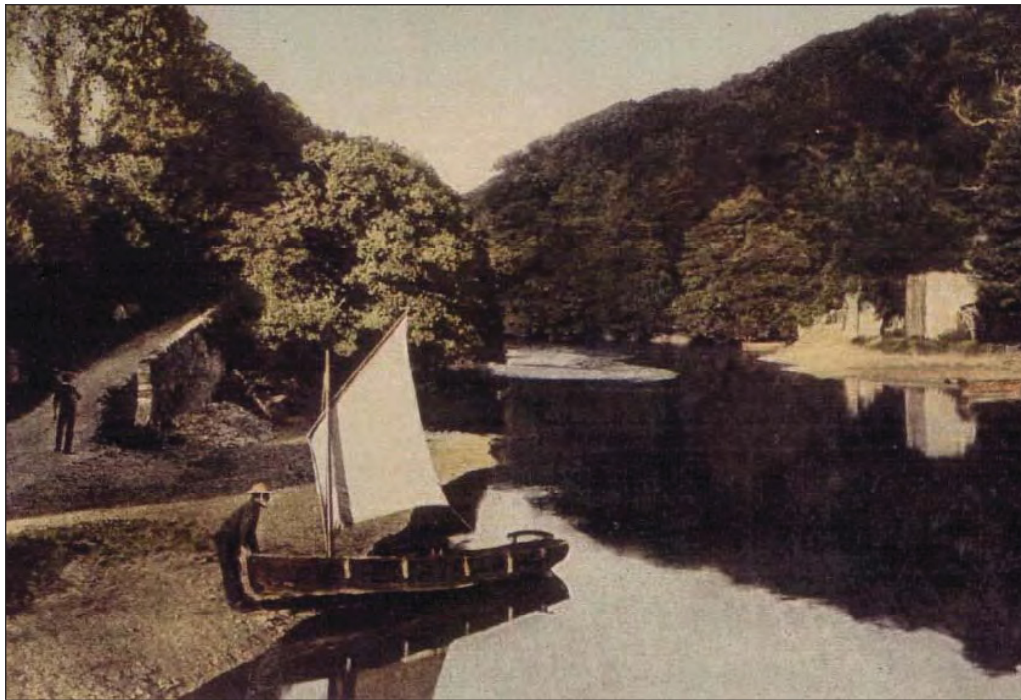


# DISTINS BOATYARD DARTMOUTH DEVON

Results of a Desk-Based Assessment  
with  
Walkover Survey



The Old Dairy  
Hacche Lane Business Park  
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Report No.: 101125  
Date: 25.11.2010  
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S. Walls

# Distins Boatyard Dartmouth Devon

## Results of a Desk-Based Assessment with Walkover Survey

*For*

Mr Michael Parkes

*On behalf of*

Mr J D Distin

*By*



**SWARCH Project Reference:** DDB10

**National Grid Reference:** SX8630251952

**OASIS Reference:** southwes1-85059

**HES Reference:** Arch/dc/sh/16948

**Planning Application Number:** 15/1721/10/O

**Project Director:** Colin Humphreys

**Desk-Based Assessment:** Terry Green

**Project Officer:** Samuel Walls

**Fieldwork:** Samuel Walls

**Report:** Terry Green; Samuel Walls; Bryn Morris

**Report Editing:** Bryn Morris; Deb Laing-Trengove

**Research:** Terry Green

**Graphics:** Terry Green; Samuel Walls

November 2010

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## *Summary*

*A desk based assessment and walkover survey of Distins Boatyard, Old Mill Creek, Dartmouth, Devon was undertaken in advance of the construction of new workshops on the site. This revealed that the footprint of the proposed development will impact upon the remains of 18<sup>th</sup> century limekilns. The neighbouring workmans cottages are unlikely to be impacted upon by the development.*

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## Acknowledgements

Thanks for assistance are due to:

Dave Distin, the owner, for unrestricted access to the site  
The Staff of the Devon Historic Environment Service  
The Staff of the Devon Record Office,  
The Staff of the West Country Studies Library  
John Salvatore, Exeter Archaeology

## 1.0 Introduction

---

**Location:** Distins Boatyard, Old Mill Creek  
**Parish:** Dartmouth  
**District:** South Hams  
**County:** Devon  
**NGR:** SX8630251952  
**OS Map copying Licence No:** 100044808  
**Oasis ID:** southwes1-85059

### 1.1 Project Background

This report details the results of a desk-based assessment and walkover survey undertaken by South West Archaeology (SWARCH) prior to the demolition of temporary buildings and the construction of new buildings at Distins Boatyard, Old Mill Creek, Dartmouth. The work was carried out at the request of Mike Parkes (the Agent), on behalf of Mr J. D. Distin (the Client), in order to identify the archaeological impact of the proposed development (15/1721/10/O). The assessment was carried out in accordance to a Project Design (Appendix 2) and the schedule of work it proposes conforms to a brief supplied by Devon County Historic Environment Service (DCHES) (Appendix 1).

### 1.2 Topography and Geology

The proposed area of development comprises part of the southern shore of Old Mill Creek, a tidal creek which joins the River Dart at a point to the north of Dartmouth Royal Naval College (Figure 1-Figure 2). To the north and south of the site the land falls steeply towards the creek with mixed plantation woodland on the slopes. The land to the south of the site is partially developed. At the west end of the site a Grade II listed rubble stone bridge crosses the head of the creek and bears the road leading from Dartmouth to join the road leading to Dittisham. Also leading northeastwards from the bridge is a lane representing an older more direct route to Dittisham. The parish boundary between Dartmouth Civil Parish (historically Townstall) and Dittisham runs along the bed of Old Mill Creek.

The geology of the area is Early Devonian Bovisand Formation consisting of mudstones with sandstone and limestone beds.

### 1.3 Historical Background

The County Historic Environment Record (HER) indicates historic lime kilns in the area of the proposed development (see Figure 7). The area around the lime kilns and the creek are historically important, as lime and coal may have been shipped to/from there. Any development in this area may have an impact on the lime kiln and related structures as well as archaeological deposits around the creek.

### 1.4 Methodology

The desk-based assessment was undertaken by T. Green with reference to IfA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Devon Record Office and the West Country Studies Library. The Devon County Historic Environment Service (DCHES) was asked to provide access to any Historic Environment Records (HER) which might be relevant to the proposed development site (Appendix 3). A walkover survey was conducted by S. Walls on the morning of the 28<sup>th</sup> October 2010.

