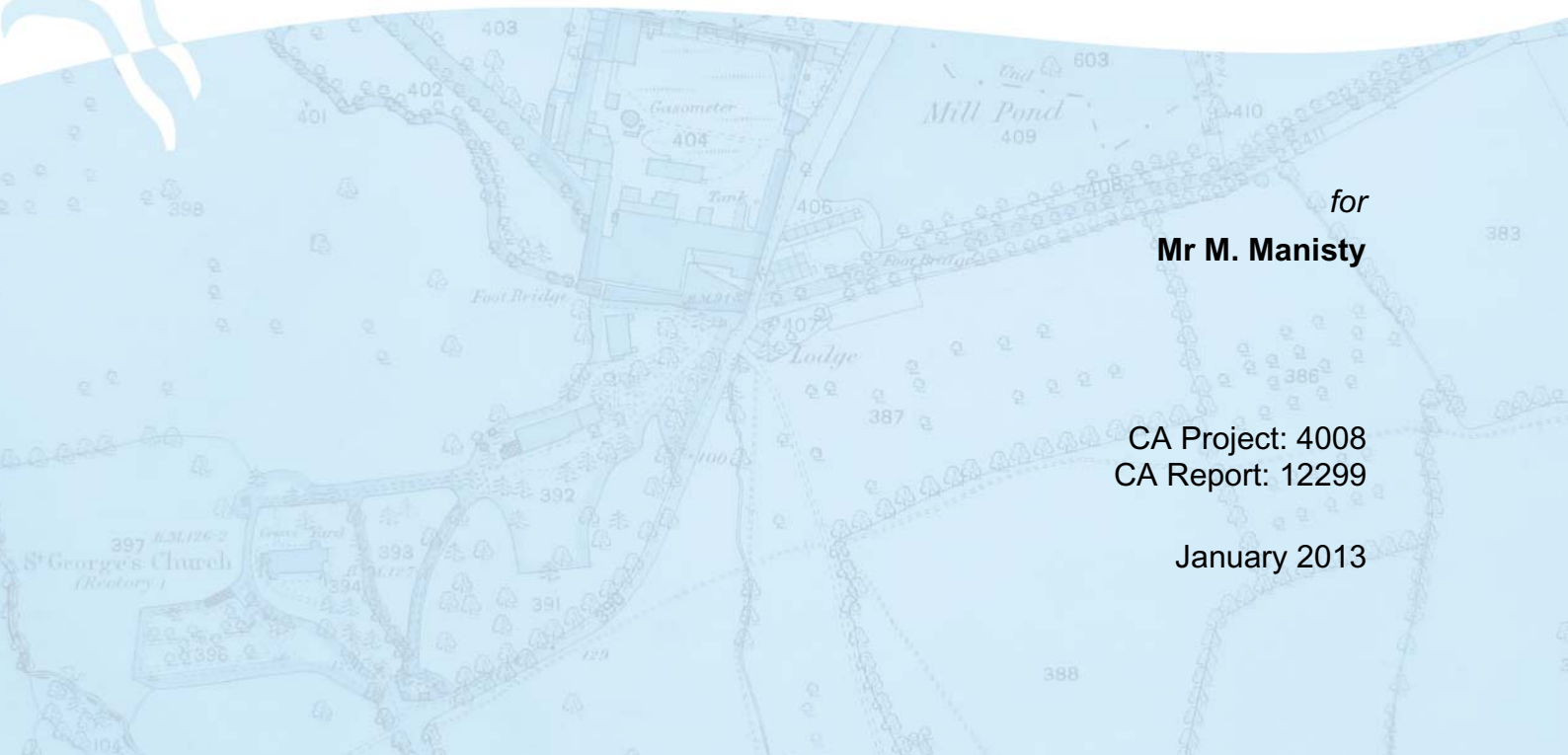


**West Alvington Hill
Kingsbridge
Devon**

Heritage Desk-Based Assessment



for
Mr M. Manisty

CA Project: 4008
CA Report: 12299

January 2013

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Devon

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SUMMARY

Project Name: West Alvington Hill,
Location: Kingsbridge, Devon
NGR: SS 8214 2565

In October 2012 Cotswold Archaeology was commissioned by Mr M Manisty to carry out a Heritage Desk-Based Assessment of land at West Alvington Hill, Kingsbridge, Devon. The objective of the assessment was to identify the nature and extent of the known and potential heritage resource within and in proximity of the proposed development site provide and assess the likely harm of the proposed development on the significances of any affected heritage assets.

No statutory designated or non-designated heritage assets lie within the proposed development site. No World Heritage sites, Scheduled Monuments, Registered Parks and Gardens or Battlefields were identified by the baseline survey within the study area.

The fields comprising the proposed development site are considered to contribute to the wider agricultural setting of the Grade II Listed Norden, and also to make a minor contribution to the wider agricultural setting of the Listed buildings within Kingsbridge, and Kingsbridge Conservation Area. It is anticipated that the proposed development would adversely alter part of their wider agricultural setting. However, as the development will not physically impact upon the buildings, or affect their immediate setting, it is not considered that development is likely to lead to 'substantial harm' to Norden, or the Listed buildings within Kingsbridge, and Kingsbridge Conservation Area as defined by National Planning Policy Framework (NPPF; paragraph 133). NPPF (paragraph 134) states that '*where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal*'.

Below ground remains relating to a well and linhay, both of very limited heritage interest, may survive within the northern end of the western field of the proposed development site. The masterplan indicates that these heritage assets will not be impacted upon.

There is considered to be some limited potential for palaeolithic remains, and very limited potential for all later prehistoric and Roman remains, to be present within the proposed development site. The site appears to have been in agricultural use from the early medieval period onward and is likely to have formed part of the agricultural hinterland of Kingsbridge

and West Alvington, in particular associated with Norden. There is considered to be very low potential for medieval and later settlement remains to be present within the proposed development site. The Devon County Archaeology Service has concurred that the site is of little archaeological interest and stated that no further assessment will be required.

It is the conclusion of this assessment that the proposed development would not conflict with national or local policy regarding the safeguarding of heritage assets. Furthermore, and based on current evidence, there are no constraints pertaining to heritage assets that would preclude the proposed development.



1. INTRODUCTION

Outline

- 1.1 In October 2012 Cotswold Archaeology was commissioned by Mr M Manisty to carry out a Heritage Desk-Based Assessment of land at West Alvington Hill, Kingsbridge, Devon (centered on NGR: SX 7295 4405; Fig. 1). The site is proposed for the installation of residential and industrial units, the former are proposed for the western field of the site, and the latter for the eastern field. The proposed development site includes one of the allocated areas for development in Kingsbridge, identified as K5 in the Allocation Development Plan Document (South Hams District Council 2011). In addition the development proposal includes a further parcel of land, directly adjacent to the western part of the allocation area K5 (Fig. 1).
- 1.2 The assessment was prompted by a requirement specified by the Devon County Council Archaeology Service. Their initial appraisal concluded:-

'The area in question is to the south-east of Norden House. Norden House is a Grade 2 listed building. While the main house is probably 17th century with some later alterations and additions, to the east of the present house are the remains of the medieval manor house, consisting of walls of cob and stone. Furthermore, the site is the Domesday manor of Notone, referred to as Northdune in mid-12th century, of which the site of the town of Kingsbridge formed part of this manor.

Given the proximity of the site to the Grade 2 Listed Building of Norden House, I would strongly suggest that you contact English Heritage in the first instance for their comments, as any development in this area may affect the setting of this listed building.

I would recommend that any planning application submitted for any development in this area includes a heritage statement, reporting on an archaeological assessment of the area, and possibly the results of archaeological field evaluation and/or geophysics. This will assess the impact of any development on the designated and undesignated heritage assets.'

Location and landscape context

- 1.3 The proposed development site is located on the outskirts of Kingsbridge, within the South Hams district of south Devon. The small village of West Alvington lies c.430m to the west of the proposed development site. The site lies within a landscape characterised by the small town of Kingsbridge to the north-east, east and south-east. To the north and north-west the landscape has a rural agricultural character of small and moderate irregularly shaped fields, with hedgebanks, wooded areas, scattered farms and agricultural buildings, small lanes and a series of minor watercourses feeding into the Kingsbridge estuary c.400m to the east. The surrounding landscape is characterised by low hills and undulating ground, with the proposed development site lying on an area of high and sloping land, at 30-50m Above Ordnance Datum (AOD), with a particularly steep slope in the north-western part of the site.
- 1.4 The proposed development site is approximately 4.1ha. The site comprises two fields. Modern mapping (Fig. 2) indicates that until recently there were two fields within the eastern part of the site, and one field comprising the western side. The removal of a boundary has led to the site comprising two fields. The fields are demarcated by embanked mixed-species hedgebanks, with a Devon-banked lane leading to the Grade II Listed Norden house, separating the fields on the proposed development site.

