

EAGLE YARD, TUDOR STREET, EXETER

(NGR SX 91604 92292)

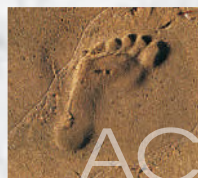
Results of for desk-based assessment, historic building appraisal
and archaeological monitoring and recording

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On behalf of:
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archaeology

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Summary

An archaeological desk-based assessment including an historic building appraisal and monitoring of the excavation of geotechnical pits in Eagle Yard, Tudor Street, Exeter (NGR SX 91604 92292) was conducted by AC archaeology in February 2014. The work was requested by Exeter City Council to determine the presence of below-ground archaeological deposits on the site and to determine the significance of such remains and of the standing buildings.

The site is partially situated over the Higher Leat – a medieval watercourse. Excavations and recording on the adjacent site have identified, beneath later structures, associated wood and stone remains dating from the period AD 1290-1470 onwards, and it is reasonable to predict that these continue into the present site. The historical sources indicate that the site of Eagle Yard was first settled in the 17th century with activities involving the cloth industry adjacent to the Higher Leat on Exe Island. Prior to this date the site may have had other uses, such as for agriculture. Buildings 3 and 4 may be related to dyeing, and are recorded in a 1772 inventory. There is a possibly original staircase in Building 3. No evidence for dyeing was recovered in the geotechnical investigation, but such remains may be present elsewhere within the yard and under the standing buildings.

From the mid-19th century to the early 20th century the site was an iron foundry. Building 1 and part of Building 2 were constructed as part of the foundry complex, the latter replacing an earlier structure; their design as large open-plan, single-storey structures is typical of foundry buildings. There is no evidence of any original fixtures or fittings within these buildings. Part of the foundry was demolished in the 20th century, and remains of this building, including internal features, survive below ground. Further features may survive beneath the standing buildings.

1. INTRODUCTION (Fig. 1)

- 1.1 This report concerns the area and buildings of Eagle Yard, Tudor Street, Exeter. A programme of archaeological work was requested by Exeter City Council to determine the presence of below-ground archaeological deposits on the site and to determine the relative significance of such remains and of the standing buildings. Guidance on the scope of works was provided by the City Archaeology Officer. This document will form part of the supporting information for a forthcoming planning application for redevelopment of the site. Detailed proposals for the development have not yet been drawn up.
- 1.2 The work was commissioned by Barrie Simons and Associates and was undertaken by AC archaeology on the 6th–7th February 2014. It included a desk top study of existing information and historic sources, a rapid survey and appraisal of the existing buildings, and the monitoring and recording of geotechnical test pits undertaken by Card Geotechnical Ltd. The latter was carried out in accordance with a Written Scheme of Archaeological Work prepared by AC archaeology (Passmore 2014).
- 1.3 The development site is situated on the northeast side of Tudor Street on the floodplain of the River Exe, southwest of the historic walled city (NGR SX 91604 92292). It comprises the side and rear ranges set around a courtyard. The rear range is partially constructed over the Higher Leat – a watercourse documented from the 12th century. It is located at a height of approximately 9.50m aOD. Within the yard, the ground surface drops from 9.45m aOD (north end) and 9.30m aOD (east end) down to 8.60m adjacent to the arch and 7.78m on Tudor Street. North of the leat, the ground level is some 4–4.5m higher than the yard. The underlying geology is Interbedded Carboniferous Mudstone and Siltstone of the Crackington formation overlain by Quaternary alluvium of clay, silt, sand and gravel (British Geological Survey website).

2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Figs 2-8; Plate 1)

- 2.1** The floodplain of the River Exe below the city grew up as an industrial suburb during the medieval and post-medieval periods. The city industries which required water power, such as milling, fulling and dyeing, were concentrated here, as were noxious activities such as tanning. Water was supplied via a series of leats taken off the north side of the river. The longest, Higher Leat, is situated on the edge of the floodplain and may have Late Saxon origins. The Lower Leat is documented from the 14th century. Tudor Street developed during the early post-medieval period, generally from the southeast to the northwest. Properties close to Exe Bridge are depicted on late 16th- and early 17th-century maps, whereas those to the northwest developed from the second half of the 17th century (see Figs 2-4). A surviving property of this date – The Tudor House, a 17th-century Grade II* listed property (National Heritage List No. 1266938) – abuts the western side of the development site. The Exeter City Council HER listing for this property is as follows:

“A mid-late 17th century house, probably built c.1660, of four storeys over cellars; roof parallel to the street. Since the building is largely of brick, a date after the Civil War is likely (Cherry and Pevsner 1989, 424; contra Portman 1966, 90, and others who date this to the earlier 17th century, or even into the 16th century). Plan of two rooms to each floor, axial arrangement, with chimney stacks in the north and east walls. No internal original features survive, and the façade is the most interesting part of the building. An ovolo moulded mullioned window in the south room on the ground floor, and two further windows on the first floor (here supported by brackets), all are of five lights. Continuous pentice over first and second floors (one of the few surviving examples of a feature once common in 17th century Exeter houses: cf., for example, the many instances among the drawings of houses by Crocker 1886). The decorative slate hanging is also a unique survival in Exeter.”

- 2.2** Excavations immediately northwest of the site have uncovered evidence for 17th-century houses as well as later industrial activity including possible evidence for fulling. Behind the houses stone, timber and wattle revetments to the Higher Leat were also exposed (Fig. 2). Timber repairs to the Leat have produced radiocarbon dates of 1380-1470. Further along Tudor Street late 17th- or early 18th-century buildings were used for dying cloths, later housing a brewery and veterinary surgeons (Passmore *et al.* 2009). Beyond this, 17th-century remains of Bonhay Mills have previously been excavated (Mayes and Hardy 2004).

3. DOCUMENTARY HISTORY (Figs 3-8)

- 3.1** The site lies in the former parish of St Edmund on the Bridge and formed part of the medieval manor of Exe Island, which was owned by the Courtenay Earls of Devon until the confiscation of the assets of Henry Courtenay by the Crown in 1538; it was subsequently granted to the City Chamber in 1550. No medieval document related specifically to the site is known, and the survival of the parish documents is poor when compared to the inner city parishes. The proximity of the Higher Leat made the area attractive to dyers, since the Chamber was agreeable to washing bridges being erected over the leat on payment of an annual acknowledgement. The account of the manor for 1562-3 reveals that there were then six bridges; four of those renting them can be identified as dyers.
- 3.2** Hooker's 1587 map of Exeter (probably surveyed c. 1584-5) shows a terrace of five buildings apparently aligned on the street frontage later to become Tudor Street (Fig. 3). This map is a perspective view and at first sight it appears that two or three properties forming the northwest end of a terrace may be on the site of Eagle Yard, but this is cast into doubt by Robert Sherwood's early 17th century (c. 1625-1638) detailed map of Exeter (Fig. 4) which shows the five houses of the terrace adjoined to the northwest by a cluster of five properties which create a block of buildings that change the form of the street frontage, giving the distinct bulge or dog leg that is distinctive of the urban morphology today (cf. Passmore *et al.* 2009, fig. 2b). This would suggest that the first buildings on the site are the block illustrated on Sherwood's map.

At this time, one of the occupiers may have been 'Zachary Wills, dyer' identified in a deed of 1633 as possessing land adjacent to the north of the cluster of buildings (ECA Misc. Roll m.9a). In 1599-1600 Wills was paying the Chamber rent for two bridges (Accounts of the Manor of Exe Island), although their precise positions are unknown.

- 3.3** In early documentation it is often unclear which specific property on Exe Island is being described. Advertisements for dyers' premises were present in Exeter newspapers from 1776, when Mrs Mitchell's dyehouse, dwelling house, warehouses, washing bridge, court and large garden in Exe Island were offered to let (*Trewman's Exeter Flying Post* 13.9.1776 3b). This gives a good indication of the type of holdings on the Island at this time and the role of at least some of the bridges over the leat. The City Chamber's Map Book, produced in 1758, shows two large bridges (numbered 37 and 38) crossing the leat in the location of the Eagle Yard site (*Exeter City Archives* Book 58, Map 3, properties 37 and 38; Fig. 5). Tudor Street is here named *Tudor's Lane*. The accompanying apportionment lists the lessee of bridge 37 as Thomas Northmore (who also rented the neighbouring bridge, no. 36, to the northwest) and that of bridge 38 as William Fryer. 'Merchant and dyer' William Fryer is found in a fire inventory dated 1772 which mentions a dwelling above a gatehouse on Tudor Street and most probably relates to our site. The full inventory (Chapman 1978, 51) reads:

"Dwho. [dwelling house], offices and outhos adj., stone, brick, plaster and slated £400; Hshld gds £500; China and glass £100; Plate £100; Utensils, stk and gds therein £1,200; Ho. in own tenure, brick, plaster and slated £200; Cellar, room over, ware rooms, stable and offices, weather boarded £400; Pressho. rooms adj, and little office £350; Ho. room over the Gateway in Todders Land [Tudor Street] in tenure of J. Dunsford, pressman £250; Ho. and wareho. under it, stone, brick and slated £200; Utensils, stk and goods therein £1,500; Ho. fronting the Island wareho., scarlet dyeho. on the right hand, dyeho. at the end, wareho. and dyeho. brick, stone, timber and slate £400; Utensils, stk and gds therein £1,500. All in the Island in the West Gate of the city."

- 3.4** After 1758 there was no large scale map of Exeter until that of John Coldridge in 1819 (Fig. 6). This is damaged and not particularly clear, but appears to show that the bridges over the leat had been replaced by buildings. The incipient form of the Eagle Yard can be seen in this map. Sadly, the buildings are not labelled, although the neighbouring building to the northwest is marked as a 'James Worthy's Dye House'. This may latterly have become a malt house (Passmore *et al.* 2009).
- 3.5** A detailed Valuation of the City was made in 1838. The highest-rated property, at £70, on the north side of Tudor Street was the large front dwelling house (which is presumably The Tudor House), dye house and associated buildings of the dyers Samuel Poole and his son (*Valuation...* 1838, 23).
- 3.6** By the late 19th-century Ordnance Survey (OS) maps indicate that the street frontage of the site consisted of six properties. Beginning from the southeast was Eagle House, which was joined to the next property, The Tudor House, over an arch between them. Adjoining The Tudor House were four narrow terrace dwellings identified on the 20th-century OS maps as 1-4 Tudor Street. To the rear of the street frontage is a sub-square yard, with, going clockwise from the arch entering from Tudor Street, two small buildings adjoining the rears of The Tudor House and 1 Tudor Street. Creating an L-shape and making the northwest and northeast sides of the square is a large industrial building variously marked in early OS maps as 'Dye Works' (1876, 1:500), 'Iron and Brass Foundry' (1891, 1:500, 2nd edition; Fig. 7) and 'Foundry' (1905, 25", 2nd edition; Fig. 8). This substantial building straddles the leat. The southeast side of the yard is formed by a single large building which joins the substantial industrial building with the rear of Eagle House. To the rear of this building, and outside of the site area, was the Queen Victoria public house.

- 3.7** The 1876 OS map must have been based on earlier survey information because the Eagle Foundry was reportedly established in the building by William Martin in 1864 (Chitty 1971, 7-8). Certainly, by 1869 it was well established, as it was offered for sale by auction (*Exeter Flying Post*, 25.8.1869 1c). The particulars stated:

“Lot 1: All that Messuage, Tenement, or Dwelling House, Foundry, Smithery, Turning and Fitting Shop, Office, Yard, Stable, Coachhouse, and Premises, known by the name of ‘EAGLE FOUNDRY,’ situate, lying, and being in Exe Island ... and for many years past in the occupation of the said William Wakeham Martin, in which large and extensive engineering and ironfoundry businesses have been carried on together. Also with all the Machinery, Shafting, &c., ... consisting of five turning lathes, one planing machine, one shaping ditto, one screwing ditto, one drilling ditto, one set of plate bending rolls, one steam hammer, one punching machine, one grinding stone, two patent fans, two cranes and cupolas, and one twelve-horse power engine and boiler.”

- 3.8** After 1869 it appears to have been bought by the Parkin’s of nearby Bonhay Foundry and according to *Kelly’s Directory* the business becomes the ‘Bonhay and Eagle Foundries’ until at least 1930, after which the Eagle is dropped and a little later Parkin and Sons becomes the business name and is situated solely on Bonhay Road.

- 3.9** By 1970 photographic evidence shows that the site has become derelict and at this time The Tudor House, Eagle House, and the remaining house adjacent to The Tudor House are renovated and form the last remaining historic street frontage on Tudor Street.

3.10 Summary

The Higher leat passes through the site. This may have Late Saxon origins, and 14th-century fabric has been recorded on the adjacent site to the northwest. Occupation of the site appears to begin in the first half of the 17th-century. Prior to that date it may have been used for undocumented activities such as agriculture or drying of textiles.

