

69–71 East Street  
Newton Abbot  
Devon

*Archaeological Evaluation*



for:  
Teignbridge District Council

CA Project: EX0101  
CA Report: EX0101\_1  
OASIS ID: cotswold2-379651

June 2020



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Newton Abbot  
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Fig. 1 Site location plan (1:25,000)

Fig. 2 Trench location plan, showing recorded features (1: 150)

Fig. 3 Photographs

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## SUMMARY

<b>Project name:</b>	69–71 East Street
<b>Location:</b>	Newton Abbot, Devon
<b>NGR:</b>	286031 071170
<b>Type:</b>	Evaluation
<b>Date:</b>	14 February 2020
<b>Planning reference:</b>	19/02437/FUL
<b>OASIS ID:</b>	cotswold2-379651
<b>Location of Archive:</b>	To be deposited with the Archaeology Data Service (ADS)
<b>Site Code:</b>	ESNA 20

In February 2020, Cotswold Archaeology carried out an archaeological evaluation at 69–71 East Street, Newton Abbot, Devon. A total of three trenches were excavated with the site.

The evaluation recorded a wall, a well and two adjoining culverts. All of these structures were stone-built and were later post-medieval/modern in date. These structures are presumably associated with a post-medieval building which stood at the street frontage until the late 20th century. Rubble deposits present in the southern half of the site presumably originate from the demolition of this building.

The evaluation recorded a series of made ground layers overlying the natural substrate throughout the site; these are indicative of widespread ground disturbance/levelling. There was no clear evidence for features/deposits associated with earlier use of the plot.

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## 1. INTRODUCTION

- 1.1. In February 2020, Cotswold Archaeology (CA) carried out an archaeological evaluation at 69–71 East Street, Newton Abbot, Devon (centred at NGR: 286031 071170; Fig. 1). This evaluation was undertaken for Teignbridge District Council.
- 1.2. The evaluation results will inform a planning application for residential development of the site which has been made to Teignbridge District Council (planning ref: 19/02437/FUL).
- 1.3. The scope of this evaluation was defined by Stephen Reed, Senior Historic Environment Officer, Devon County Council Historic Environment Team. The evaluation was carried out in accordance with a Written Scheme of Investigation (WSI) prepared by CA (2020) and approved by Stephen Reed.
- 1.4. The evaluation was also in line with *Specification for Archaeological Field Evaluation* (Devon County Council 2018), *Standard and guidance for archaeological field evaluation* (ClfA 2014), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015).

### The site

- 1.5. The proposed development lies on the northern side of East Street, in the south-eastern part of Newton Abbot town centre. It is presently a vacant, gravel-covered plot between the Teign Cellars public house and the Summerland Court residential estate.
- 1.6. The underlying bedrock geology of the site is mapped as Oddicombe Breccia Formation, which formed in the Permian Period. No superficial deposits are recorded at the site (BGS 2020).

## 2. ARCHAEOLOGICAL BACKGROUND

- 2.1. The following archaeological background is summarised from Stephen Reed's comments on the planning application, supplemented with information from the Devon Historic Coastal and Market Towns Survey report on Kingsteignton and Newton Abbot (AC Archaeology 2015).

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- 2.2. Newton Abbot was one of many new boroughs established on rural manors in the late 12th and early 13th centuries. The Newton Abbot and Kingsteignton survey places the proposed development site within *Historical Urban Area 4.27 – Newton Abbot: Old Borough and Courtenay New Town*. This is as described as the core area of the historic settlement. East Street is identified as one of the main historic streets within this area.
- 2.3. The area is characterised by a pattern of development which still broadly reflects the medieval burgage plots. These plots are thought to have developed from agricultural boundaries within earlier medieval strip fields. The plot within which the proposed development site lies is characteristic of a former medieval burgage plot, being long and narrow. The area is considered to have a high potential for below-ground archaeological remains, including medieval and post-medieval burgage plot features (such as domestic structures and industrial features) and earlier medieval agricultural features.
- 2.4. There was a post-medieval building standing at the street frontage of the proposed development site until the late 20th century. Previous ground investigation works within the site have indicated that the foundations of this building were only c. 0.3m deep (Peter Briscoe, Teignbridge District Council, pers. comm.).