Scope

- 1.5 The assessment focuses upon the heritage resource of the proposed development site itself, although a 'buffer' around has also been assessed. This is referred to as the 'study area' (Fig. 2).
- 1.3 The aims of this assessment were to:
- identify known heritage assets present on the site and in its surroundings using existing information from publicly available sources;
 - determine the potential for as-yet unrecorded buried archaeological remains on the site, using professional expertise to assess the evidence base; and
 - provide an assessment of the likely harm of the proposed development on the significances of any affected heritage assets, again using professional expertise and industry standards and guidance.

2. METHODOLOGY

- 2.1 The methodology is based on the guidance provided in the Institute for Archaeologists 'Standards and Guidance for Historic Environment Desk-Based Assessment' (IfA 2011).
- 2.2 This desk-based assessment has considered a 500m buffer study area centred on the proposed development site (Fig. 2). The size of the study area ensured that historic mapping and data sources provide sufficient information about the proposed development site and its surrounding landscape from which to assess known and potential impacts on the heritage resource. This in turn provided a clearer indication of the proposed development site's history, context and archaeological potential. All known heritage assets identified within this radius, and close to the perimeter of this study area, have been considered in this assessment. Those within the historic core of Kingsbridge including a large number of primarily Grade II Listed buildings, within the Kingsbridge Conservation Area, are discussed together. This area also contains two single Grade I and Grade II* buildings.
- 2.3 Known heritage assets within the study area are reported in Section 4. A gazetteer of known and potential heritage assets in the study area has been compiled (Appendix A). All assets are referred to in the text by a unique reference number **01**, etc... The locations of these assets can be seen on Figure 2.
- 2.4 Historic environment data was requested in October 2012 from English Heritage's National Monuments Record (NMR) and Devon County Council's Historic Environment Record (HER). This comprised data on designated heritage assets such as Scheduled Monuments and Listed buildings, non-designated assets comprising archaeological find-spots, sites, investigations, historic buildings, and cartographic and other documentary records.
- 2.5 In addition the following resources were consulted and documents studied:
- Devon Record Office and local studies (visited 18 October 2012);
 - The National Monuments Record, Swindon, aerial photography collections (visited 25 October 2012); and
 - Online sources, including DEFRA MAGIC website, Archaeological Data Service (ADS), the British Geological Survey (BGS) Geology of Britain

Viewer and Local Plan information from the South Hams District Council website.

- 2.6 A site visit was undertaken on 18 October 2012 to identify any potential heritage assets not recorded by the baseline sources and to more fully understand the potential constraints, if any, to the proposed development.



3. PLANNING POLICY CONTEXT

Legislative framework, national planning policy and relevant sector guidance

3.1 The assessment is written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2012);
- English Heritage Conservation Principles: policies and guidance for the sustainable management of the historic environment (2008);
- English Heritage The Setting of Heritage Assets: a guidance document (2011)

National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework sets out planning policies relating to 'conserving and enhancing the historic environment'. It defines the historic environment as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.' It further classifies a 'heritage asset' as 'a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

3.3 Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing). Policies relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.

3.4 The NPPF states that "The purpose of the planning system is to contribute to the achievement of sustainable development" and that there are "three dimensions to sustainable development: economic, social and environmental". The role the environment will play is described as "contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use of natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy".

- 3.5 Within the over-arching roles that the planning system will play, a set of 12 “core land-use planning principles” have been developed to underpin place-shaping and decision making. The 10th principle is:
- “conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations”
- 3.6 When determining planning applications local planning authorities should take account of:
- “the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - the desirability of new development making a positive contribution to local character and distinctiveness.”
- 3.7 Further to this, local planning authorities can request that the applicant should describe “the significance of any heritage assets affected, including any contribution made by their setting”. The level of detail required in the assessment should be “proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”. “Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”
- 3.8 Local planning authorities should take this assessment into account when considering the impact of a proposed development, “to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal”.
- 3.9 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.”
- 3.10 “Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any

harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”

- 3.11 However, where a proposed development will lead to “less than substantial harm to the significance of a designated heritage asset”, this harm should be weighed against the public benefits of the proposal.
- 3.12 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Regional and local planning policy

- 3.13 Regional planning policy is set out in the *Regional Planning Guidance for the South West (RPG 10)*, compiled in September 2001. Policy relating to archaeology is covered in Policy EN 3: The Historic Environment, which states:

Local authorities and other agencies in their plans, policies and proposals should:

- afford the highest level of protection to historic and archaeological areas, sites and monuments of international, national and regional importance;
- indicate that new development should preserve or enhance historic buildings and conservation areas and important archaeological features and their settings, having regard to the advice in PPG15 and PPG16;
- indicate that policies and programmes should work towards rescuing buildings and monuments at risk;
- encourage the restoration and appropriate re-use of buildings of historic and architectural value and take a particularly active role in bringing about their restoration where this would help bring about urban regeneration; and
- take account of the landscape context and setting of buildings and settlements; of building materials; and of the patterns of fields, hedgerows and walls that distinguish one area from another.

- 3.14 The Draft Regional Spatial Strategy for the South-West 2006-2026 (2006) provides further regional planning policy:

ENV1 Protecting and Enhancing the Region's Natural and Historic Environment: The quality, character, diversity and local distinctiveness of the natural and historic environment in the South West will be protected and enhanced, and developments which support their positive management will be encouraged. Where development and changes in land use are planned which would affect these assets, local authorities will first seek to avoid loss of or damage to the assets, then mitigate any unavoidable damage, and compensate for loss or damage through offsetting actions. Priority will be given to preserving and enhancing sites of international or national landscape, nature conservation, geological, archaeological or historic importance. Tools such as characterisation and surveys will be used to enhance local sites, features and distinctiveness through development, including the setting of settlements and buildings within the landscape and contributing to the regeneration and restoration of the area.

ENV5 Historic Environment: The historic environment of the South West will be preserved and enhanced. Local authorities and other partners will identify and assess the significance of the historic environment and its vulnerability to change, using characterisation to understand its contribution to the regional and local environment and to identify options for its sensitive management.

- 3.15 Local planning policy is contained in the Devon Structure Plan 2001-2016. All of these policies were saved in 2007 by Secretary of State for Communities and Local Government. Policies relating to archaeology are CO7 and CO8:

CO7 Historic Settlements and Buildings: The quality of Devon's historic environment should be conserved and enhanced. In providing for new development particular care should be taken to conserve the special historic character of settlements, the character and appearance of conservation areas, the historic character of the landscape, listed or other buildings of historic or architectural interest and their settings and parks and gardens of special historic interest and their settings;

CO8 Archaeology: Internationally, nationally and regionally important archaeological sites and their settings, whether Scheduled Monuments or unscheduled, will be preserved. Other important sites and their settings should be preserved wherever possible, and in considering proposals for development which would have an adverse impact on them, the importance and value of the remains will be a determining factor. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange

appropriate prior evaluation in advance of any decision to affect the site or area. Where the loss of an archaeological site or area is acceptable, proper provision for archaeological excavation and recording will be required.

- 3.16 These policies have not been updated or altered to reflect the recent changes in national policy for the protection and management of the historic environment which have come about since the publication of the NPPF.
- 3.17 The South Hams Local Plan, adopted in 1996 originally contained a policy relevant to archaeology, however this policy has since been deleted in March 2011. The South Hams Local Development Framework is in the process of being written, replacing the 1996 Local Plan. No policies relating to heritage have yet been adopted.



4. OVERVIEW OF THE HERITAGE RESOURCE AND A SUMMARY OF THE DEVELOPMENT HISTORY OF THE SITE AND ITS WIDER ENVIRONS

4.1 This section provides an overview of the historical and archaeological background of the study area and the area surrounding it in order to provide a better understanding of the context and significance of the cultural heritage resource that may be affected by development. This assessment then determines the significance of any affected archaeological sites (Section 5) and assesses the potential for encountering buried archaeological remains within the proposed development site and to predict their likely nature, date, extent and condition.

Summary of statutory and non-statutory designated heritage assets

4.2 No World Heritage Sites or sites included on the Tentative List of Future Nominations for World Heritage Sites (July 2010) are situated within the proposed development site or its vicinity.

4.3 A number of Listed buildings lie within the study area. The Grade II Listed Norden lies c. 40m to the north of the proposed development site. A cluster of Listed buildings is located in West Alvington c.450m to the west of the proposed development site, with a second, larger cluster located in Kingsbridge, focused c.350m to the east of the site. The Grade II Listed Woodhouse, an individual farmstead, is also located within the study area, c.410m to the south of the site. Kingsbridge Conservation Area lies c.200m to the east of the proposed development site. The Conservation Area is focused around the main street of Kingsbridge; Fore Street, which is lined by a large number of, predominantly Grade II, Listed buildings. The Grade I Listed St Edmunds Church and Grade II* Shambles also lie within the Conservation Area.