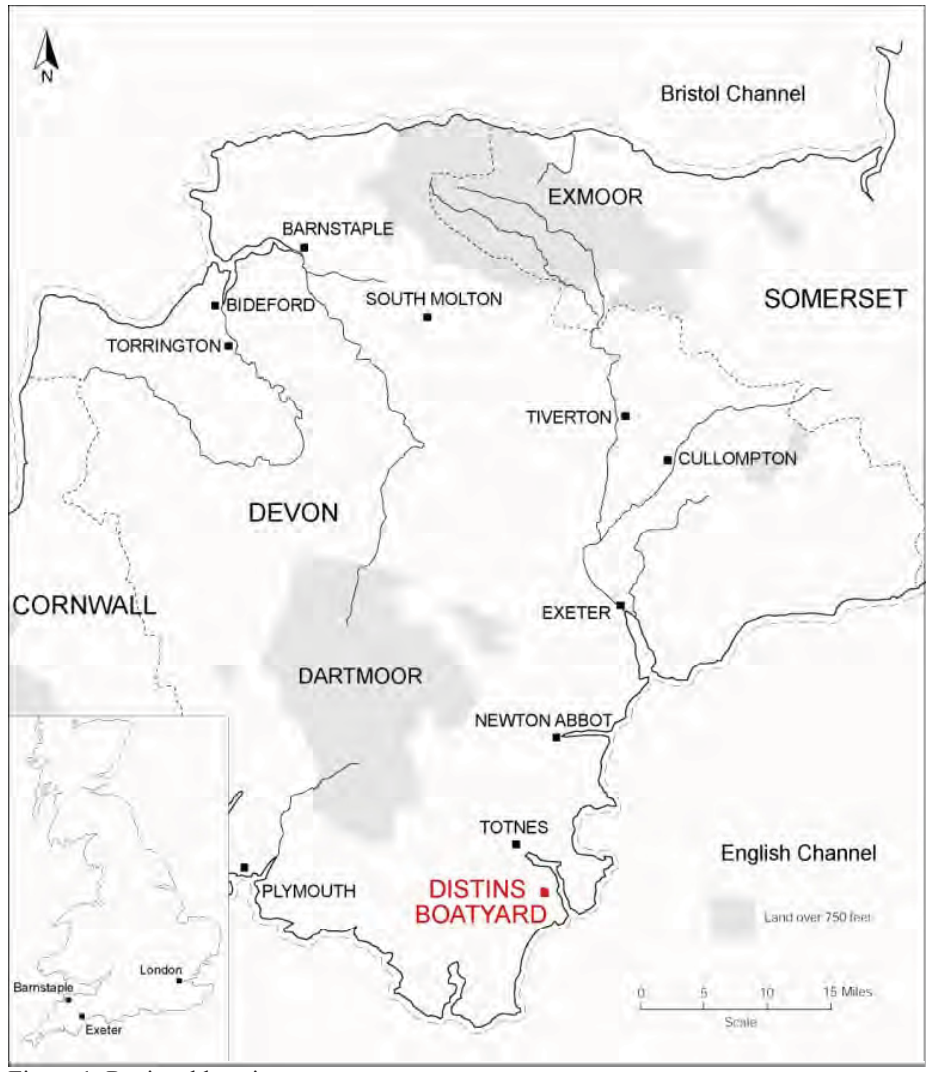


Figure 1: Regional location.

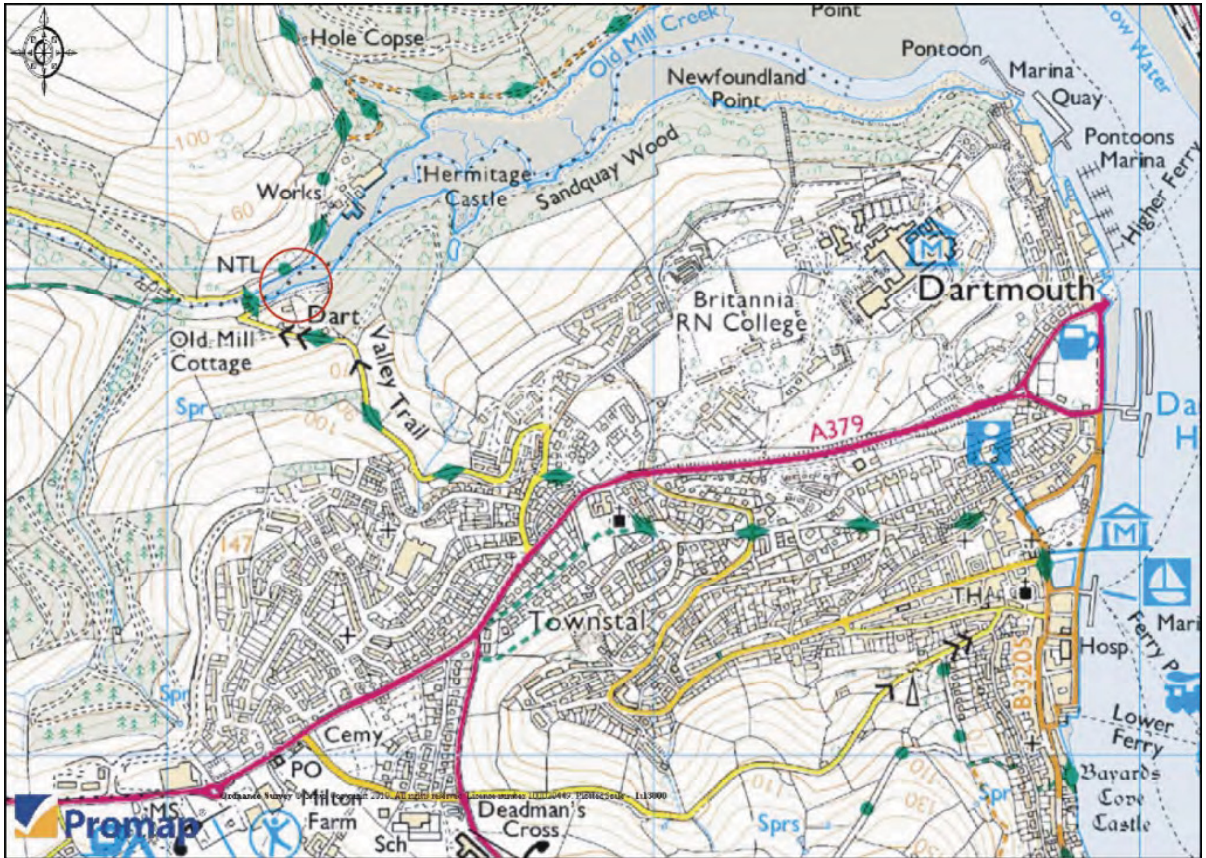


Figure 2: Location map, the site location is circled in red.

## 2.0 Results of the Desk-based Assessment

### 2.1 Manorial History

Dartmouth is historically a comparative latecomer as a settlement, having developed out of the growing together of two small riverside settlements, Hardness and Clifton, within the Domesday manor of Townstall. In 1086 the small (in value) manor of Townstall together with the manor of Norton was held by Ralph under Walter of Douai. By the 12<sup>th</sup> century the waterside part of the manor was growing in importance as a sheltered deep-water harbour, and gained significance as the assembly and departure point for the Second and Third Crusades. The needs of commercial and military shipping were served by shipyards along the banks of the Mill Pool (the now filled inlet between Hardness and Clifton), so that around AD 1200 the Fitz Stephens family made moves to create a borough called Dartmouth (after Hoskins 1992 edition, 383).

Around 1228 the manor of Townstall was divided into two parts, Townstall and Norton. The manor of Norton occupied the northern two thirds of the manor of Townstall (where today 'Norton' names are to be found on the map) and included the Old Mill Creek and its headwaters. By the mid-14<sup>th</sup> century the lordship of Norton (now known as Norton Dawnay) had passed by marriage to Courtenay. After having more than once been seized by the Crown, the Norton estate came into the hands of the Boone family who named their residence 'Mount Boone', a name recorded as early as 1619. At the end of the 17<sup>th</sup> century Mount Boone and the



manor of Norton passed through a female heir to John Harris who was a considerable landowner in the area. In 1724 Mary Harris, widow of John, sold Mount Boone to the Seale family who had already acquired large parts of the Harris lands. In 1873 Henry Paul Seale sold Mount Boone and the whole manor of Norton Dawnay to the Raleigh Trust, executors of E.W.W.Raleigh, surgeon of London. Mount Boone was never again occupied and was demolished in 1905 (Dartmouth History Society 2008). We may assume that the lands of the manor, including the Old Mill area, were sold off by the Raleigh Trust.

## 2.2 The Cartographic Record

Benjamin Donn's map of Devon, 1765 records 'Old Mill' at the head of the creek, while Greenwood's map of Devon, 1827 (Figure 4) shows nothing at this point, but places 'Mill Bay' where the creek joins the Dart. The Ordnance Survey 'Old Series' one inch map of 1809 (Figure 3) does not mention a mill, but shows buildings near the point where the bridge apparently stood.