All of the earliest evidence indicates that activity relating to the wool trade – principally dyeing – was the prime industrial concern, with dwellings also occupying the site. This industry manifests itself archaeologically through drying racks and bridges over the Higher leat, as well as features associated with water supplies and dye vats. In the adjacent site, all these structures and features were present below floor surfaces of buildings continually used for other purposes until the later 20th century.

In the mid 19th-century heavy industry replaced the dye works and an iron and brass foundry was established. It is probable, but not established by the documentary evidence, that the substantial L-shaped building is a product of this time – either by extension of a previous smaller building which straddled the leat, or through demolition of that building and a complete new build, creating the enclosed yard, accessed only through the arch from Tudor Street. The foundry continued in use until the middle of the first half of the 20th-century. It became derelict and the northwest part of the L-shaped building was demolished prior to the remaining buildings finding new commercial and residential uses in the late 20th-century and early 21st-century.

4. WATCHING BRIEF (Fig. 9; Plates 2-4; Appendix 1)

4.1 Introduction (Plate 2)

The machine excavation of seven geotechnical test pits in the yard was observed. The general sequence consisted of modern tarmac and hardcore underlain by a surface of brick or brick and stone. Below this were a series of made ground deposits to a depth of 1.60m-1.90m deep. The upper deposits to approximately 1.2m below ground surface (approximately 7.92 to 8.41m aOD) contained modern and post-medieval artefacts; below this the deposits were cleaner, but

still contained varying quantities of demolition type material (slate, lime mortar, ceramic building material (CBM) etc.). Only Test Pit 5 did not have a brick or brick and stone surface below the tarmac and, though consisting of made up deposits, was generally much cleaner than the deposits in the other test pits. Test Pits 4 and 7 contained further archaeological deposits and are described below; full context descriptions are presented in Appendix 1. The finds are described in Section 6 below.

4.2 Test Pit 4 (Fig. 9; Plate 3)

Test Pit 4 was located in the northern corner of the yard and measured 2.40 by 1.80m and was excavated to a depth of c. 2.40m. Directly below the surface, modern tarmac and hardcore (400) and a single course brick floor (401) was a deposit, measuring 100mm deep, of very dark brown to black compact clayey sand with frequent charcoal and CBM (402). This sat on top of a solid brick footing (F403), constructed of a single course of stretcher bond, which was left *in situ* and not further investigated. At the opposite end of the trench a single course of breccia stone bonded with lime mortar appears to be the corner of a structure (F404). The relationship between F404 and deposit (405) which was 160mm deep and consisted of dark brown sandy clay with moderate mortar, CBM and slate fragments was not clear. Features F404 and F403 were exposed at around 9.25m aOD. Both F404 and deposit (405) were above a thin deposit (406) consisting of moderately compact mid reddish brown sandy clay with moderate frequent mortar and CBM fragments. Below this were two made ground deposits (407 and 408) above the alluvial natural (409). Deposit (407) was 600mm deep and consisted of mid brown sandy clay with moderate CBM, slate and mortar fragments. Deposit (408) was 700mm deep and consisted of soft dark brown sandy clay with sparse CBM and animal bone fragments.

4.3 Test Pit 7 (Plate 4)

Test Pit 7 was located centrally in the yard and measured 2.60 by 0.85m and was excavated to a depth of c. 3.30m. Directly below the modern tarmac and hardcore (700) and a brick and stone floor (701) was a made ground deposit (702), measuring 580mm deep, consisting of mid red brown silty sand with abundant mortar flecks and moderate CBM. This sat on top of deposit (703), exposed at a height of 8.51m aOD, which was 600mm deep and comprised abundant CBM, slate and degraded breccia stone. This appeared to share some of the characteristics of structure F404 in Trench 4, but was at a slightly lower level. Below this was a made ground deposit (704) which was 1m deep and consisted of mid brown alluvial clay with sparse charcoal and sparse small slate and animal bone fragments. This overlaid natural (705).

4.4 Summary

In general the watching brief did not contradict the post-medieval industrial history of the site. From the limited observations the deposit sequence seems to comprise layers of made ground overlying the natural alluvial deposits. These are undated, but on the basis of the later finds from the layers above are likely to be of post-medieval date. Above these, there is a deep sequence of deposits associated with the raising up of the ground level. The small finds assemblage is generally of later 18th-century date, and these deposits are probably associated with the later post-medieval industrial activity. The breccia footings (F404) probably relate to the 19th century foundry building of which part formerly formed the northwest side of the yard, with brick footing (F303) representing a machine base within the structure.