4.4 There are no Scheduled Monuments, Registered Park and Gardens or Registered Battlefields located within the proposed development site or the study area.

Summary of non-designated or potential heritage assets

4.5 Within the wider study area a limited range of heritage assets are represented. These are of predominantly medieval, post-medieval and modern date and comprise historic buildings, the remains of buildings and physical remains such as earthworks. These are listed in the gazetteer in Appendix A and depicted on Fig. 2. These are also discussed below within the context of the study area's historic and archaeological background. This section also considers the potential for the

presence of presently unrecorded archaeological remains, including deposits and artefacts, within the proposed development site.

Geology, topography and the palaeoenvironment

- 4.6 The solid geology of the proposed development site comprises sedimentary slates, siltstones and sandstones of the Devonian Meadfoot Group. Superficial deposits are recorded in the northern part of the site, along the line of a small stream which runs into the Kingsbridge Estuary. These comprise head deposits of clay, silt, sand and gravel, formed in the Quaternary period, with alluvial deposits of clay, silt, sand and gravel, in the northernmost part of the site (BGS online 2012). These deposits have potential to contain palaeolithic remains.
- 4.7 The proposed development site lies on an area of sloping land, at 30-50m Above Ordnance Datum (AOD). The slope is roughly from west to north-east, towards a small stream leading into the Kingsbridge estuary which lies c.400m to the east of the site. The site lies on the eastern slope of West Alvington Hill, which rises to c.80m to the west of the site, and on which the village of West Alvington is situated. To the north of the site the ground drops in the area of the stream, and then rises to around 100m AOD, where the small settlement of Norton is located. Beyond Kingsbridge and Kingsbridge estuary to the east and south-east a series of further hills are located, with peaks of between 80 - 100m AOD. Views from the proposed site are of Kingsbridge, the surrounding hills, valleys and scattered deciduous vegetation.

Prehistoric period (pre- AD 43)

- 4.8 The Palaeolithic covers the period from c.500,000BC-10,000BC. Palaeolithic finds within Devon have tended to be focused in the south-eastern part of the county, particularly in the gravel deposits of the Axe Valley area. However recent research carried out as part of *The Palaeolithic Rivers of Southwest Britain* project has identified Lower and Middle Palaeolithic occupation in the area to the west of the Axe valley (Brown et. al. 2008). This project has established the importance of the floodplains as routes during the Palaeolithic period, highlighting the potential for artefact deposition in these areas.
- 4.9 Palaeolithic artefacts have been recorded from alluvial deposits in the south-west, although the majority of palaeolithic finds are from fluvial, river terrace deposits. Additionally Palaeolithic artefacts have also been recorded from Head deposits.

Head Deposits are formed when soil and rocks moved down slope during the periglacial period, and are found within the northern part of the proposed development site (Scott-Jackson 2000). Artefacts are characteristically within secondary contexts in these deposits, and are not associated with in-situ occupation sites. The proposed development site, containing a band of alluvial and head deposits thus has some potential for Palaeolithic artefacts. However no such artefacts have been recorded within the site or study area, and as such this potential is limited.

- 4.10 The Mesolithic and Neolithic periods in Devon are represented primarily by flint scatters (Fitzpatrick 1999: 1). There is no evidence of activity dating to the early prehistoric periods within the site or in the wider environs surrounding the study area. As such there is considered to be very limited potential for archaeological remains dating to these periods to be present within the proposed development site.
- 4.11 During the Bronze Age, between 2400- 700 BC, upland areas of Devon were favoured for the construction of funerary monuments, represented in Devon by large numbers of barrows and cairns, particularly on Exmoor and Dartmoor (Whybrow 2010: 26). A series of barrows located c.2.7km to the south-east of the proposed development site represent Bronze Age activity in the area. These barrows are located in prominent positions on hilltops and hillslopes, overlooking the Kingsbridge estuary. The proposed development site is also situated on a slope, overlooking a stream running into the Kingsbridge estuary. However the position it occupies lacks the prominence usually associated with Bronze Age funerary remains. Additionally no evidence of Bronze Age activity has been recorded within the site or study area. As such there is considered to be very limited potential for Bronze Age funerary remains to be present within the proposed development site. Evidence of settlement in this period, as with earlier periods, is scarce. No evidence of activity dating to this period is recorded on the proposed development site, or within the study area. As such there is considered to be very limited potential for archaeological remains relating to Bronze Age activity to be present within the proposed development site.
- 4.12 The *Dumnonii Tribe* occupied Devon, Cornwall and west Somerset during the Iron Age, from 700 BC - 43 AD. Iron Age sites from across Devon comprise mainly upland hillforts, and lowland enclosed and unenclosed settlements identified primarily through aerial photography. Hillslope enclosures are also known from Devon dating to this period.

- 4.13 An Iron Age multi-enclosure hillfort has been identified c.4km to the south-west of the proposed development site. No evidence of Iron Age activity has been identified within the site or study area. Although the proposed development site is on a hillslope and in the vicinity of a stream, a possible favourable condition for Iron Age activity, the absence of any remains within the site or study area dating from this period indicates that the site has very limited potential for Iron Age activity.

Roman period (AD 43 – AD 410)

- 4.14 The nearest large Roman town was about 50km to the north-east at Exeter. Exeter was established as a Roman town in the 1st century AD, following a period as a legionary fortress, and became the capital of the *civitas Dumnoniorum*; based on the area occupied by the Iron Age *Dumnonii* (Holbrook & Bidwell 1991). No evidence of Roman occupation or settlement has been identified in the area around Kingsbridge, however a major hoard has been recorded at Plymouth c.28km to the north-west of the proposed development site. A single Roman road is recorded running southward from Exeter in the direction of Newton Abbott, recorded by Margary (1973:84; 120) as an offshoot of road 491, the main part of which ran from Teignbridge northward to Exeter.
- 4.15 A single Roman coin has been found in Kingsbridge, although the exact location of the find is not known (01). No other evidence of Roman activity has been found within the site or study area, and the baseline evidence demonstrates very limited potential for archaeological remains dating to this period to be present within the site.

Early medieval (AD 410 – AD 1066) and medieval (AD 1066– AD 1539) periods

- 4.16 The shire of Devon is thought to have come into existence around the 8th/9th centuries, as a sub-division of the Iron Age *Dumnonian Kingdom* (Higham 2008: 2). The course of a stream separating the parishes of Kingsbridge and Dodbrooke is thought to define the Saxon boundary between Stanborough and Coleridge (Fig. 2, 2). The name Kingsbridge may have derived from a bridge in this area, first mentioned in the Sorley Charter in 962AD as '*Cinges Bricge*' (Fig. 2, 3). It has been suggested that this bridge may have been located in the area of Mill Street, c.300m to the east of the proposed development site (Davies 1913:146-7). During the early medieval period a chapel (Fig.2, 4) is also thought to have been located adjacent to the site now occupied by the Grade I Listed Church of St Edmunds (List Entry No.: 1165559).

- 4.17 The origins of the settlement at Kingsbridge are disputed. Halsam (1984) has argued that the bridge (Fig. 2, **3**) is likely to have been associated with an early medieval burh (Fig.2, **7**), and that the early settlement pattern, features of which are shown on historic maps such as the 1841 map of Kingsbridge (not illustrated), is comparable with that of other early medieval burhs in the south-west. In particular he has argued that Kingsbridge may have been one of a series of defended burhs established by Edward the Elder during the 10th century to protect major rivers and the settlements which lined their banks, from attack by Viking raiders. However there have been few archaeological investigations within the area of the possible Saxon town to support these early-medieval origins.
- 4.18 The site lies within the parish of West Alvington. The manor of West Alvington is well recorded from the medieval period, however little is known of its early medieval history. A charter dating to 909AD mentions a church in this area, which may have been located on the site of the current Grade I Listed Church of all Saints (Fig. 2, **12**) in West Alvington, c. 440m to the west of the proposed development site.
- 4.19 This settlement pattern, focused around Kingsbridge and West Alvington, appears to have continued into the medieval period. West Alvington is recorded in the Domesday book as the Royal Manor of Alwintona. However Kingsbridge is not mentioned in the Domesday survey, and is thought to have been included under the manor of Norton, within Churchstowe parish, to the north of the proposed development site.
- 4.20 Kingsbridge became a borough during the 13th century (Fig.2, **7**) and was granted the right to hold markets in 1220, followed by West Alvington where markets are recorded from 1272 (Fig.2, **12**). Medieval elements of Kingsbridge are still visible in the boundaries lining Fore Street, representing the remains of medieval burgage plots recorded in excavations (Fig, 2, **33**) and visible on 1586 Plan of Kingsbridge (not illustrated). A large number of Listed buildings, lying primarily within the Kingsbridge Conservation Area, represent the development of the town from the medieval period onward (Fig. 2, **7**). Likewise Listed buildings within West Alvington represent the medieval development of this village (Fig. 2, **12, 14, 16**).
- 4.21 Other remains recorded within the study area indicate that the general pattern at this time was characterised by scattered farmsteads with agricultural land located in the areas between the village and town settlements at West Alvington and Kingsbridge.