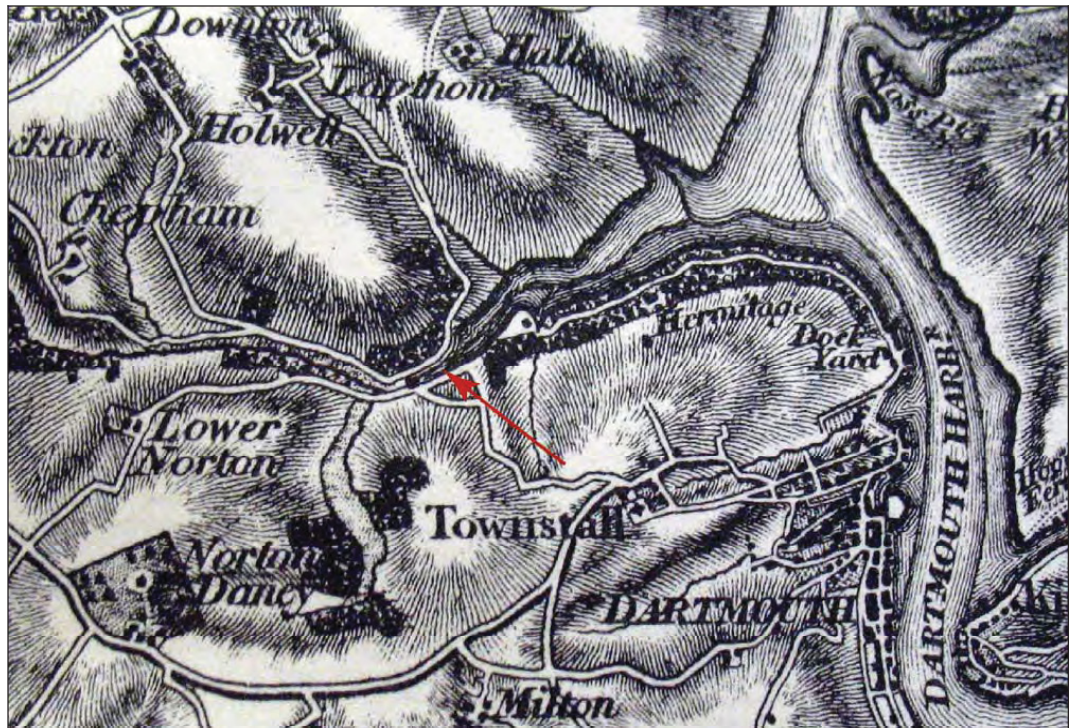


Figure 3: Extract from the Ordnance Survey 'Old Series' one inch map, 1809 (WCSL). The approximate location of the site is arrowed.



Figure 4: Extract from the Greenwood map of Devon, 1827 (WCSL). The approximate location of the site is arrowed.

The earliest maps to provide any detail of the area are the Townstall and Dittisham tithe maps of 1841 and 1840 respectively ( Figure 5 & Figure 6). From the accompanying tithe apportionments (of respectively 1840 and 1839, Appendix 5), it is evident that in this period all of the land and tenements hereabouts were the property of Sir John Henry Seale of Mount Boone. Figure 5 shows the Townstall side of Old Mill Creek. (As the middle of the creek forms the parish boundary, the southern shore is shown on the very edge of the Townstall parish map.) The term *Old Mill* features on the map and appears in the tithe apportionment as: 148 – *Old Mill Cottage Orchard*, 150 – *Old Mill Bay Creek*, 153 – *Old Mill Orchard*. Number 152 on the map is interpreted as *House, Garden and Tanpits*; Number 149 is interpreted as *Kilns, Cottages, Quay and Waste* (see Appendix 5).

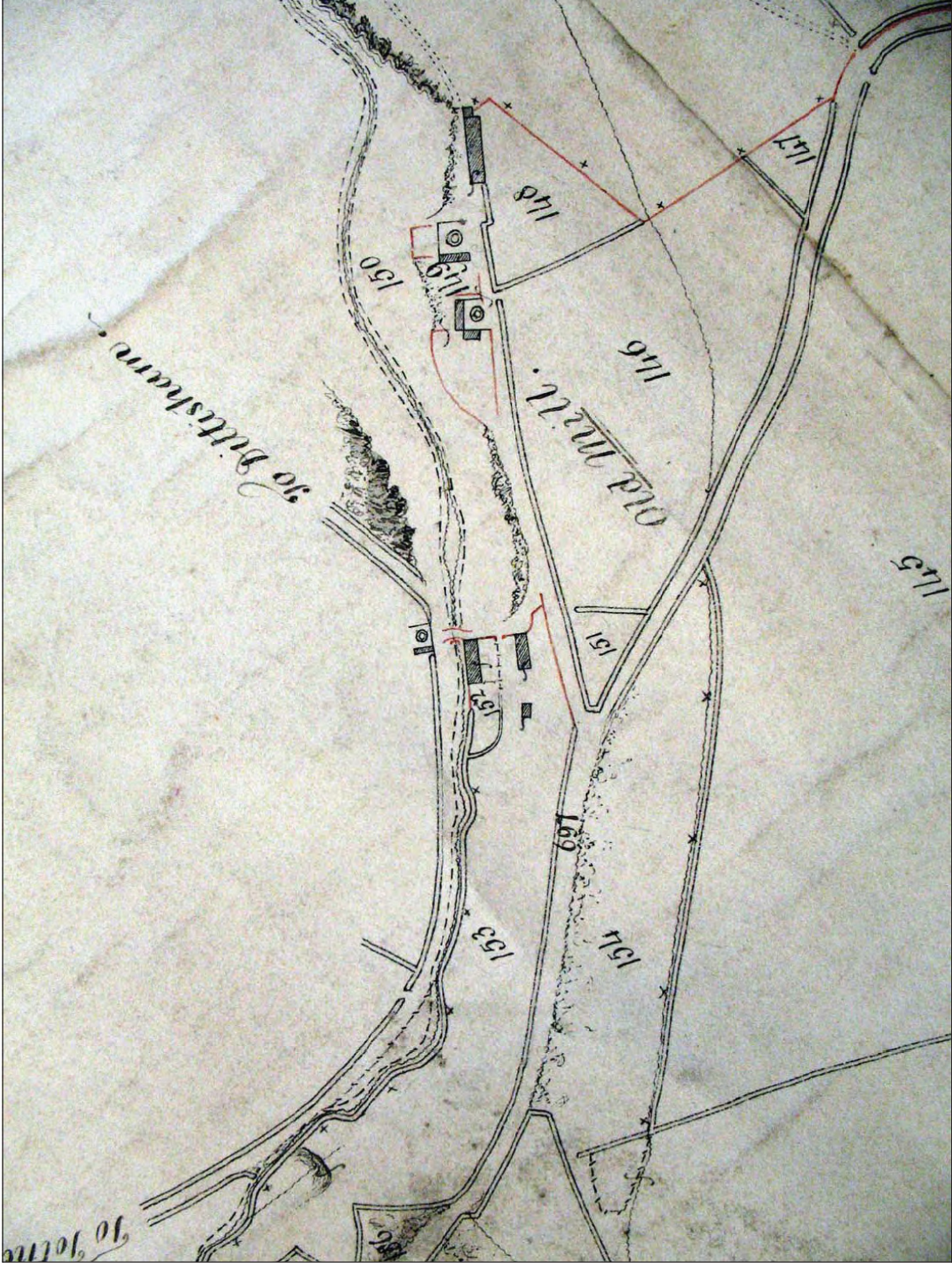


Figure 5: Extract from the Townstall tithe map of 1841 (DRO). The location of the proposed new building lies approximately where the number 149 is seen. The wording 'To Dittisham' provides the link with the Dittisham tithe map. (For interpretation of the tithe map numbers, see Appendix 5.)

The Dittisham tithe map (Figure 6) shows the Dittisham side of the creek with the road to Dartmouth approaching the creek and implying the use of the bridge. Number 520 on the Dittisham side of the bridge is glossed in the apportionment as *Kiln House*, and a depiction of a kiln is visible on the map. The land beyond, numbered 522, is interpreted as *Old Mill Hill*.