### 3. AIMS AND OBJECTIVES

- 3.1. The overall objective of the programme of archaeological work was to avoid or minimise conflict between heritage asset conservation and the proposed development, in line with the *National Planning Policy Framework* (MHCLG 2019).
- 3.2. The specific objective of the evaluation was to determine if any below-ground medieval burgage plot remains/deposits were present within the proposed development site. The evaluation results will inform the decision on whether any further archaeological works will be required at the site.

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## 4. METHODOLOGY

4.1. The evaluation fieldwork comprised the excavation of three trenches (Fig. 2):

- 1no 5m x 1.8m trench; and
- 2no 10m x 1.8m trenches.

4.2. The trenches were located to provide a representative sample of the site.

4.3. Trenches were set out on OS National Grid co-ordinates using Leica GPS. Overburden was stripped from the trenches by a mechanical excavator fitted with a toothless grading bucket. All machining was conducted under archaeological supervision to the top of the natural substrate.

4.4. Features/deposits were investigated, planned and recorded in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.

4.5. Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*. No deposits were identified that required sampling.

### Project archive

4.6. As no significant archaeological features/deposits were recorded during the evaluation, no material (finds) archive will be prepared. The results of the fieldwork will be held by Devon County Council Historic Environment Team in the form of this report and the creation of an OASIS entry (see below).

4.7. A digital archive will be deposited with the Archaeology Data Service (ADS).

4.8. Depending on the nature and scope of any subsequent programme of archaeological mitigation works at the site (if required), the evaluation archive may be combined with that for any subsequent works and deposited as a single archive.

4.9. A summary of information from this project, as set out in Appendix C, will be entered onto the OASIS online database of archaeological projects in Britain (OASIS ID: cotswold2-379651).



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## 5. RESULTS

5.1. This section provides an overview of the evaluation results. Detailed summaries of the recorded contexts are given in Appendix A. Details of the artefactual material recovered from the site are given in Section 6 and Appendix B. Figure 2 shows the trenches and the recorded features in plan. Figure 3 presents a series of photographs of the trenches and the recorded features.

5.2. The natural substrate comprised compact red silty clay. It was exposed at a depth of c. 0.8m below the present ground level (bpgl) in the southern half of the site (Tr1 and Tr2) and c. 1.15m bpgl in the northern half of the site (Tr3).

### Trench 1

5.3. Natural substrate 102 was exposed 0.83m bpgl. It was sealed by a redeposited natural made ground layer (context 101; 0.5m thick), which was covered in turn by 0.33m of modern building rubble (context 100).

5.4. East-south-east/west-north-west aligned wall 104 ran along the northern edge of the trench. The construction cut for this wall was cut into redeposited natural layer 101. The wall was constructed of mortar-bonded stones. A fragment of post-medieval/modern clay tobacco pipe stem was recovered from within the wall structure.

### Trench 2

5.5. Natural substrate 203 was exposed 0.85m bpgl. It was sealed by two silty/sandy layers containing modern rubble (contexts 202 and 201; combined thickness of 0.7m). The trench was sealed by a 0.15m-thick layer of gravel and sand (context 200).

5.6. A modern well (context 205) was cut into the natural substrate in the southern end of the trench. This well was stone-built and was lined with white clay. It was water-filled and had been roughly capped with metal bars.

### Trench 3

5.7. Natural substrate 310 was exposed 1.15m bpgl. It was sealed by 0.3m-thick silty clay layer 303, which contained four pottery sherds dating to the later 16th to 18th centuries, as well as one fragment of glass dating to the later 17th to 19th centuries. Layer 303 was covered in turn by 0.4m-thick silty sand layer 302. The trench was

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sealed by 0.3m-thick silty sand made ground layer 301 and gravel/sand layer 300 (0.15m thick).

- 5.8. Two adjoining stone-built culverts (305 and 308) were present in the south-western end of the trench. Both of these culverts were cut into post-medieval silty clay layer 303. They were infilled with sandy silt deposits (306 and 309, respectively), from which a combined total of 14 pottery sherds, two clay pipe fragments and one sherd of glass were recovered. All of this artefactual material dated to the later post-medieval/modern periods.

## 6. THE FINDS

- 6.1. Artefactual material comprising small quantities of pottery, clay tobacco pipe, glass and one iron object, was recovered from four deposits (wall 104, layer 303 and culvert fills 306 and 309). The recovered material was all dateable to the post-medieval or earlier modern periods. It is listed by context in Appendix B and is discussed further below.