The Grade II Listed Woodhouse, located c. 410m to the south of the proposed development site has medieval origins and represents one of the scattered farmsteads (Fig. 2, **11**). Further medieval remains within the study area include West Alvington Wood, c. 100m to the west of the proposed development site (Fig. 2, **13**). Surveys of this woodland indicate that it originated during the medieval period as an oak woodland, surrounded by embankments, with earthworks possibly representing medieval holloways running down the western side (Waterhouse 2001). A survey of the Boweringsleigh estate in 1656 listed Alvington Wood under its possessions, indicating its presence by the early post-medieval period at least.

- 4.22 The Grade II Listed Norden, which lies c. 40m to the north of the proposed development site, is dated to the 17th century (Fig. 2, **4**). The Listing description also indicates that remains of the previous Norden manor house, dating to the medieval period, are extant in this location. It has been suggested that the possible manor house may have been associated with further remains of medieval settlement, however there is little evidence to support this. No estate maps or plans survive relating to Norden.
- 4.23 The presence of a manor named Norton, in close proximity to Norden, the former c.1.1km, and the latter c.40m to the north of the proposed development site has caused confusion, particularly as the names appear to have altered over time. The name *Nortu-a* appears in a document dating from the early 12th century, referring to a mill associated with *Nortu-a*, in West Alvington, in the possession of the monks of Buckfast (Fig. 2, **42**). Although Norden is located in West Alvington, Norton, located near to the parish of West Alvington, appears to have been held by the Abbot of Buckfast in 1086, whose lands included the majority of Churchstowe parish, in which Norton is located. There are a number of references to buildings associated with the Abbot of Buckfast within the study area, including the Kingsbridge residence of the Abbots (Fig. 2, **9**), and their banqueting hall, thought to have been located on Fore Street (Fig. 2, **10**). The connections between Norton and the Abbots of Buckfast indicate that this 12th-century document is likely to refer to Norton rather than Norden.
- 4.24 The current owners of Norden have shown a keen interest in the history of the house. Their renovations of the property, including the construction of garages and other outbuildings have recorded no further remains of medieval structures, and although pottery dating from later periods has been recorded while gardening, no medieval pottery has been encountered. Although this absence of evidence is

anecdotal in nature, when considered in conjunction with the absence of any other evidence indicating medieval settlement associated with Norden, the proximity of other medieval settlements including Kingsbridge and West Alvington, and the confusion created by similar place names in the area, it appears unlikely that Norden formed a focus for a substantial medieval settlement.

- 4.25 The foci of early medieval and medieval activity appear to have been around the Fore Street area of Kingsbridge (Fig. 2, **3**, **7**), and in the location of the modern village of West Alvington (Fig. 2, **12**), with a likely individual household located at Norden. As such the potential for medieval settlement remains to be present within the proposed development site is considered to be very limited, and it appears likely that the site formed part of the agricultural hinterland to these settlements during this period. There is some potential for buried agricultural remains, such as infilled-ditches of former field boundaries.

Post-medieval (AD1540 – AD1800) and modern periods (AD1801 – present)

- 4.26 The settlements of Kingsbridge and West Alvington continued to grow during the post-medieval period, evidenced by the Listed buildings, particularly lining Fore Street in Kingsbridge, which date to this period (Fig. 2, **7**). The former harbour, evidence of which was recorded in excavations c.400m to the east of the proposed development site (Fig. 2, **34**), is thought to date to the 17th century. A series of structures recorded in this area date to the 17th and 18th century, and are thought to relate to trade based around the harbour (Fig. 2, **17**, **18**, **19**), and attest to the further development of Kingsbridge during this period. Historic maps such as Donns 1757 Map of Devon record these settlements, and indicate that there was no settlement within the proposed development site at this time.
- 4.27 Historical documents dating from the beginning of the post-medieval period onward make reference to the manor of Norden/Nordon. A number of these documents relate to land in the manor of Norden, including fields and meadows which appear to have been leased to different individuals, with the earliest records indicating the presence of the manor of Norden from 1556. None of these historical documents refer to settlement other than the manor house itself.
- 4.28 The current structure named Norden, built during the 17th century, is thought to have been the dower house for the Grade I Listed Boweringsleigh (List Entry No. 1170092), located c.1.1km to the north-west-west of the proposed development site. This association appears to have originated during the latter part of the 19th century,

when Fox (1874:110) records that a Mrs Ilbert, mother of W. R Ilbert, owner of Boweringsleigh, resided in Norden. It is notable that Boweringsleigh underwent large scale restorations between 1868- 73, and that a lodge is recorded on the 1906 Ordnance Survey map (Fig. 2, **6**), on the edge of Kingsbridge, at the entrance to a private road leading from Kingsbridge to Boweringsleigh, via an entrance to Norden. The 1841 Tithe Map of West Alvington (Fig. 3) indicates that previously this route had been a pleasure walk leading toward Kingsbridge from Norden, and had not extended toward Boweringsleigh. These developments indicate a redevelopment and expansion of the Boweringsleigh estate took place during the latter part of the 19th century, which included the addition of Norden to the estate, and the connection of this house to Boweringsleigh by a road connecting both with Kingsbridge.

- 4.29 The 1841 Tithe map (Fig. 3) shows the proposed development site as a series of fields, characterised by Devon County Council (2006) as modern enclosures adapting post-medieval fields. A structure, named as a linhay (Fig. 2, **43**; Fig. 3), is recorded within the western part of the proposed development site, testifying to the continued use of the site as agricultural land. The Tithe map also records a series of field names within the proposed development site containing the word 'park', namely Church Park (Fig. 2, **15**), Western Norden Park and Eastern Norden Park and Noin tenement/park. The former may represent the former site of a church, or church holdings. No earthwork remains relating to former structures were observed during the site visit, or on aerial photographs of the area. Additionally the proximity of this part of the site to West Alvington church, c.440m to the west (Fig. 2, **12**), indicates that it is unlikely that the site would have been occupied by a church, with another in such close proximity. By the same token the proximity of West Alvington church suggest the likelihood that church lands would lie in this area, and as such it appears likely that the place name 'Church Park' within the proposed development site refers to church lands.
- 4.30 The names Noin tenement/park, Western and Eastern Norden Park likely indicate enclosed areas of land, either for hunting animals, as pleasure grounds or representing fields. The latter definition is common in the south-western counties (Field 1989:160;272). The Tithe map shows a trackway, named as walk and used as pleasure grounds running through the northern part of the proposed development site (Fig 3). As such it is possible that the names Western and Eastern Norden Park were used as pleasure grounds at this time, associated with Norden. However both areas are also noted to be arable land, indicating a possible dual function.

- 4.31 The succession of Ordnance Survey maps indicate little change to the proposed development site, with the exception of a reduction in the number of field boundaries over time (Figs. 4-6), and the presence of a well (Fig. 2, **42**) recorded on the 1906 Ordnance Survey map only (Fig. 5). No remains relating to this well were observed during the site visit.
- 4.32 A series of modern features and structures are located within the study area, including a lime kiln (Fig. 2, **26**), South Devon Ropery and associated buildings (Fig. 2, **23, 24**), gasworks (Fig. 2, **29**), two workhouses (Fig. 2, **21, 22**), the former of which is Grade II Listed, and the Grade II Listed Redford Court. Toward the latter part of the 19th century Kingsbridge Branch Railway was constructed. The railway curved around the western side of Kingsbridge, and bordered the eastern part of the proposed development site (Fig. 2, **27**), with the station located c.50m to the east (Fig. 2, **28, 36**).
- 4.33 Other additions were made to Kingsbridge during the 20th century, including the cattle market (Fig. 2, **30**) and an unlocated toll house (Fig. 2, **32**). During the Second World War Kingsbridge was the target for a bombing raid in January 1943, evidence of which remains as bomb damaged buildings, and a possible bomb crater identified during the assessment of land c.150m south of the proposed development site prior to the construction of Kingsbridge College (Fig. 2, **39**). A loopholed wall, designed to allow weapons to be inserted through walls, has also been recorded within the study area (Fig. 2, **31**).
- 4.34 In summary it appears likely that the proposed development site continued to be used as agricultural land during the post-medieval and modern periods. There is potential for below ground remains relating to a lincay (Fig. 2, **43**) recorded on the 1841 Tithe Map and a well (Fig. 2, **42**), recorded on the 1906 Ordnance Survey map, both of very limited heritage interest, to be present within the proposed development site. Additionally below ground remains relating to removed field boundaries and a trackway within the northern-most part of the site may survive. These potential remains are anticipated to be of little heritage interest.