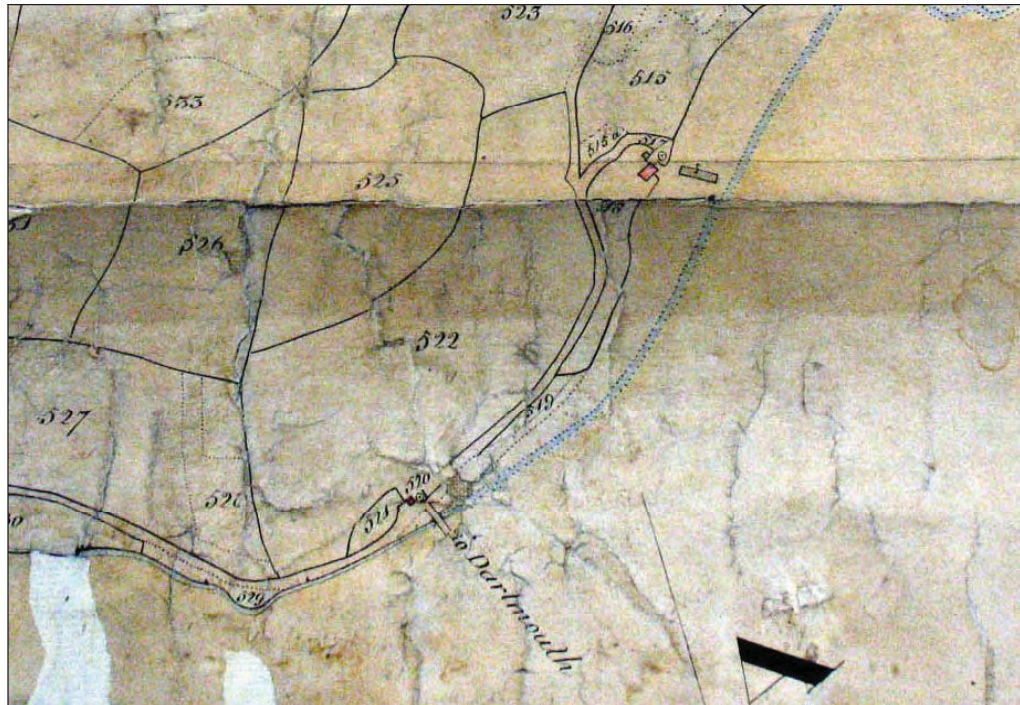


Figure 6: Extract from the Dittisham tithe map of 1840 (DRO). The wording ‘To Dartmouth’ provides the link with the Townstall tithe map (above). (For interpretation of the tithe map numbers, see Appendix 5.)

The next mapping evidence chronologically is the Ordnance Survey First Edition map at a scale of 1:2500 (Figure 7). The term ‘Old Mill’ features here as a name for the area on the south side of the creek and is also attached to the bridge. Where the tithe map had (number 149) lime kilns and cottages, the OS map features ‘Old Limekiln’ twice and shows the footprint of buildings corresponding to the cottages shown on the tithe map and which were depicted on an early 20<sup>th</sup> century postcard (Figure 8). Paths are shown between the cottages and the lime kilns, which are also depicted on an early postcard (Figure 9). Immediately to the west of the bridge is a cluster of buildings where previously on the Townstall tithe map *House, Garden and Tanpits* had been indicated. The map does not identify a lime kiln to the north of the bridge, but outlines a structure which can be identified with remains now standing beside the road and described in the Devon County HER 50306 (Appendix 3) as well as the English Heritage listing (Appendix 4).

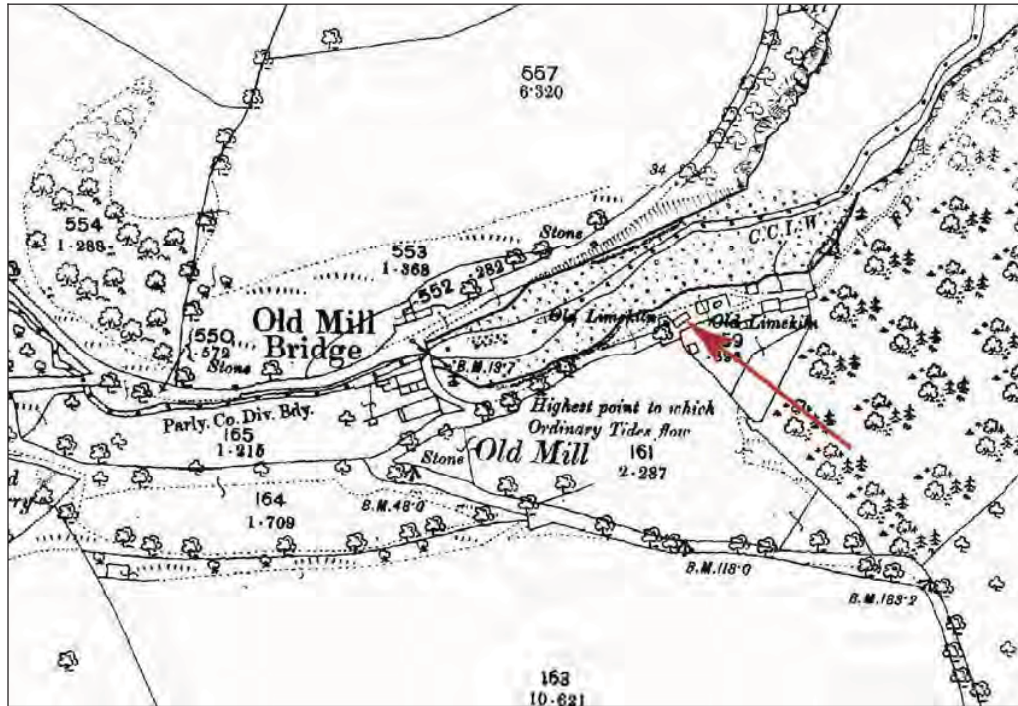


Figure 7: Extract from the Ordnance Survey First Edition map at 1:2500, published 1889 (OS County Series, Devon sheet 127.16). The approximate location of the proposed new building is arrowed.

The Ordnance Survey Second Edition map at 1:2500 published in 1905 (Figure 9) is somewhat more clearly detailed. The old lime kilns are clearly shown and labelled as such. Apart from the apparent loss of a small square building on the edge of the quay, there is no further change in the area of the lime kilns and cottages. The bridge and adjacent buildings are clearly shown. The name 'Old Mill' continues to attach to the area to the south of the bridge. No further map evidence was available to this study. There is an aerial photograph of 1946 covering the area, but the point of interest is in deep shadow and no detail is visible.

It is evident from the site today that the lime kilns were finally demolished during the 20<sup>th</sup> century, though the back walls of the cottage(s) remains.

### 2.3 Commentary on the Cartographic Record

It is clear from the historic mapping that the name 'Old Mill' was for a long time attached to this general area as well as specifically to the bay to the east, to an orchard some way to the west and to a hill on the north of the creek. The title apportionment contains no suggestion of a working grist mill anywhere here, so the references must be to a lost mill. This mill was already 'old' when John Leland wrote an account of his visit to Dartmouth in 1534-43 in which he says 'about half a mile above Dertmouth Town is a Creke goyng out of the maine Streame of the Haven caullid Old Mylle Creke' (Chope 1967, 63). The supposition has been made that this was a tidal mill, which is perhaps possible and would have been the work of one of the medieval lords of Norton. As the OS maps indicate that the bridge is at the limit of the tidal flow, it seems likely that in order to work effectively any tidal mill would have been at least some way downstream to the east. The watermill referenced in Devon County HER 53835 (Appendix 3) and by Collings (2001, 9) may well have been among the group of buildings to the west of the bridge, but is unlikely to be the

'Old Mill' featured on the maps. Any mill in this location would appear to postdate the tithe map and since the epithet 'Old Mill' has been attached to the creek and its adjacent features generally since at least the 16<sup>th</sup> century, any evidence of a surviving medieval mill among this group of buildings would be remarkable. One might also usefully entertain the possibility that the name belongs originally to Old Mill Hill where there may have once been a windmill.

It should be pointed out that the location by the Devon County HER (18507) of a 13<sup>th</sup> century tidal mill in Old Mill Creek and the associated reference in Collings (2001) to the 19<sup>th</sup> century infilling of the mill pool is very likely erroneous. Smart (1993) provides evidence that the documented 13<sup>th</sup> century tidal mill was located in the Mill Pool in the centre of Dartmouth and that after years of silting up, the pool was finally infilled in the 19<sup>th</sup> century. This is the area where the Dartmouth covered market now stands.

It is evident from the Townstall tithe map that in the early 19<sup>th</sup> century a certain amount of 'industry' was located in this area. On or near the bridging point there were tanpits (tanning) while somewhat to the east were two lime kilns (clearly visible on the map at number 149). The kilns were surrounded by buildings which may have been stores for the coal or culm and lime, while immediately to the east was a short row of cottages presumably accommodating the lime-burners. This activity is referred to by Freeman (2007, 139-40): *During the 18<sup>th</sup> century a number of lime kilns were built in creeks along the edge of the River Dart ...* In the light of which we may suppose that the lime kilns at this point were the work of the Seale Family.



Figure 8: Late 19<sup>th</sup> or early 20<sup>th</sup> century postcard view of the cottages on the south bank of the creek (Courtesy J.D. Distin).