### Pottery

- 6.2. A total of 17 sherds (361g) of post-medieval or modern pottery was recovered from three deposits. The pottery is well-fragmented and consists of body or base sherds only. The types represented are from a mix of local south-west English and regional sources. Sherds of glazed earthenware from layer 303 and culvert fill 309 are decorated with cream-coloured slip trails. This material, together with sherds (from the same vessel) of North Devon Gravel-tempered ware from layer 303 dates in the later 16th to 18th century range. Sherds of yellow slipware, brown-glazed earthenware and a sherd of white stoneware from culvert fills 306 and 309 are representative of types made in Bristol or Staffordshire, probably in the earlier or mid 18th century. The remaining material, from deposits 306 and 309, comprises 'refined' white-firing types dateable no earlier than the mid 18th century. A small sherd in a whiteware type from culvert fill 309 features blue transfer-printed decoration and probably dates after c. 1780/1800.

### Other finds

- 6.3. Other artefactual material was present as small quantities of clay tobacco pipe, glass and an iron object. The clay pipe comprises unmarked stem fragments from deposits 104 and 306, which are broadly dateable to across the late 16th to 19th centuries. The glass, from deposits 303 and 309, consists of body and base

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fragments in green-coloured bottle glass and is broadly dateable to the later 17th to 19th centuries. The fragmentary iron item from deposit 306 is not identifiable.

## **7. DISCUSSION**

- 7.1. The evaluation recorded a wall, a well and two adjoining culverts. All of these structures were stone-built and were post-medieval/modern in date.
- 7.2. It is known that there was a post-medieval building standing at the street frontage until the late 20th century. The well and the culverts likely represent associated post-medieval/modern activity within the rear of the plot. Stone wall 104 (Tr1) may be part of the building, although it was not very substantial. The rubble deposits recorded in the southern half of the site (Tr1 and Tr2) presumably originate from the demolition of the building.
- 7.3. There was no clear evidence for features/deposits associated either with the medieval burgage plot or with the earlier medieval agricultural use of the land. The evaluation recorded a series of probable made ground layers overlying the natural substrate throughout the site; this is indicative of widespread ground disturbance/levelling. Any earlier features which may once have been present are likely to have been removed by this disturbance.

## **8. CA PROJECT TEAM**

- 8.1. Fieldwork was undertaken by Jonathan Orellana, assisted by Tim Brown. This report was written by Derek Evans. The find report was prepared by Ed McSloy. The report illustrations were prepared by Gemma Bowen. The project archive has been compiled and prepared for deposition by Hazel O'Neill. The project was managed for CA by Derek Evans.

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## 9. REFERENCES

AC Archaeology 2015 *Devon Historic Coastal and Market Towns Survey: Kingsteignton and Newton Abbot* AC Archaeology Report No. **ACD1095/1/2**

British Geological Survey 2020 *Geology of Britain*  
Viewer <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> Accessed 13 January 2020

Cotswold Archaeology 2020 *69–71 East Street, Newton Abbot, Devon: Written Scheme of Investigation for a Programme of Archaeological Work*

Ministry of Housing, Communities & Local Government 2019 *National Planning Policy Framework*

## APPENDIX A: CONTEXT DESCRIPTIONS

Trench	Context No.	Type	Fill of	Interpretation	Description	Length (m)	Width (m)	Depth/thickness (m)	Spot date
1	100	Layer		Made ground	Modern building rubble/CBM			0.33	
1	101	Layer		?Made ground	Red-brown clayey silt; occasional small stone inclusions			0.5	
1	102	Layer		Natural	Compact red silty clay; frequent small/medium sub-angular stones				
1	103	Cut		Construction cut	Construction cut for wall				
1	104	Structure	103	Wall	Stone-built wall, modern mortar bonding	>1.8	>0.45		LC16-C19
2	200	Layer		Made ground	Gravel and sand			0.15	
2	201	Layer		Made ground	Grey-brown sand with modern rubble inclusions			0.2	
2	202	Layer		Made ground	Dark brown-grey silty sand with modern rubble and CBM			0.5	
2	203	Layer		Natural	Compact red silty clay; frequent small/medium sub-angular stones				
2	204	Cut		Construction cut	Construction cut for well				
2	205	Structure	204	Well	Stone-built; lined with white clay. Covered with metal "planks." Water-filled				
3	300	Layer		Made ground	Gravel and sand			0.15	
3	301	Layer		Made ground	Dark black/grey silty sand			0.3	
3	302	Layer		Made ground	Grey-brown silty sand containing modern artefacts			0.4	
3	303	Layer		?Made ground	Brown/red silty clay			0.3	C17-C18
3	304	Cut		Construction cut	Construction cut for culvert				
3	305	Structure	304	Culvert	Stone-built culvert	>1.8	0.54	0.62	
3	306	Deposit	304	Fill of culvert	Infill of culvert. Dark brown-grey sandy silt. Contained post-medieval artefacts				C18
3	307	Cut		Construction cut	Construction cut for culvert				
3	308	Structure	307	Culvert	Stone-built culvert	>1.8	0.42	0.5	
3	309	Deposit	307	Fill of culvert	Infill of culvert. Dark brown-grey sandy silt. Contained post-medieval artefacts				LC18-C19
3	310	Natural		Natural	Compact red silty clay; frequent small/medium sub-angular stones				