There is limited levels data available for the adjacent site to compare levels at Eagle Yard with the excavated industrial features. Levels on the 18th-/early 19th-century industrial features at the rear of the Old Mill were around 9.20-9.40m aOD, which is comparable with the ground level at Eagle Yard.

No evidence for dying has been uncovered. However, if such features are present then they are likely to be encountered at depth (possibly around 7.92 to 8.41m aOD), below the made ground associated with the 18th/19th-century foundry.

5. HISTORIC BUILDINGS APPRAISAL, by Stella De-Villiers

- 5.1** The range of buildings forms a courtyard arrangement with space for parking in the centre. The buildings are currently in use and so access and visibility were limited. The buildings have been renovated in the past decade and have many modern finishes, which may in places act to obscure and hide any earlier fabric and features that may survive behind them.

5.2 Building 1 (Plates 5 and 6)

External

It has a gabled roof with a corrugated metal covering. The northeast wall is terraced into the hillside. The southwest elevation is rendered and has a modern UPVC window and double wooden doors with windows above. Part of the northwest elevation is visible and is exposed brickwork. There are several phases of masonry visible. The main brickwork is laid in an irregular bond with light grey sandy hard cement mortar, which is truncated in the centre by what appears to be a blocked chimney stack. This has brickwork laid in an irregular bond with a light grey hard cement mortar. Below this masonry is an area of brickwork laid in English bond with a dark grey hard sandy cement mortar. At its base, two layers of brick are visible that form a flattened arch over the Higher Leat. This masonry is later than that above, and appears to be a rebuild, perhaps of a former collapsed arch or being associated with modern changes to the roof of the culverted leat during later 20th-century alterations to the building. The top of the elevation is rebuilt in English bond brickwork with a light pinkish mortar, and supports the modern pitched roof.

Internal

The interior has modern finishes, with a concrete floor and block work walls. There is no visible evidence of the leat or any original fixtures or fittings that may relate to industrial activity. It is mainly open plan with three small offices. There is no evidence for an historic upper floor.

5.3 Building 2 (Plates 7 and 8)

External

The present arrangement includes a building over the Higher Leat as well as rooms with a range to the northeast of Building 3. It has a gabled roof with a corrugated metal finish. Building 1 joins on the northwest side and Building 3 on the southeast side. The northeast wall is terraced into the hillside, although the gable at the eastern end is clad in corrugated iron. All but half of the northwest-facing gabled wall is rendered. This part is built in stretcher bond with occasional headers. On the southwest-facing elevation there are three sets of modern wooden doors with glass windows. Attached to this wall is a small modern lean-to with a pitched roof.

There are several different areas of masonry visible within the southeast elevation. The southern section has brickwork laid in English bond. The lower part of the middle section is constructed of brickwork laid in English bond with light grey gritty hard cement mortar and has some modern repairs on its northern side. Above this the central portion of the masonry has been rendered, which obscures the brickwork. The exposed brickwork above is laid in irregular bonding. The northern section of wall has a lower section of brickwork topped with breeze blocks to form a gable for a lean-to structure, with a corrugated metal roof, attached to the northeast of Building 2. The bricks are laid in English bond with light yellow hard cement mortar; at the north end, the wall formerly returned to the southeast forming part of the adjacent public house property, but has been removed. Beyond this, the boundary of the former public house and land to the rear of Eagle Yard is formed by a brick wall laid in English bond with medium grey hard cement mortar.

Internal

The interior has modern finishes, and a concrete floor and block work walls. There is no visible evidence of the leat, any original fixtures or fittings, or evidence for a historic first floor.

5.4 Building 3 (Plates 9 and 10)

External

It has a gabled roof on two levels. The part to the northeast is covered with corrugated metal and the part to the southwest has slates with two skylights. All but the top half of the northeast end of the wall is rendered. This part is built in Flemish bond. The part to the southwest is obscured by modern finishes, but may be timber framed. There are four windows on the second floor. The landowner reports that two of these were salvaged from the pub on the Countess Wear roundabout in Exeter. There are four windows on the first floor (one of which has hornless sashes), a door accessed via an external staircase and a wooden loading door. There are four windows and three doors on the ground floor. All of these are modern.

