.
- 4.3 Archaeological monitoring and recording during demolition:
- 4.3.1 Any archaeological work deemed necessary will be carried out in accordance with the Institute of Field Archaeologists (IFA) *Standard and Guidance for an Archaeological Watching Brief (revised 2001)*.
 - 4.3.2 Should significant historical and/or architectural elements be exposed within the building during demolition works South Hams District Council Conservation Officer and the DCHES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.
- 4.4 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 ARCHIVE AND REPORT

- 5.1 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 field drawings, and environmental, artefactual and photographic records. The archive will be deposited with the Royal Albert Memorial Museum in Exeter under accession number 181/2009.
- 5.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the accession number above) 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 will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. 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.
- 5.3 An illustrated summary report will be produced as soon as possible following completion of fieldwork, and submitted to the DCHES, the South Hams District Council's Conservation Officer and the Client. One hard copy and one PDF copy of the report will be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER.
- The report will include the following elements:
- 5.3.1 A report number and the OASIS record number;
 - 5.3.2 A copy of the DCHES brief and this WSI;
 - 5.3.3 A location plan and overall site plan including the location of the building;
 - 5.3.4 A detailed plan of the structure at an appropriate scale and at least one cross section through the structure at an appropriate scale;
 - 5.3.5 A description of the building including any features of historical significance;
 - 5.3.6 An assessment of significant historical and/or architectural features, environmental and scientific samples together with recommendations for further analysis;
 - 5.3.7 Any specialist reports commissioned;
- 5.5 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.

- 5.6 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.
- 5.7 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological Investigations*) database under ref. southwes 1-60408

6.0 PERSONNEL

The project will be managed by Colin Humphreys, the building survey will be carried out by Colin Humphreys and Robert Waterhouse. 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 Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH

Telephone: 01769 573555

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Appendix 1 – List of specialists

Building recording

Robert Waterhouse

13 Mill Meadow, Ashburton TQ13 7RN

Tel: 01364 652963

Richard Parker

Exeter Archaeology, 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

Alison Mills

The Museum of Barnstaple and North Devon

The Square, Barnstaple, North Devon. EX32 8LN

Tel: 01271 346747

Thomas Cadbury

Curator of Antiquities Royal Albert Memorial Museum

Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS

Tel: 01392 665356

Fiona Pitt

Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ

Tel: 01752 204766

Geophysical Survey

Ross Dean

South West Archaeology Limited.

GSB Prospection Ltd.

Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW Tel: 01274 835016

Human Bones

Louise Lou Head of Heritage Burial Services,

Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES

Tel: 01865 263 800

Lithics

Martin Tingle

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Metallurgy

Sarah Paynter

Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD

Tel: 02392 856700

Palaeoenvironmental/Organic

Vanessa Straker

English Heritage SW, 29 Queen Square, Bristol BS1 4ND

Tel: 0117 9287961

Dana Challinor (wood identification)

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, Custom House, The Quay, Exeter, EX2 4AN

Tel: 01392 665918

Henrietta Quinnell

39D Polsloe Road, Exeter EX1 2DN

Tel: 01392 433214

Timber Conservation

Liz Goodman

Specialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN

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lgoodman@museumoflondon.org.uk

Appendix 3

Text of English Heritage Listing

IoE Number: 100566

Location: CHURCH PARK COTTAGES, 1-6 BRIXHAM ROAD
KINGSWEAR, SOUTH HAMS, DEVON

Date listed: 21 May 1985

Date of last amendment: 21 May 1985

Grade II

SX 8851 KINGSWEAR BRIXHAM ROAD 15/148 Nos 1 to 6 Church Park Cottages - - II

Terrace of six cottages, formerly coastguard cottages. Dated 1866. Stone rubble with white painted brick dressings and dressed stone quoins. End walls slate hung. Steeply pitched slate roof with gabled ends and six gables to front over first floor windows. Two storeys. Symmetrical six window range. Casement windows with glazing bars, first floor two-lights, ground floor three lights. No 3's ground floor glazing bars missing. No 5's ground floor window replaced. Painted brick flat arches and jambs to window openings. Four projecting gabled porches, to paired doorways of centre two houses and single doorways of end houses. Three sided brick arch doorways with chamfered jambs and small panels above with house numbers. Boarded inner doors with ornate iron hinges. Red brick ridge chimney stacks. Quoin on left hand corner inscribed Church Park Cottages 1866. Built as coastguard cottages, and reputedly to combat tobacco smuggling on Waterhead Creek opposite.

Appendix 4

List of jpegs contained on CD inside the rear cover of the report.

1. The view of Dartmouth to the west, from the top of the water tank.
2. View of the cottages and the water tank, from Lower Contour Road to the south.
3. View of the cottages with the water tank in the foreground, viewed from the east.
4. The iron pipe connecting the springs to the water tank, viewed from the east.
5. The springhead cisterns, viewed from the east.
6. As above.
7. The water tank, viewed from the west.
8. As above.
9. Detail of above, showing the end of a tie-bar and the overflow pipe.
10. The northern side of the water tank, viewed from the west.
11. The iron hatch in the top of the water tank, viewed from the south.
12. As above, with the hatch open.
13. As above.
14. The water tank, viewed from the south west.
15. As above.
16. As above.
17. As above.

The following jpegs were taken during the clearance and demolition of the water tank.

18. The north wall of the water tank showing the brick buttresses, viewed from the north east.
19. As above.
20. As above.
21. As above, viewed from the west.
22. As above.
23. The west wall of the water tank, viewed from the north.
24. As above, viewed from the west.
25. The lower part of the west wall.
26. The top of the water tank, viewed from the west.
27. As above, viewed from the south west.
28. The slightly curved stone-and-mortar top to the south side of the water tank, viewed from the east.
29. As above, viewed from the west.
30. The south west corner of the top of the water tank.
31. The iron hatch, viewed from the south.

The following jpegs are of the water tank interior.

32. The north wall, viewed from the south.
33. The north west corner, showing the feed to the cottages at ground level and the overflow pipe above, viewed from the south east.
34. The upper part of the south wall.
35. The south west corner.
36. As above.
37. The brick opening in the top of the water tank, viewed from the north.
38. As above.
39. As above, showing the curved brick roof.
40. The south east corner.
41. Detail of above.
42. The east wall.
43. The west wall.