## APPENDIX B: FINDS CONCORDANCE

Context	Material	Description	Ct.	Wt. (g)	Spot-date
104	Clay pipe	tobacco pipe stem	1	3	LC16-C19
303	Pmed. pottery	Somerset glazed earthenware (base)	1	84	C17-C18
	Pmed. pottery	?North Devon gravel-tempered ware (body)	3	227	
	Pmed glass	Green vessel (bottle) glass (base)	1	35	
306	Pmed. pottery	South Somerset glazed earthenware (body)	1	6	C18
	Pmed. Pottery	White salt glazed stoneware (body)	1	1	
	Pmed. Pottery	Cream ware (body)	3	4	
	Pmed. Pottery	Yellow slipware (body)	1	3	
	Pmed. pottery	Mottled brown glazed ware (rim)	1	6	
	Clay pipe	tobacco pipe stem	2	5	
	Iron obj.	Strip	1	67	
309	Pmed. Pottery	Yellow slipware (body)	2	7	LC18-C19
	Pmed. pottery	South Somerset glazed earthenware (body)	1	15	
	Pmed. Pottery	Cream ware (body)	2	2	
	Pmed. Pottery	Pearl ware (base)	1	5	
	Pmed. Pottery	Transfer-print refined whiteware (body)	1	1	
	Pmed glass	Green vessel (bottle) glass (body)	1	4	

## APPENDIX C: OASIS REPORT FORM

<b>PROJECT DETAILS</b>		
Project name	69–71 East Street, Newton Abbot, Devon	
Short description	<p>In February 2020, Cotswold Archaeology carried out an archaeological evaluation at 69–71 East Street, Newton Abbot, Devon. A total of three trenches were excavated with the site.</p> <p>The evaluation recorded a wall, a well and two adjoining culverts. All of these structures were stone-built and were post-medieval/modern in date. These structures are presumably associated with a post-medieval building which stood at the street frontage until the late 20th century. Rubble deposits present in the southern half of the site presumably originate from the demolition of this building.</p> <p>The evaluation recorded a series of made ground layers overlying the natural substrate throughout the site; these are indicative of widespread ground disturbance/levelling. There was no clear evidence for features/deposits associated with earlier use of the plot.</p>	
Project dates	14 February 2020	
Project type	Field evaluation	
Previous work	None	
Future work	Unknown	
<b>PROJECT LOCATION</b>		
Site location	69–71 East Street, Newton Abbot, Devon	
Study area (m <sup>2</sup> /ha)	0.04ha	
Site co-ordinates	286031 071170	
<b>PROJECT CREATORS</b>		
Name of organisation	Cotswold Archaeology	
Project brief originator	N/A	
Project design (WSI) originator	Cotswold Archaeology	
Project Manager	Derek Evans	
Project Supervisor	Jonathan Orellana	
<b>MONUMENT TYPE</b>	None	
<b>SIGNIFICANT FINDS</b>	None	
<b>PROJECT ARCHIVES</b>		
	<b>Intended final location of archive</b>	<b>Content</b>
Physical	N/A	N/A
Paper	N/A	N/A
Digital	Archaeology Data Service (ADS)	Digital photos, survey data, scans of primary site archive
<b>BIBLIOGRAPHY</b>		
Cotswold Archaeology 2020 <i>69–71 East Street, Newton Abbot, Devon: Archaeological Evaluation</i> CA typescript report <b>EX0101_1</b>		



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**PROJECT TITLE**  
 69-71 East Street, Newton Abbot, Devon