Internal

The ground floor of the building is open plan. On the first floor it is divided with the part to the northeast being accessed via an external staircase and then the second floor is accessed via an internal staircase. Access to the first and second floors in the area to the southwest is via an internal staircase from the ground floor. There are mainly modern finishes in this building. There are some areas of painted brickwork. There are many horizontal and vertical wooden beams visible that support floors and there are some rafters supporting the roof visible on the second floor, the majority of these appear to be original. There is a small staircase leading from the first to the second floor in the southwest area of the building. This has turned balusters that date to the mid-late 18th century. Half way up the stairs is a wooden bracket with fittings for a door. There is no evidence of any other original fixtures or fittings.

5.5 Building 4 (Plate 11)

Building 4 is also known as 'Eagle House'. It lies outside the development site but forms part of the same structure as Building 3 and is therefore described for completeness of the record. It has a gabled slate roof, with a slight hip at the top of the southeast elevation. The southwest facing elevation is rendered and incorporates the opening for the yard. There is a doorway with a modern door to the southeast of the opening to the yard. Above this are three windows, the one to the northwest is a sash window of nine panes, the two to the southeast are sash windows of six over six panes. There are two dormer windows in the roof with sash windows of two over two panes. There is a chimney stack on the southeast side of the roof. The southeast-facing elevation is rendered. On the ground floor it incorporates two sash windows of six over six panes with a doorway with modern door. There are three sash windows of two over two panes on the first floor and a semi-circular window on the second floor. It was not possible to view the inside of this building.

5.6 Walls on the west and northwest of the yard (Plate 12)

The masonry of the west boundary wall is mainly brick laid in English bond with light pinkish white lime mortar or a later light orange pink cement mortar. At its southeast end it incorporates a square modern vent intrusion with two circular pipes below; all are blocked. The top seven courses of the wall here has been repaired in stretcher bond. The wall is punctuated by two vertical scars, equidistant from its ends. These do not continue to the base of the wall. The features, which are probably infilled chimney stacks are blocked in brick laid in stretcher bond with yellow grey hard cement.

At the northeast end it joins the rendered northwest wall. Photographic evidence (Passmore *et al* 2009, fig. 10b) shows that in 2005 this was a bare brick wall of a similar height to the west yard wall. Since then it has been reduced by stepping and rendered on both sides.

5.7 Summary

The buildings of Eagle Yard are the product of several phases of development. On current available architectural evidence the earliest appears to be Building 3 which can be dated by the staircase to the mid-late 18th century. A building was certainly located on the same footprint in Coleridge's map of 1819. The fire inventory of 1772 perhaps also describes this building located behind the 'gatehouse' and provides an indication that Building 4 (Eagle House), may also have its origins at this time. Building 2 follows the footprint of the large foundry building that was certainly in place in the second half of the nineteenth century and was part of a large L-shaped building which replaced a smaller building that had once straddled the Higher Leat. The northeast and northwest walls of Building 1 also follow the footprint of the foundry building, but the remainder of this building as it turns to the southwest has been removed during the 20th century. The walls forming the west and northwest side of the yard are probably the rear and gable walls of this building, and a further indication of its former presence was seen in the Test Pits. Evidence for the Higher Leat, which ought to be a constant feature in the history of the site, was only seen on the external northwest face of Building 1 where the top of a rebuilt flattened arch was observed.

The evidence of OS mapping indicates that Building 4 was heavily modified in the 1950s or 1960s when the arch was significantly enlarged.

6. THE FINDS, by Dr Naomi Payne

6.1 Introduction

All finds recovered on site during the watching brief were retained, cleaned and marked where appropriate. They were then quantified according to material type within each context and the assemblage was scanned to extract information regarding the range, nature and date of artefacts represented. This is discussed briefly below. The finds all came from made ground deposits and included small quantities of modern ironwork, roof slates, bottle glass, clay tobacco pipe, post-medieval pottery, animal bone and shell. The finds are summarised below in Table 1. In addition, a sword previously found on the site by the land-owner is reported on below.