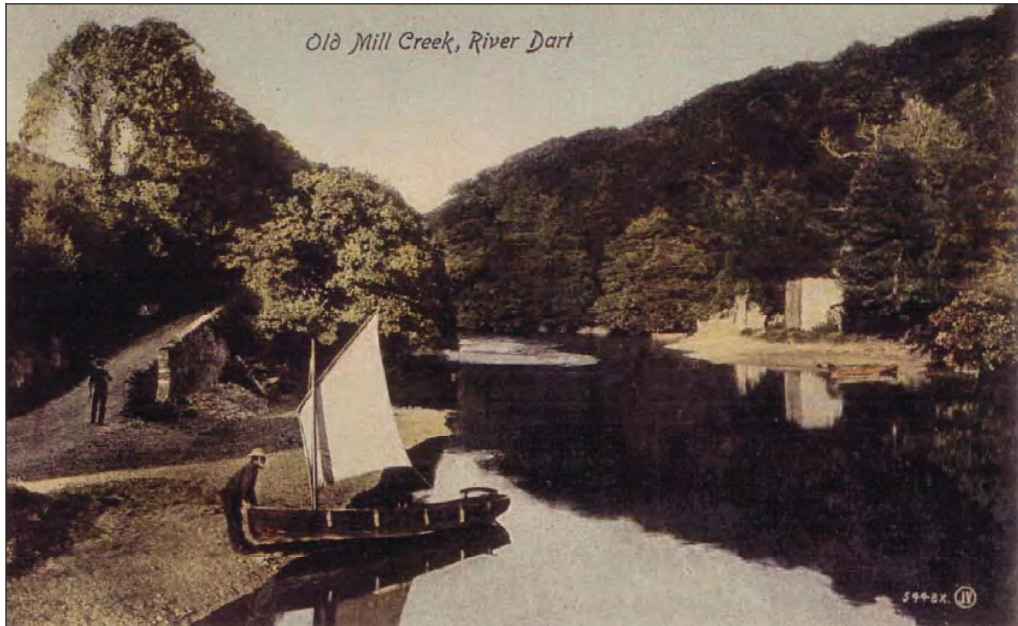


Figure 9: Late 19<sup>th</sup> or early 20<sup>th</sup> century postcard view of the lime kilns on the south bank of the creek (Courtesy J.D. Distin).

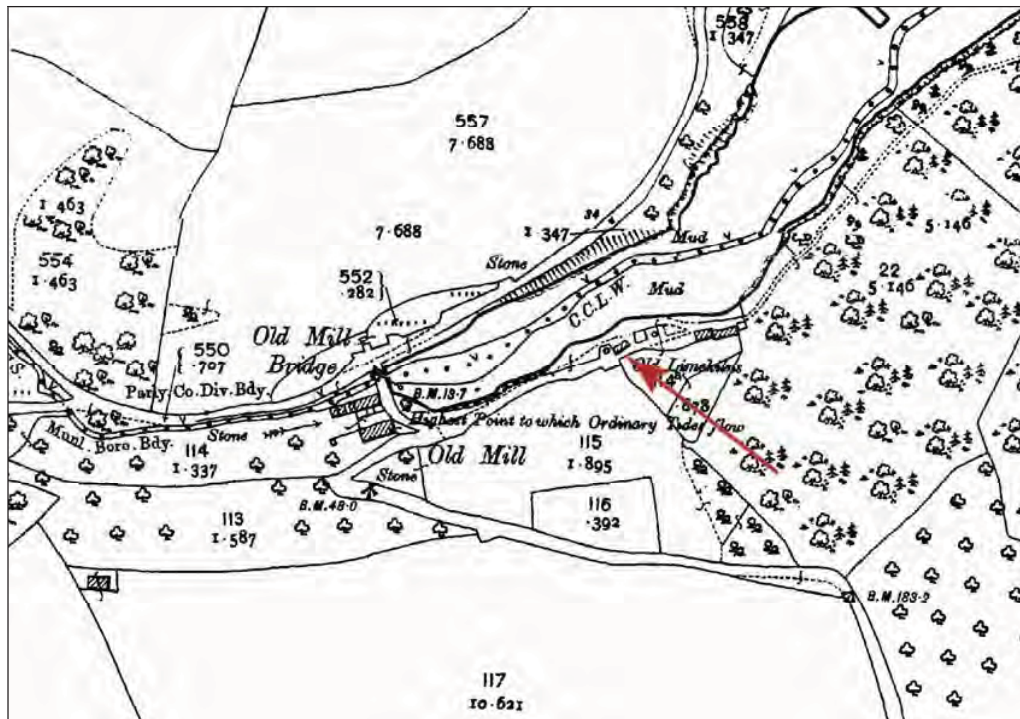


Figure 10: Extract from the Ordnance Survey Second Edition map at 1:2500., published 1905 (OS County Series, Devon sheet 127.16). The approximate location of the proposed new building is arrowed.

## 2.4 The Development in Relation to Known Archaeological Features

The proposed development area for the workshop and services (Figure 11) is likely to have some impact upon archaeological remains, although it is acknowledged that the proposed reclamation of part of the foreshore has been set aside. The area shown in pale green is the approximate area occupied by the lime kilns until they were demolished in the 20<sup>th</sup> century. These lime kilns are likely to be partially exposed and destroyed by the proposed development. The area of the former cottages however appears not to be affected.

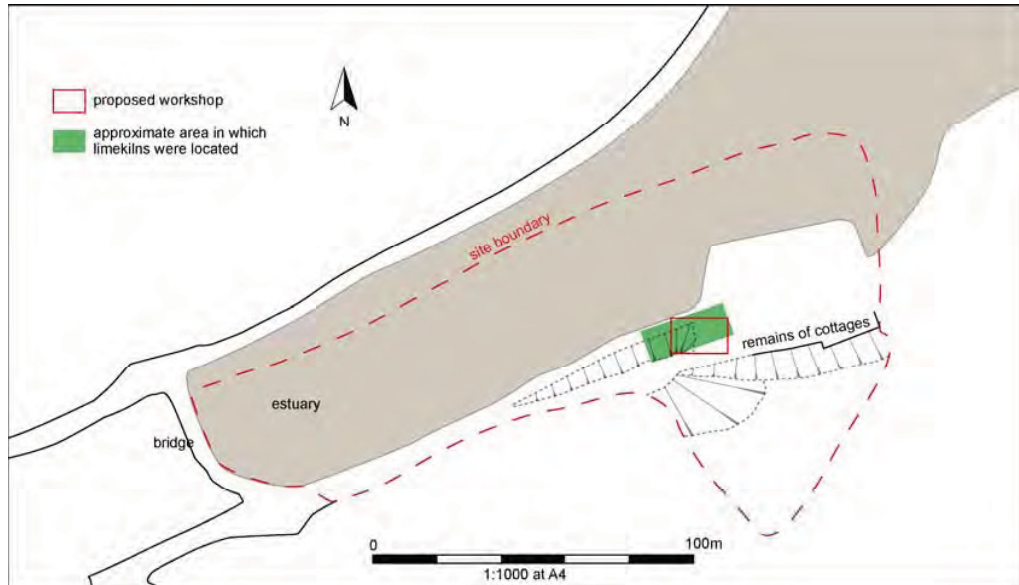


Figure 11: Trace from the architect's site plan showing approximately the relationship of the proposed new building to the location of the former lime kilns.



### 3.0 Results of the Walkover Survey

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A walkover survey was conducted by S. Walls on the 28<sup>th</sup> October 2010. The client (D. Distin) was present and provided a brief overview of the site. The site was in use during the visit, and a number of boats (20+) were presently in storage on the site.

The ground primarily comprised of three terraces, the lower main terrace which is the primary site of the boatyard (and of the development), a small middle terrace created by two tracks, and a large upper terrace currently used as a storage area.

The lower terrace comprised a level area filled with a series of boats, sheds and storage units set within and around the site of the former cottages. The current access route to this lower level is a 20<sup>th</sup> century development along the former shoreline and probably across the former locations of the lime kilns. The track/path which had formerly serviced the cottages is still evident (see Figure 12) running along the middle terrace, formerly above and behind the location of the lime kilns.



Figure 12: Shot from the middle platform looking west along the former track accessing the cottages (2m scale).