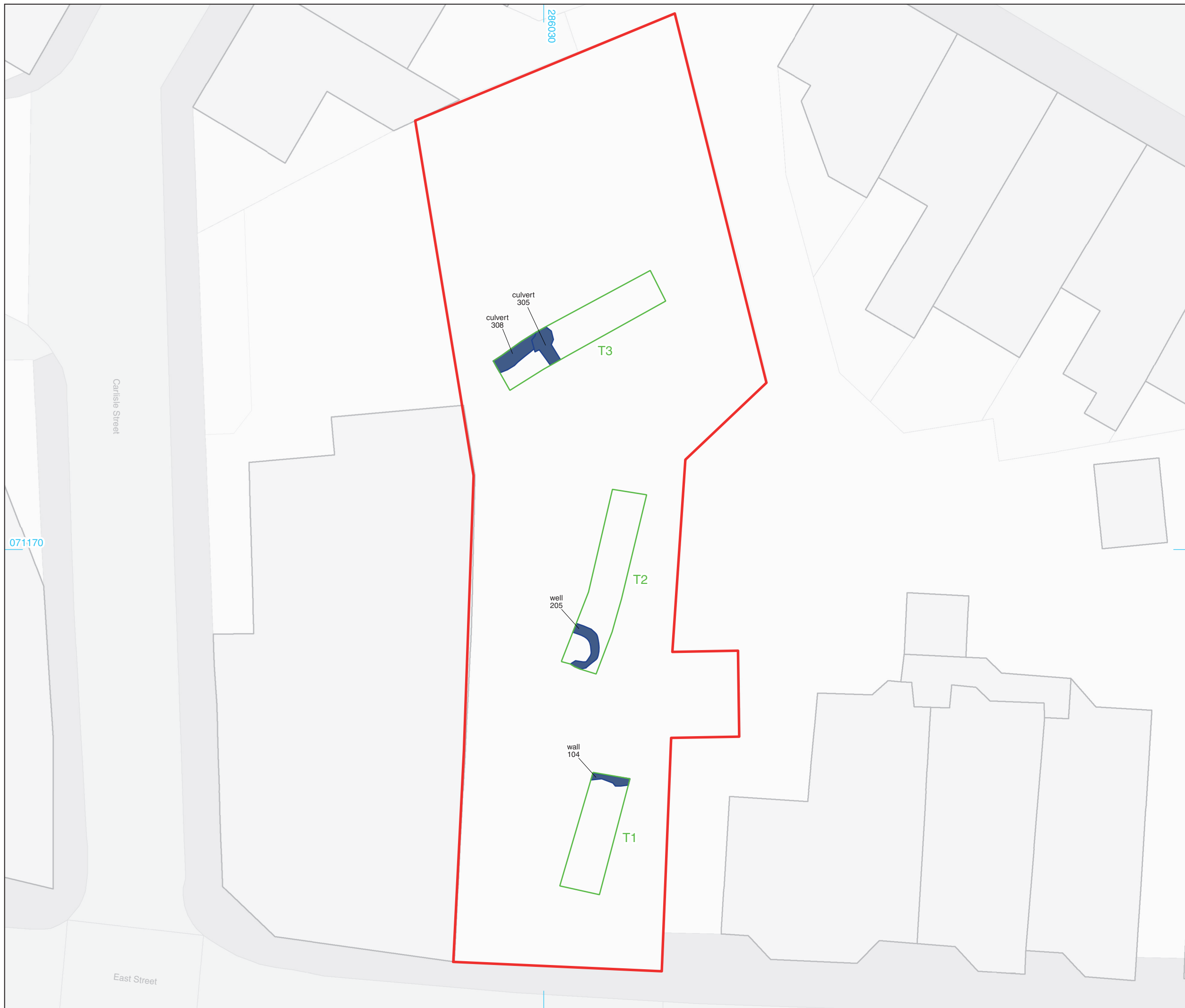
**FIGURE TITLE**  
 Site location plan



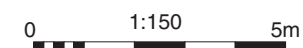
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<b>APPROVED BY</b>	<b>JO</b>	<b>SCALE@A4</b>	<b>1:25,000</b>	<b>1</b>





- Site boundary
- Evaluation trench
- Structure



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PROJECT TITLE  
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FIGURE TITLE  
**Trench location plan, showing recorded features**

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CHECKED BY	DJB	DATE	12/03/2020	<b>2</b>
APPROVED BY	JO	SCALE@A3	1:150	



The site, looking south



Wall 104, looking north (1m scale)



Well 205, looking north-west (1m scale)



Trench 3, showing Culverts 305/308, looking north-east (1m scale)

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