5 STATEMENT OF SIGNIFICANCE

Known heritage assets

- 5.1 No known heritage assets are recorded within the proposed development site.

Setting of Listed buildings

- 5.2 A large number of Listed buildings lie within the study area. The majority of these are Grade II Listed, and lie within and in close proximity to the Kingsbridge Conservation Area, c. 200m to the east of the proposed development site (Fig. 2, **8, 18, 19, 25**). A single Grade I Listed building, namely St Edmunds Church, and a single Grade II* Listed building, the Shambles, also lie within the Conservation Area and study area. A second cluster is located in West Alvington (Fig. 2, **12, 14, 16**) c. 350m to the west of the proposed development site. As with Kingsbridge the majority are Grade II Listed, however the Parish Church is a Grade I Listed building and Pays Cottage is a Grade II* Listed Building. Woodhouse Farm (Fig. 2, **11**) and Norden (Fig. 2, **5**) represent individual Grade II Listed buildings within the study area.
- 5.3 The significance of the Grade II Listed Norden is derived primarily from the fabric of the building. Setting also makes a contribution to the significance of Norden. Within the Grade II Listed building's immediate setting are courtyard areas, its associated outbuildings which have in places incorporated earlier structural remains into modern buildings, such as garages, gardens and a driveway. The wider setting of the Listed building comprises agricultural land which surrounds Norden's garden areas. The fields comprising the proposed development site have been associated with Norden, being named as part of its estate in the 1841 Tithe apportionment of West Alvington. Additionally there is some, limited, intervisibility between the proposed development site and the Listed building, in particular from the northern part of the western field of the proposed development site, which overlooks Norden (Figs. 7, 8). Therefore the fields comprising the proposed development site are considered to contribute to the wider setting of the Grade II Listed Norden.
- 5.4 The historic core of Kingsbridge, containing a large number of Listed buildings, lies within the Kingsbridge Conservation Area. The significance of the Listed buildings is derived primarily from their individual fabrics, however setting also makes a contribution to their significance. The immediate setting of each Listed building within Kingsbridge, and the Conservation Area, comprises the other Listed and non-listed buildings within Kingsbridge, which represent the development of the town

from the medieval period onward. Additionally the streets onto which the Listed buildings front, including Fore Street, Mill Street, Bridge Street, Church Street and Ebrington Street also contribute to the immediate settings of the Listed buildings. The wider settings of the Listed buildings and Conservation Area also make a minor contribution to their significance. The wider settings of the Listed buildings comprises the modern development within and around Kingsbridge, and agricultural land beyond, in which the site is included. There is intervisibility between the Conservation Area, containing many of the Listed buildings, and the western part of the proposed development site (Fig. 9). There is no intervisibility between these Listed buildings, the Conservation area, and the eastern part of the proposed development site. The fields comprising the site make a minor contribution to the wider agricultural setting of Kingsbridge Conservation Area, and the Listed buildings within Kingsbridge.

- 5.5 The significance of the Listed buildings within West Alvington is derived primarily from their fabric, however setting also makes a contribution to their significance. In the case of the Grade I Listed Parish Church the graveyard, containing Grade II Listed gravestones contributes to the setting of the building (Fig. 2, **12**). The village setting, including other Listed buildings, which represents the development of West Alvington from the medieval period onward, also contributes to the settings of the Listed buildings. Additionally agricultural land surrounding the village, and thus the Listed buildings, also contributes to their wider settings. Modern development has taken place in the area, previously characterised by agricultural land, between West Alvington and the proposed development site. There is no shared intervisibility between the Listed buildings in West Alvington and the proposed development site. The fields comprising the proposed development site are not considered to contribute to the significance of any of the Listed buildings within the study area in West Alvington.
- 5.6 The Grade II Listed Woodhouse (Fig. 2, **11**) is a farm with outbuildings. It is from the fabric of these Listed buildings that the heritage asset derives its primary significance, however setting also makes a contribution to its significance. The immediate setting of Woodhouse comprises farmyards and other associated structures. The wider setting of Woodhouse is the agricultural landscape. There is no shared intervisibility between the proposed development site and the Listed building. The fields comprising the proposed development site are not considered to contribute to the significance of the Grade II Listed Woodhouse Farm.

Potential buried archaeological remains

- 5.7 The proposed development site, containing a band of alluvial and head deposits has some limited potential for Palaeolithic artefacts. No prehistoric remains are recorded within the site or study area, and there is considered to be very limited potential for remains of this date to be present within the proposed development site. Likewise only a single Roman coin has been recorded within the study area, and the proposed development site is considered to have very limited potential for Roman remains to be present.
- 5.8 The site appears to have been in agricultural use from at least the medieval period, and is likely to have formed part of the agricultural hinterland of Kingsbridge and West Alvington, and in particular associated with Norden. No earthworks or cropmarks indicative of below ground settlement remains were observed within the proposed development site. Therefore there is considered to be very low potential for medieval and later settlement remains within the proposed development site. Potential below ground remains relating to a linhay and well shown on historic maps are likely to be of very limited heritage interest. There is also potential for further below ground agricultural remains dating from these periods to be present within the proposed development site. Any such remains are likely to be of little heritage interest.



6 IMPACT ASSESSMENT

Summary of development proposals

- 6.1 Construction operations to build new housing within a greenfield site typically require piecemeal but extensive below ground disturbance. Often this will involve the excavation of trenches for building foundations, service runs and larger areas of topsoil stripping for new road construction. In nearly all cases these operations would damage or remove any surviving buried archaeological remains. The steep topography of parts of this site will also require terracing prior to the construction of housing. This terracing will be associated with extensive areas of below ground disturbance.
- 6.2 Equally, new development could impact upon the setting of historic buildings, scheduled monuments and the historic landscape.

Assessment of potential impacts

- 6.3 No World Heritage sites, Scheduled Monuments, Registered Parks and Gardens or Battlefields were identified by the baseline survey within the site or study area.
- 6.4 The fields comprising the proposed development site are considered to contribute to the wider agricultural setting of the Grade II Listed Norden, and also to make a minor contribution to the wider agricultural setting of the Listed buildings within Kingsbridge, and Kingsbridge Conservation Area. The development proposal would not affect the fabric and immediate settings of these heritage assets, from which they derive their primary significance. It is anticipated that the proposed development would adversely alter part of their wider agricultural setting. However, as the development will not physically impact upon the buildings, or affect their immediate setting, it is not considered that development is likely to lead to 'substantial harm' to Norden, or the Listed buildings within Kingsbridge, and Kingsbridge Conservation Area as defined by National Planning Policy Framework (NPPF; paragraph 133). NPPF (paragraph 134) states that '*where a development proposal would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal*'. .
- 6.5 Below ground remains relating to a well and linhay, both of very limited heritage interest, may survive within the northern end of the western field of the proposed development site. The masterplan indicates that building works will not take place

within this area, which will be used for footpaths and public open spaces. As such the masterplan indicates that these heritage assets will not be impacted upon.

- 6.6 The Devon County Archaeology Service has concurred that the site is of little archaeological interest, stating *'The topography of the site, as well as the documentary evidence (particularly that relating to the previous confusion/conflation of Norden / Norton) all points to a low archaeological potential here. and I will not recommend any further archaeological work is carried out.'*

Summary conclusions

- 6.7 In summary, it is the conclusion of this assessment that the proposed development would not conflict with national or local policy regarding the safeguarding of heritage assets. Furthermore, and based on current evidence, there are no constraints pertaining to heritage assets that would preclude the proposed development.



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APPENDIX A: GAZETTEER OF RECORDED HERITAGE ASSETS AND OTHER ELEMENTS OF THE HISTORIC ENVIRONMENT