The eastern and southern walls of the cottages survive to a first floor level, and beam slots for the first floor were visible in the southern wall. A fireplace with oak lintel and with a

possible bread oven was evident in the eastern gable end. It was observed in the southern wall that there was possibly at least two phases of construction, with the second floor of the eastern cottages rebuilt or added at a later date as it was constructed from blockier more closely coursed stone than the lower part. A more detailed survey of these walls was not however possible due to the extensive vegetation cover (see Figure 13), but the walls will not be impacted upon by the proposed development.



Figure 13: The surviving southern wall of the former cottages (2m scale).

The proposed development will cut into the earth, stone and rubble bank which separates the lower and middle terraces (Figure 14). The development will also impact upon the truncated remains of at least one lime kiln which, although not visible during the walkover survey, had been viewed by the owner during earlier developments on the site (*D. Distin pers. com.*).



Figure 14: The proposed development site viewed from the north (2m scale). The development extends approximately from the car bonnet to the earthbank which it will partially truncate.

The only finds which were recovered from the site during the walkover were a single (19<sup>th</sup> century) clay pipe stem and two small sherds of white refined earthenware pottery (1720+). These finds were all recovered from the weathered earth and stone bank between the 1<sup>st</sup> and 2<sup>nd</sup> terraces.

## 4.0 Conclusion

---

### 4.1 Archaeological Implications

The name 'Old Mill Creek' and adjacent features bearing the same epithet must derive from a mill which was already ancient (and perhaps gone) when Leland passed this way in 1534. It is not possible to know what kind of mill was alluded to, but it was probably not a tidal mill (unless it was farther downstream); it may have been a mill powered by the rivulet that flows into the creek or may have been a windmill on the nearby Old Mill Hill. The development is therefore unlikely to reveal any remains of an 'Old Mill'.

It is clear however that the area beside the creek was extensively developed in the 18<sup>th</sup> century probably under the Seales. The lime kilns were built around this time and the workers' cottages may have been constructed contemporaneously. The cottages were subsequently abandoned and the lime kilns demolished during the early 20<sup>th</sup> century. The proposed area for development appears to coincide with that occupied by at least one of the lime kilns. The location and nature of the lime kilns may therefore become evident during groundworks. Structures related to the workers cottages are also a possibility, although the remains of the actual cottages will not be affected.

It is therefore recommended that a scheme of archaeological monitoring and recording of any groundworks be conducted. This would incorporate the recording of any archaeological deposits or structures which may survive and is likely to include any surviving remains of the lime kilns.

## 5.0 Bibliography and References

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### Published sources:

**Collings, A.G.** 2001: *Archaeological Assessment of Proposed Dartmouth Sewage Treatment Scheme*, Exeter Archaeology Report 01.72.

**Freeman, R.** 2007: *Dartmouth and its Neighbours: A History of the Port and its People*, Dartmouth.

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**Pearse Chope, R.** (ed) 1967 edition: *Early Tours in Devon and Cornwall*, Newton Abbot.

**Smart, I.** 1993: The Development of the Dartmouth Mill Pond to 1846, in *Transactions of the Devonshire Association*, Vol. 125, 191-223.

### Unpublished sources:

Dartmouth History Society. 2008. History of Mount Boone House, Dartmouth, Devon.  
[http://www.dartmouth-history.org.uk/content\\_images/upload/Residential/Mt%20Boone%20Hse/history%20of%20mount%20boone%20house.htm](http://www.dartmouth-history.org.uk/content_images/upload/Residential/Mt%20Boone%20Hse/history%20of%20mount%20boone%20house.htm)

#### Devon Record Office:

Townstall tithe map 1841 and apportionment 1840.  
Dittisham tithe map 1840 and apportionment 1839

#### West Country Studies Library:

Ordnance Survey 'Old Series' one inch map, 1809  
The Brothers Greenwood map of Devon 1827

#### Devon county Historic Environment Service:

Her 18507, 50306, 53835, 53846, 75033, 53847  
Aerial Photograph: CPE/UK 1890 10 Dec 46 F/20//MULTI (4) 58 SQDN: 4065

## Appendix 1

### BRIEF FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT

**Location: Distins Boatyard, Old Mill Creek, Dartmouth**

**Parish: Dartmouth**

**District: South Hams**

**County: Devon**

**NGR: SX8630251952**

**Planning Application no: 15/1721/10/O**

**Proposal: Outline application for demolition and removal of prefab building & porta cabin & the erection of a new workshop & office building & reclaiming part of mud beach.**

**Historic Environment Service ref: Arch/dc/sh/16948**

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

- 1.1 This brief, prepared by the Devon County Historic Environment Service (DCHES), relates to the Archaeological Assessment which is being commissioned by Mike Parkes, on behalf of Mr J D Distin, in order to identify the archaeological impact of the above proposed development (15/1721/10/O). The Archaeological Assessment is being commissioned in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010) This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.
- 1.2 A planning application (15/1721/10/O) was submitted to South Hams District Council and validated on 2nd August 2010. This application was for "Outline application for demolition and removal of prefab building & porta cabin & the erection of a new workshop & office building & reclaiming part of mud beach". Advice given to the planning officer by Devon County Council Historic Environment Service (HES) was that if further information on the impact of the development upon the archaeological resource was not submitted in support of this application then the HES would recommend the refusal of any application. The application has since been withdrawn, and it is understood that the part of the application that deals with the reclamation of the mud beach has been removed from any applications to be submitted in the future.
- Devon County Council Historic Environment Service has advised that the additional information required to be provided by the applicant should be:
- 1. Desk-based research and site walk-over survey of the area proposed by the development**
  - 2. Statement of archaeological impact of the proposed scheme, and recommendations for mitigation.**
- This brief sets out the work required above, that will be submitted with any further application. However, 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.
- 1.3 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).
- 1.4 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. If any further archaeological work is found to be necessary, a proposed Specification may be prepared by the Archaeological Consultant, for approval by the HES in its role as the Local Planning Authority's Archaeological Advisor. Any such work would need to be carried out prior to determination of the planning application, in accordance with Policy HE6 of PPS5.
- 1.5 The proposed development is centred on NGR SX8630251952.
- 1.6 The County Historic Environment Record (HER) records historic lime kilns in this area (marked "old limekilns" on 1st edition OS map). The area around the lime kilns and the creek area historically important, as lime and coal may have been shipped to/from there. Any development in this area may have an impact on the lime kiln and related structures and archaeological deposits around the creek.
- 1.7 This Brief covers the area as defined in the plans submitted by the applicant or their consultant. No alteration shall be made to this brief without prior consultation with the HES.

#### 2. PROJECT DESIGN

- 2.1 This document sets out the scope of the works required to enable the extent, character and significance of any surviving archaeological deposits within the application area to be understood and will form the basis of the Project Design to be prepared by the archaeological consultant. The Project Design will set out the detail and extent of the archaeological works to be undertaken. This will include pre-fieldwork elements (desk-based research), fieldwork, post-excavation specialist analysis and the production of an appropriately detailed and illustrated report.
- 2.2 The Project Design must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES *prior* to any archaeological works commencing.

#### 3. ASSESSMENT AREA

This assessment should consider the area affected by the proposed development. *[NB: The applicant should provide archaeological consultants with a site layout plan].*

#### 4. PROGRAMME OF ARCHAEOLOGICAL WORKS

The assessment shall include the study of the following:

- 4.1 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:
- 4.2 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.
- 4.3 Examination of cartographic, printed and documentary sources available in the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ.
- 4.4 Examination of cartographic, printed and documentary sources available in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter.
- 4.5 Site inspection of the development.
- 4.6 Inspection of any available test pits or geotechnical logs.

#### **5. ASSESSMENT REPORT**

- 5.1 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.
- 5.2 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, who will make final recommendations to the Local Planning Authority).
- 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. 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.

#### **6. PERSONNEL**

The work shall be carried out by a recognised archaeological consultant, 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 specified Member of the Institute for Archaeologists (MIFA), or by a specified person of equivalent standing and expertise. The Project Design will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation. The work shall be carried out in accordance with the IfA Standard and Guidance for Archaeological Desk-Based Assessment (1994 - revised 2008).

#### **7. 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 validation 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 Policy HE6 of PPS5.

#### **8. CONTACT NAME**

Graham Tait, Archaeologist, Historic Environment Service, Devon County Council, Matford Offices, County Hall, Exeter EX2 4QW; Tel: 01392-382214 E-mail: [graham.tait@devon.gov.uk](mailto:graham.tait@devon.gov.uk)

#### **9. USEFUL ADDRESSES**

Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ. 01392-384216; [westcountry.library@devon.gov.uk](mailto:westcountry.library@devon.gov.uk)  
Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter, EX2 7NL. 01392-384253; [devrec@devon.gov.uk](mailto:devrec@devon.gov.uk)

Original document: 7th October 2010. This revision: 22nd October 2010.

## Appendix 2

### PROJECT DESIGN FOR A DESK-BASED ASSESSMENT OF DISTINS BOATYARD, OLD MILL CREEK, DARTMOUTH.

**Location:** Distins Boatyard, Old Mill Creek, Dartmouth  
**Parish:** Dartmouth  
**District:** South Hams  
**County:** Devon  
**NGR:** SX8630251952  
**Planning Application no:** 15/1721/10/O  
**Proposal:** Outline application for demolition and removal of prefab building & porta cabin & the erection of a new workshop & office building & reclaiming part of mud beach.  
**HES ref:** Arch/dc/sh/16948  
**SWARCH Ref:** SWARCHDDB10  
**Date:** 26.10.2010

#### 1.0 INTRODUCTION

- 1.1 This document forms a Project Design and details the proposed scheme and methodology for an archaeological desk-based assessment to be undertaken prior to the demolition of temporary buildings at Distins Boatyard, Old Mill Creek, Dartmouth and the construction of new buildings on the site. It has been drawn up by South West Archaeology Ltd (SWARCH) at the request of Mike Parkes (the Agent), on behalf of Mr J D Distin (the Client), in order to identify the archaeological impact of the above proposed development (15/1721/10/O). The Archaeological Assessment is being commissioned in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010). The Project Design and the schedule of work it proposes conforms to a brief supplied by Devon County Historic Environment Service (DCHES) (G. Tait, 22.10.2010).
- 1.2 A planning application (15/1721/10/O) was submitted to South Hams District Council and validated on 2nd August 2010. This application was for "Outline application for demolition and removal of prefab building & porta cabin & the erection of a new workshop & office building & reclaiming part of mud beach". Advice given to the planning officer by Devon County Council Historic Environment Service (HES) was that if further information on the impact of the development upon the archaeological resource was not submitted in support of this application then the HES would recommend the refusal of any application. The application has since been withdrawn, and it is understood that the part of the application that deals with the reclamation of the mud beach has been removed from any applications to be submitted in the future. Devon County Council Historic Environment Service has advised that additional information be required to be provided by the applicant.

#### 2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The County Historic Environment Record (HER) records historic lime kilns in this area (marked "old limekilns" on 1st edition OS map). The area around the lime kilns and the creek area historically important, as lime and coal may have been shipped to/from there. Any development in this area may have an impact on the lime kiln and related structures and archaeological deposits around the creek.

#### 3.0 AIMS

- 3.1 The principal objectives of the work are:
- 3.1.1 To determine the potential for the survival of archaeological deposits within the application site;
- 3.1.2 Analyse and report on the results of the project as appropriate and to provide a statement of archaeological impact of the proposed scheme and recommendations for mitigation.

#### 4.0 METHOD

- 4.1 Desk-based assessment:  
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:
- 4.1.1 Examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter, examination of the HER and any other relevant sources of information;
- 4.1.2 Examination of cartographic, printed and documentary sources available in the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ;
- 4.1.3 Examination of cartographic, printed and documentary sources available in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter;
- 4.1.4 A site inspection of the development;
- 4.1.5 Inspection of any available test pits or geotechnical logs.
- 4.2 SWARCH will agree monitoring arrangements with DCHES and give two weeks notice, unless a shorter period is agreed, of commencement of the work. 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 the satisfactory completion of an OASIS report.

#### 5.0 ARCHIVE AND REPORT

- 5.1 A report will be produced collating the written, graphic and visible information outlined above. It will be illustrated and show the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context. The work shall be carried out in accordance with the IfA Standard and Guidance for Archaeological Desk-Based Assessment (1994 - revised 2008).



- 5.2 The report will include the following elements:
- 5.2.1 A report number and the OASIS record number;
  - 5.2.2 A copy of the DCHES brief and this Project Design;
  - 5.2.3 A summary of the project's background;
  - 5.2.4 The methodology of all works undertaken;
  - 5.2.5 A location plan and overall site plan at an appropriate scale on an Ordnance Survey, or equivalent, base map;
  - 5.2.6 Photographs showing the general site layout and any significant features/elements. Photographs will contain appropriate scales, where feasible/appropriate, the size of which will be noted in the illustration's caption;
  - 5.2.7 Relevant historic maps /plans etc and historic photographs where appropriate, and an assessment of the context and development of the site;
  - 5.2.8 An assessment of significant historical, archaeological and/or architectural features;
  - 5.2.9 A description of the project's results, and an interpretation of the results in the appropriate context;
  - 5.2.10 A statement of the impact of the proposed development on the potential archaeological resource, with indication of any areas where further Evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended (these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority).
- 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.
- 5.6 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 record number southwes1-85059.
- 6.0 FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this would need to be completed before validation 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 Policy HE6 of PPS5.
- 7.0 PERSONNEL**
- The project will be managed by Colin Humphreys; the desk-based assessment will be undertaken by Terry Green and the walkover survey will be carried out by Samuel Walls. 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, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email:debлт@swarch.net

**Appendix 1 – List of specialists**

**Building recording**

Richard Parker; 11 Toronto Road, St James, Exeter. EX4 6LE; Tel: 07763 248241

**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**

Substrata; Tel: 07788 627822

GSB Prospection Ltd. Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW; Tel: 01274 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**

Martin Tingle; Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ; Tel: 01548 821038

**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

Dana Challinor (wood identification); Tel: 01869 810150

Julie Jones (plant macro-fossils); [juliedjones@blueyonder.co.uk](mailto:juliedjones@blueyonder.co.uk)

Heather Tinsley (pollen analysis); [heathertinsley@aol.com](mailto: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; 39 Polsloe Road, Exeter EX1 2DN; 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](mailto:lgoodman@museumoflondon.org.uk)

## Appendix 3

### DEVON COUNTY HISTORIC ENVIRONMENT RECORDS

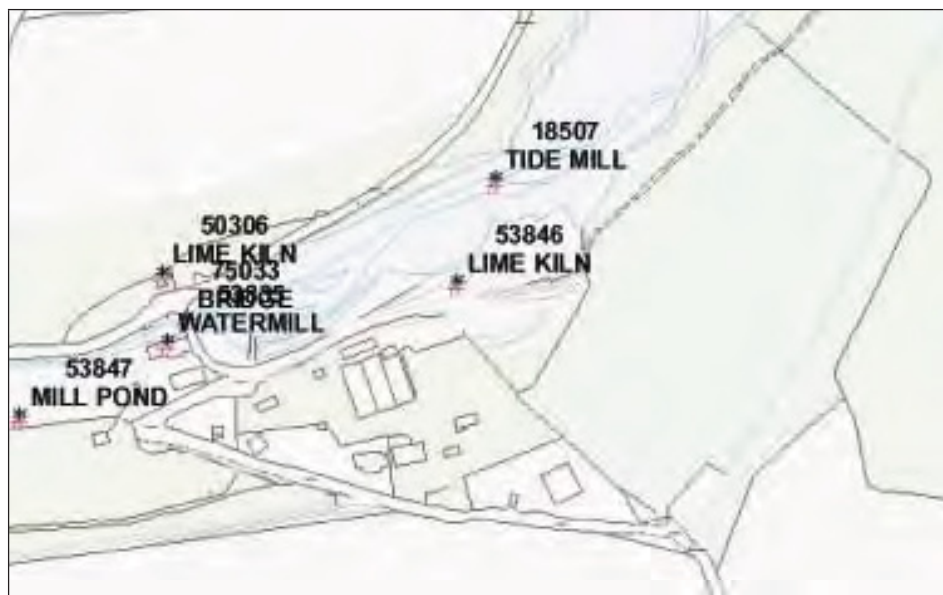


Figure 15: Location of nearby monuments as recorded in the DCHES.