No.	Description	Period	Status	NGR (all SS)	DHER ref. NMR ref. EH ref.	Major Source
1	Roman Coin found at Kingsbridge. Exact location unknown.	Roman	-	73 44	MDV58851	DHER
2	Saxon boundary between Stanborough and Coleridge which was preserved in the parish boundary between Kingsbridge and Dodbrooke in the 19th century, was defined by a stream.	Early- medieval		7360 4474	MDV61347	
3	Kings Bridge. Possible site of 10 th century Kings Bridge mentioned in the Sorley charter dating to 962 AD as ' <i>Cinges Bricge</i> '.	Early- Medieval	-	734 441	MDV42863	
4	Site of former Early Medieval Chapel, built by the monks of Buckfast.	Early- Medieval	-	7341 4440	MDV30057	DHER
5	Norden, remains of former manor house to the east of Norden. Current house is dated to 17 th century, with remains of the previous Norden manor house extant as ruined stone and cob walls, dated to the medieval period.	Medieval/ Post Medieval	Grade II	7288 4416	MDV7260/ 444524	DHER / EH
6	Former L shaped Lodge at the edge of the former driveway to Norden and Boweringsleigh. Shown on historic maps and demolished in the late 20 th century.		-		MDV21803/ 444572	
7	Kingsbridge became a borough during the 13th century. Kingsbridge was carved out of Churstow parish circa 1220, when the market was granted. The lands of Churstow parish equated roughly to the Domesday estate of Norton held by the Abbot of Buckfast in 1086. It is thought to be one of a system of burghs in southern England established by Edward the Elder, possibly as a defended or fortified burh from the 10 th century	Medieval	-	734 443	MDV21807 1520295	
8	Historic core of Kingsbridge including church, and buildings representing the development of the town from the medieval period onward. The town core is a conservation area, in which a large number of listed buildings lie. Medieval burgh plots are visible in the layout of the town along Fore Street.	Medieval onward	Conservation Area with Listed buildings.			DHER / EH
9	Abbots Banqueting house. The banqueting house of the Abbot of Buckfast is said to have stood towards the top of Fore Street, according to Hawkins (1819). The exact site has not been located, and it appears that the HER places the banqueting house at 73 44, adjacent to the proposed development site. This reference is unlikely to be correct as it does not lie along Fore Street	Medieval	-	73 44 (?)	MDV7270	DHER
10	No 20 Fore Street was probably the town residence of the Abbot of Buckfast, dating to the 15 th century. The high status of the	Medieval	-	7343 4420	MDV7255	

	building is suggested by the remains of an elaborately decorated chapel and other features recorded in the 19th and early 20th centuries. Located within the Conservation Area, not Listed.					
11	Woodhouse. Woodhouse Farm is now a Grade II Listed building, with Grade II Listed barn, linhay and stable. The farmhouse dates from the 19 th century, however a settlement in this location is known from the 14 th century, when <i>Wodehous</i> is first mentioned.	Medieval/ Modern	Grade II		MDV 69852; 69850; 69851; 90660; 91138	DMR / EH
12	West Alvington. Recorded as a medieval manor of Alwintona in the Domesday book. A market is recorded in the settlement from 1272. The parish church (of all saints) has 13 th century origins, is Grade I Listed, and may lie on the site of an earlier church mentioned in a Charter dated to 909 AD. A series of heritage assets, including gravestones, a rood Screen and commemorative monuments are associated with the church. The former are Grade II Listed	Medieval/ early medieval (?)	Grade I/II		MDV16114;2 1808;7229; 7230;7231; 7232;7233; 91139; 91135	
13	West Alvington Wood appears to have originated as an oak woodland, likely during the medieval period, surrounded by heavy banks. The western part of the woodland is associated with holloways, of likely medieval date. The woodland was subsequently expanded to the west and north.	Medieval		7241 4417	MDV78747	
14	Post office and manor house (?) in West Alvington. House and shop may originally have been associated with adjoining almshouse/church house. Probably early C16 or slightly later,	Medieval/ post- medieval	Grade II		MDV91140;	
15	Area of land named as 'Church Park' on the Tithe Map falls within the proposed development site, and may indicate the presence of a former church, or church lands.	Modern	-	7285 4404	MDV36523	
16	Old Stones School and Pays Cottage. Pay cottage is a 16th century building. It appears to have combined the function of church house and alms house, and was later used as a poorhouse.	Medieval/ Post- medieval	Grade II*	7244 4383	MDV7235/ MDV90955/ 444546	
17	Kingsbridge former harbour, associated with Squares Quay and Dodbrook Quay. These features are shown on maps from 1841, though may be earlier. A rectangular building associated with the quay may be a 17 th century warehouse, indicating post-medieval origins for the quay	Post- medieval (?)		7352 4405	MDV7253; 63970; 76163;	
18	Quay House, Ilbert Road, Kingsbridge. Grade II Listed building dated to 1789, was originally set within its own grounds.	Post- Medieval	Grade II		MDV24291	
19	Cottage dating to the 17 th century, possible associations with trade etc at the estuary head. Grade II Listed building	Post Medieval	Grade II	7350 4401	MDV24302	

20	Disused Post Medieval Lime Kiln	Post-medieval		4391 2 4916 6	432309	
21	Former Kingsbridge Union Workhouse, built 1830s, stone with brick window facings. Parts of main and south ranges survive, in residential and commercial use. Lies outside of the Conservation Area	Modern	Grade II	7316 4433	MDV24304 1436979	
22	Before Dodbrooke became part of Kingsbridge Union in 1834, a workhouse was located where Boxhill stood in the mid-late 19th century	Modern	-	7365 4396	MDV51270	
23	'Rope Walk' shown to north of west end of Mill Street. Possibly connected with binding rope, following introduction of steam power in 1830's. South Devon Ropery shown on historic maps	Modern (?)	-	7330 4421	MDV63972/ MDV51269/ 1305166	
24	Three buildings at the end of the rope walk, possibly dating from c.1830's, connected with the introduction of steam power.	Modern	-	7327 4425	MDV80440	
25	Redford Court. Mid 19th century two storey house, twin gables to entrance front and also to garden front, with unusually elaborately carved bargeboards.	Modern	Grade II	7320 4424	MDV24303	
26	Limekiln shown on 1841 parish map	Modern		7353 4388	MDV 52837	
27	Kingbridge Branch Railway. The Great Western Railway's Kingsbridge branch was opened on 19th December 1893, after an attempt to open the line failed in the 1860's through lack of capital. Passenger traffic declined after about 1935	Modern	-	7325 4407	444712	
28	A former railway station built of coursed rubble stone with quoins and two stone axial ridge chimney stacks. The station opened in 1893 as the terminus of the GWR Kingsbridge branch line	Modern	-	7321 3 4405 8	1468995	
29	Gasworks shown on 19th century maps, on the west side of Union Street. Moved to opposite side of road by early 20th century.	Modern	-	7332 4415	MDV63973	
30	Kingsbridge Cattle Market, in used from the 1930's onward.	Modern	-	7347 4379	MDV 55335	
31	A Second World War loopholed wall located to the west of the centre of Kingsbridge overlooking Link Road and adjacent to council flats. The wall was possibly once part of a building had the loopholes inserted sometime between 1940-41.	Modern	-	732 443	1429359	
32	Toll House, Kingsbridge, exact location not known.	Modern	-	734 440	MDV7227	
33	Excavations. Burgage Plot to the rear of 20 Fore Street, Kingsbridge. Burgage plot at the rear of the medieval house purported to be the town residence of the Abbot of Buckfast. The land may have been farmed by the monks of Buckfast.			7340 4418	EDV4148/ 1507010	

34	Archaeological Watching Brief on Groundworks at the Quay Travel Site, Kingsbridge, South Hams. The foundations of a building shown on late 19th century maps were revealed on the south-west and south-east sides. Monitoring of redevelopment groundworks recorded elements of the post-medieval quayside. Information from OASIS Online Form.			7347 4407	EDV4574/ 1448043	
35	Building Survey and Cartographic Study of The Quay Travel Centre Site Kingsbridge Devon			7347 4407	EDV4575	
36	Historic Building Recording of Kingsbridge Station			7320 4405	EDV5307/ 1492283	
37	Archaeological desk based assessment of the former SWW depot, the quay, Kingsbridge			7358 4406	1395019	
38	Assessment carried out in advance of proposed residential redevelopment at the site of former fusion nightclub. Information from OASIS Online Form. Marked in the wrong location by NMR			7334 4412	1469041	
39	Archaeological Assessment of Kingsbridge Community College, Kingsley Road, Kingsbridge			7312 4383	1491649	
40	Watching Brief on Tesco Site, Poplar Drive, Kingsbridge. Found alluvial deposits relating to post-medieval and modern flooding, with otherwise modern deposits. Some residual medieval pottery was found.			7330 4441	EDV5624	
41	Kingsbridge Mill. The most recent building was demolished in the 20 th century. A mill had stood in this area from the medieval period onward, with records first indicating its existence from 1314. It was owned by the Abbott of Buckfast Abbey. The mill was associated with a tidal mill pool, thought to be located at the western end of Mill Street, covering the southern part of Union Road	Medieval - Modern	-	7346 4415	MDV7254	
42	Well. Shown on the 1906 Ordnance Survey map within the proposed development site. Not shown on later/earlier maps	Modern			-	
43	Linhay shown on 1841 Tithe Map within the proposed development site. Not shown on later maps	Modern			-	