#### **HER 18507**

Tide Mill at Old Mill Creek

Evidence: Placename Evidence

District: South Hams District

Class: INDUSTRIAL

Type: TIDE MILL

NGR: SX863-520-

Historic Parish: TOWNSTAL

OS Map: SX85SE

Civil Parish: Dartmouth, Dittisham

Broad Period: Unknown

Period: Unknown

Description: A mid 13th century deed mentions a tidemill within Dartmouth, and is one of the earliest such references in the country. No documentary evidence points to Old Mill Creek, but location of site and placename evidence seem incontrovertible. Already called "Old Mylle Creke" in 1534-43. (Chope, R. P. 1967)

#### **HER 50306**

District: South Hams District

Class: INDUSTRIAL

Type: LIME KILN

NGR: SX86165196

Historic Parish: DITTISHAM

OS Map: SX85SE

Civil Parish: Dittisham

Broad Period: Modern

Listed Building Grade: Grade II

Period: Modern, XIX, XVIII

Description: Limekiln. Probably late C18 or early C19. Dressed limestone and slate rubble. Square on plan, its side into the road. The pointed arch swallow opening on the west side has a slate lintel at its apex. Inside the swallow opening is corbelled slate with a stoking hole at the back which has a slate lintel and a small square opening above. Through the south side a shaft at ground level with a slate lintel. The east wall has large hole broken through. There are trees growing on the top of the kiln. Against the west wall there are 2 retaining walls which may be the remains of the lime owner's house with a store below. It is now floorless and roofless but has a fireplace on the first floor at the back.

#### **HER 53835**

Evidence: Documentary Evidence

District: South Hams District  
Class: INDUSTRIAL  
Type: WATERMILL  
NGR: SX8616251932  
Historic Parish: TOWNSTAL  
OS Map: SX85SE  
Civil Parish: Dartmouth  
Broad Period: Unknown  
Period: Unknown

Description: 'Old Mill' shown on 19th century map at two groups of buildings beside Old Mill Bridge. (Ordnance Survey 1880s-1890s) A sale catalogue of 1869 refers to a grist mill of stone, board and slate with two pairs of stones driven by an overshot wheel. The 1840 Tithe Map suggests it was powered by the stream descending the combe. The Old Mill is now a private residence and garden. (Collings, A. G. 2001) Site of possible mill buildings and machinery. Three structures are shown on a map of 1886. This also includes Old Mill Bridge. (Weddell, P. J. + Turton, S. D. 1993)

### **HER 53846**

Evidence: Documentary Evidence (Cartographic)  
District: South Hams District  
Class: INDUSTRIAL  
Type: LIME KILN  
NGR: SX8628651956  
Historic Parish: TOWNSTAL  
OS Map: SX85SE  
Civil Parish: Dartmouth  
Broad Period: Modern  
Period: XIX

Description: Site of two 'Old Limekilns' shown on 19th century map with several small buildings and enclosures on the south side of Old Mill Creek. (Ordnance Survey 1880s-1890s).

A sale catalogue of 1869 refers to two lime kilns and a cottage of stone and thatch. (Collings, A. G. 2001) Limekilns and cottages shown on 19th century map. The 1840 Tithe Map Apportionment lists 'Kiln Field' to the south of this area. A building to east was then called 'Old Mill Cottage'. (Weddell, P. J. + Turton, S. D. 1993)

### **HER 53847**

District: South Hams District  
Class: INDUSTRIAL  
Type: MILL POND  
NGR: SX861-519-  
Historic Parish: TOWNSTAL  
OS Map: SX85SE  
Civil Parish: Dartmouth, Dittisham  
Broad Period: Unknown  
Period: Unknown

Description: Site of a possible Mill Pool to the east of Old Mill Creek 53847 (Weddell, P. J. + Turton, S. D. 1992)

### **HER 75033**

Evidence: Extant Building  
District: South Hams District  
Class: TRANSPORT  
Type: BRIDGE  
NGR: SX8617051942  
Historic Parish: DITTISHAM, TOWNSTAL  
OS Map: SX85SE  
Civil Parish: Dartmouth, Dittisham  
Broad Period: Post Medieval  
Listed Building Grade: Grade II  
Period: Modern, XIX, XVII, XVIII

Description: Part of Old Mill Bridge in Dittisham parish. Road bridge over stream at the head of Old Mill Creek, a tributary of the River Dart. Probably late 17th or early 18th century. Dressed slate rubble. A small 2-span bridge, the arches widely apart. The main span to the north is wider and has a 3-centred arch. The smaller south span to the south has a segmental arch. Both arches have dressed slate arch rings and chamfered imposts at the springing of the arches. The parapets are intact, splayed out over the north abutment and cranked up at the centre; they have vertical lacing slates and dressed slate coping stones. There are no cutwaters. This is a well-preserved example of a small late 17th or early 18th century bridge attractively situated at the head of a picturesque creek.

## Appendix 4

### ENGLISH HERITAGE LISTING DOCUMENTS

**IoE Number: 101217**

Location: LIME KILN IMMEDIATELY NORTH OF OLD MILL BRIDGE, DITTISHAM, SOUTH HAMS, DEVON

Date listed: 26 April 1993

Date of last amendment: 26 April 1993

Grade II

DITTISHAM SX85SE OLD MILL CREEK 11/305 Lime Kiln immediately north of Old Mill Bridge GV II Limekiln. Probably late C18 or early C19. Dressed limestone and slate rubble. Square on plan, its side into the road. The pointed arch swallow opening on the west side has a slate lintel at its apex. Inside the swallow opening is corbelled slate with a stoking hole at the back which has a slate lintel and a small square opening above. Through the south side a shaft at ground level with a slate lintel. The east wall has large hole broken through. There are trees growing on the top of the kiln. Against the west wall there are 2 retaining walls which may be the remains of the limeowner's house with a store below. It is now floorless and roofless but has a fireplace on the first floor at the back.

**IoE Number: 101216**

Location: OLD MILL BRIDGE,, DITTISHAM, SOUTH HAMS, DEVON

Date listed: 26 April 1993

Date of last amendment: 26 April 1993

Grade II

DITTISHAM SX85SE 11/304 OLD MILL CREEK Old Mill Bridge GV II Road bridge over stream at the head of Old Mill Creek, a tributary of the River Dart. Probably late C17 or early C18. Dressed slate rubble. A small 2-span bridge, the arches widely apart. The main span to the north is wider and has a 3-centred arch. The smaller south span to the south has a segmental arch. Both arches have dressed slate arch rings and chamfered imports at the springing of the arches. The parapets are intact, splayed out over the north abutment and cranked up at the centre; they have vertical lacing slates and dressed slate coping stones. There are no cutwaters. This is a well-preserved example of a small late C17 or early C18 bridge attractively situated at the head of a picturesque creek.

## Appendix 5

### TITHE APPORTIONMENTS

Details from the Townstall Tithe Apportionment, 1840.

<b>Owner</b>	<b>Occupier</b>	<b>Number</b>	<b>Name/Description</b>
Sir Henry John Seale	Himself	145	Fourteen Acres
Sir Henry John Seale	Richard Coombes	146	Kiln Field
Sir Henry John Seale	Richard Coombes	147	Garden
Sir Henry John Seale	Richard Coombes	148	Old Mill Cottage Orchard
Sir Henry John Seale	Richard Coombes	149	Kilns, Cottages, Quay and Waste
Sir Henry John Seale	Himself	150	Old Mill Bay Creek
Sir Henry John Seale	Richard Coombes	151	Garden
Sir Henry John Seale	Richard Coombes	152	House, Garden and Tanpits
Sir Henry John Seale	Himself	153	Old Mill Orchard
Sir Henry John Seale	Himself	154	Plantation
Sir Henry John Seale	Himself	155	Plantation

Details from the Dittisham Tithe Apportionment. 1839

<b>Owner</b>	<b>Occupier</b>	<b>Number</b>	<b>Name/Description</b>
Sir Henry John Seale	John Punchard	519	Cliff and Waste
Sir Henry John Seale	John Punchard	520	Kiln, House, etc
Sir Henry John Seale	John Punchard	521	Garden
Sir Henry John Seale	John Punchard	522	Old Mill Hill