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PROJECT TITLE

West Alvington Hill, Kingsbridge
Devon

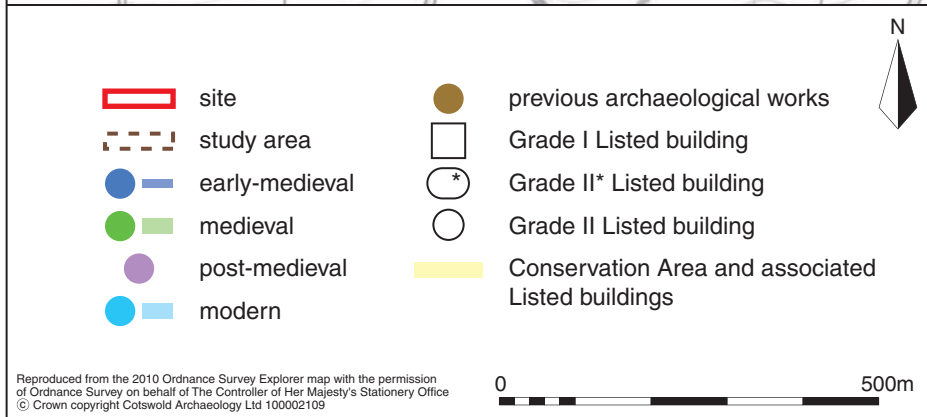
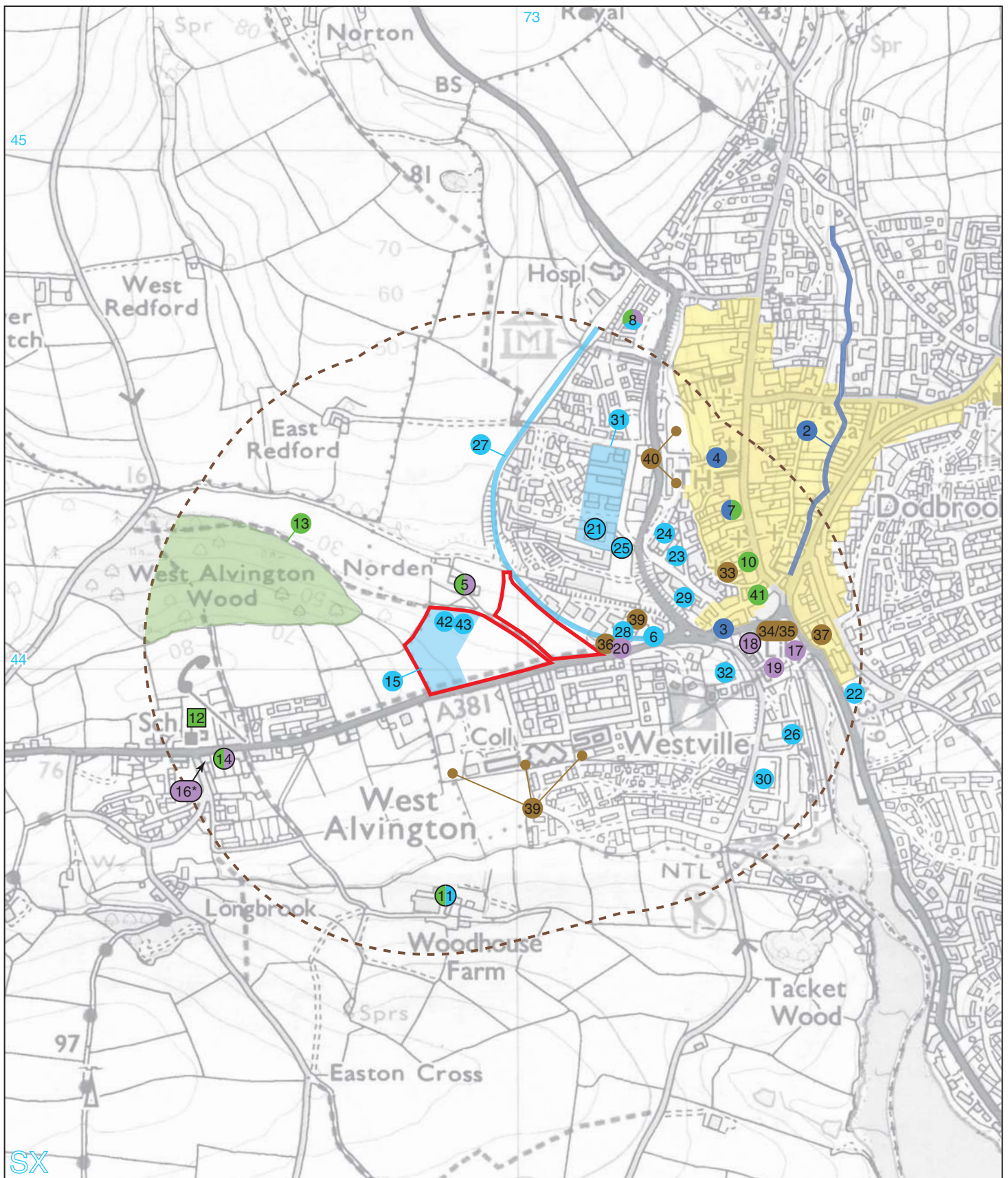
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APPROVED BY PJM SCALE@A4 1:25,000

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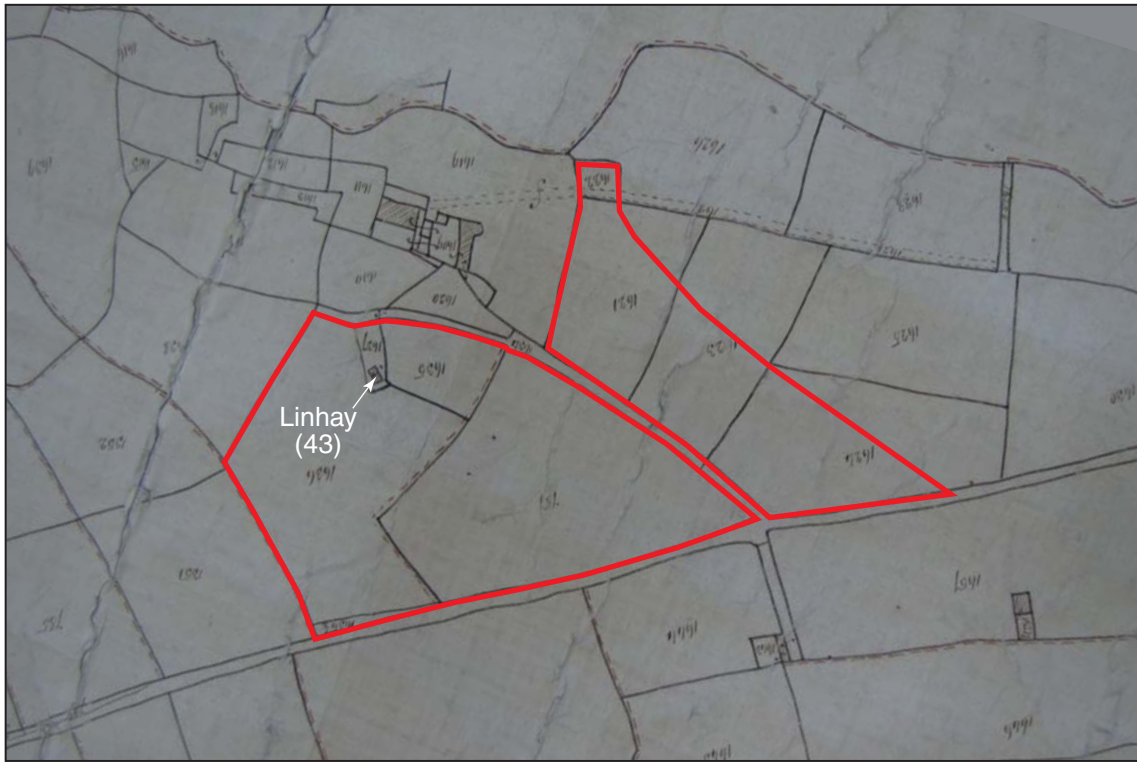
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 West Alvington Hill, Kingsbridge
 Devon

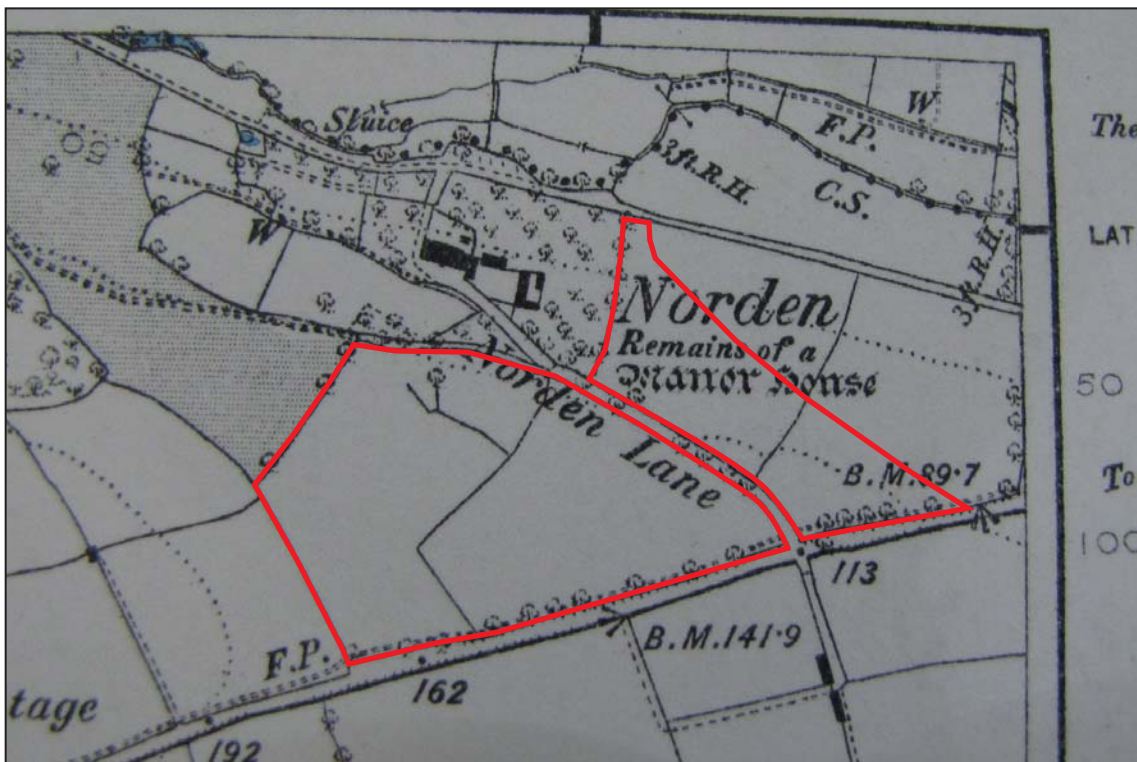
FIGURE TITLE
 Recorded heritage assets

PROJECT NO. 4008	DATE 24-10-2012	FIGURE NO. 2
DRAWN BY LG	REVISION 00	
APPROVED BY PJM	SCALE@A4 1:10,000	

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3



4

3 Extract from the 1841 Tithe Map of West Alvington

4 Extract from the 1889 First Edition Ordnance Survey map



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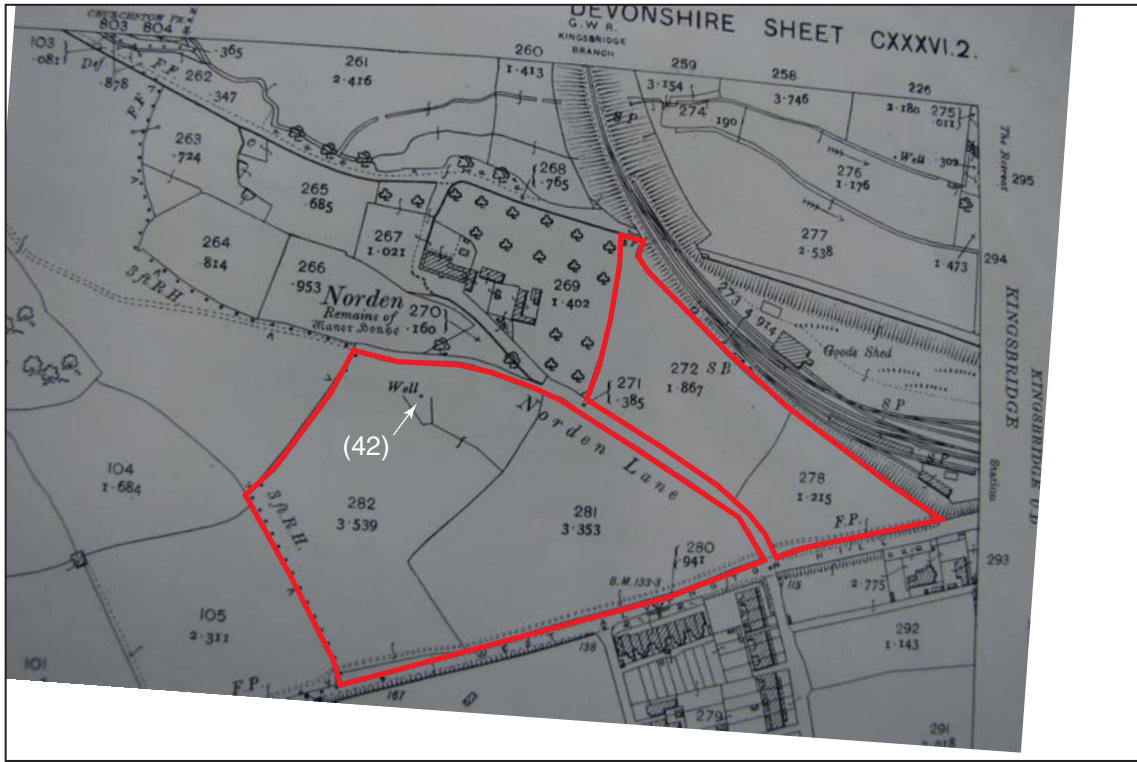
PROJECT TITLE

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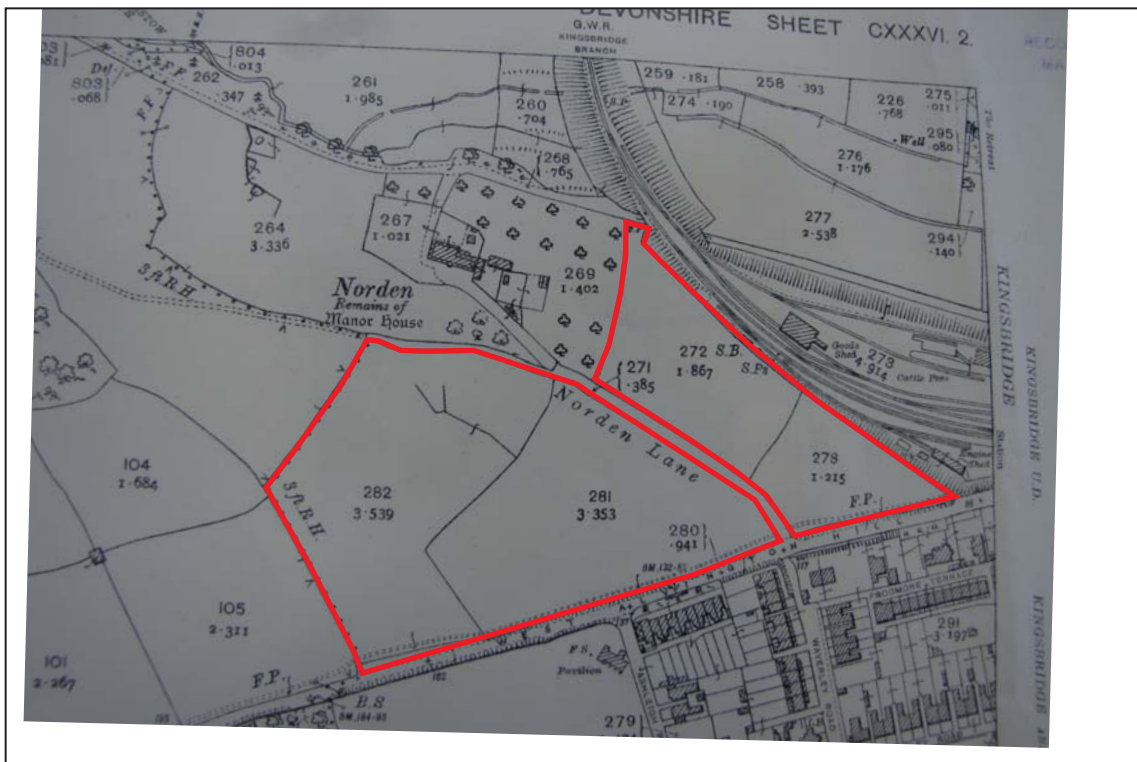
FIGURE TITLE

Historic maps

PROJECT NO.	4008	DATE	24-10-2012	FIGURE NO.
DRAWN BY	LG	REVISION	00	3 & 4
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5



6

5 Extract from the 1906 Ordnance Survey map

6 Extract from the 1936 Ordnance Survey map



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FIGURE TITLE

Historic maps

PROJECT NO.	4008	DATE	24-10-2012	FIGURE NO.
DRAWN BY	LG	REVISION	00	5 & 6
APPROVED BY	PJM	SCALE@A4	1:4000 (approx.)	



7



8

7 View to the south showing limited view towards the proposed development site from Norden (left)

8 View to the north showing the view of Norden from the north-western part of the proposed development site



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FIGURE TITLE

Photographs

PROJECT NO. 4008 DATE 24-10-2012
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FIGURE NO.

7 & 8



9 View to the north-east showing distant views of the Kingsbridge Conservation Area and associated Listed buildings



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FIGURE TITLE

Photograph

PROJECT NO.	4008	DATE	24-10-2012	FIGURE NO.
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APPROVED BY	PJM	SCALE@A4	N/A	