Context	Iron		Slate		Glass		Clay tobacco pipe		Post-medieval pottery		Animal bone		Shell	
	No		No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt
102									2	117	1	6		
104					1	23	3	31						
106									1	69				
203									1	6				
303			1	306					1	39				
402									1	5				
405									2	404				
503	1													
504									1	7				
505									2	24				
507			1	413							2	46	1	82
601									2	7				
702	1								2	96				
Total	2	2	719	1	23	3	31	15	774	3	52	1	82	

Table 1: Summary of finds by context (weights in grams)

6.2 Iron

Two iron objects were recovered from deposits (503) and (702). Deposit (503) produced a very large industrial chisel, perhaps originally part of foundry machinery. This has maximum dimensions of 750mm by 80mm. A large hollow iron tube with one open end and one pointed end was recovered from deposit (702). It measures 300mm long and has a maximum diameter of 60mm. This is also likely to be a machinery component. Both of the iron objects are modern in date.

6.3 Slate

Two probable roofing slates (719g) were recovered from deposits (303) and (507).

6.4 Glass

A single sherd of glass (23g) was recovered from deposit (104). This is a body sherd of post-medieval English green bottle glass.

6.5 Clay tobacco-pipe

Three fragments (31g) of clay tobacco pipe were recovered from deposit (104). One fragment includes the bowl, plain heel and part of the stem. One side of the bowl is decorated with a moulded gauntlet in relief. Pipes with this mark were made in Exeter, possibly by a maker with the surname Knight, and date from c. 1740-1770 (Heather Coleman pers. comm.). The other two pieces are stem fragments only, and undatable.

Context	South Somerset	North Devon	Tin-glazed earthenware	Cream-ware	Yellow slipware	English stone-ware	Industrial	Total
102	2							2
106	1							1
203	1							1
303	1							1
402			1					1
405	2							2
504				1				1
505	1	1						2
601					1	1		2
702			1				1	2
Total	8	1	2	1	1	1	1	15

Table 2: Summary of post-medieval pottery

6.6 Post-medieval pottery

15 sherds (774g) of post-medieval pottery were recovered from ten contexts. The pottery, which included South Somerset earthenware, North Devon gravel free ware, tin-glazed earthenware, creamware, Staffordshire yellow slipware, English stone ware and industrially-produced pottery, is tabulated above in Table 2.

Vessel types include an 18th century South Somerset bowl rim from deposit (106) and a complete South Somerset bucket-handled pot handle (in two pieces), also of 18th century date. Both of the tin-glazed earthenware sherds are blue on white Delftware. The sherd from deposit (402) is a rim sherd from a plate with geometric decoration and the sherd from deposit (702) is the base of a dish decorated with a fine hand-painted dolphin. These sherds are broadly 1630-1790.

6.7 Animal bone

Three pieces (52g) of animal bone were recovered from two contexts. This included a horn core from deposit (507). The adjacent site at Tudor Street, excavated by Exeter Archaeology in 2005, produced a group of horn cores suggesting that tanning, and in particular the production of fine white leather, was taking place nearby.

6.8 Shell

A single oyster shell (82g) was recovered from context (507).

6.9 Sword

The sword was recovered some years ago by the landowner during damp-proofing works to the rear of the present Eagle Yard buildings, uphill from the Higher Leat and below the City Wall.

The iron sword, which is largely complete although in reasonably poor condition, measures 740mm long. Very little detail can be discerned other than the overall form. Bridget Clifford, head of collections (south) at the Royal Armouries Museum has commented as follows:

"The stepped pommel in one with the backpiece and the form of the surviving wire binding indicate that this is an early 19th century Rifle Officer's or Sergeants sword. It appears to be based on the 1822 Infantry Pattern hilt, but has a Wilkinson blade, so it is likely to date from the 1840s."

7. DISCUSSION

7.1 The area occupied by the site of Eagle Yard is, in part, defined by the Higher Leat, which was no doubt an attractor for industrial use of the site. The Higher Leat may have been established in Late Saxon times (Allan *et al.* 1983, 404) and elsewhere timber repairs to the Leat have provided earliest radiocarbon dates of 1380-1470 (Passmore *et al.* 2009, 187). Although it is currently not visible (being situated below Buildings 1 and 2), remains are likely to include stone walling of various dates, and similar medieval timber repairs and revetments such as those found on the adjacent site.

7.2 The site of Eagle Yard does not appear to have been occupied by structures until the 17th century when Sherwood's map of 1625 shows the encroachment of Exe Island along the line of the Higher Leat. However, as the land had been reclaimed since the construction of the Lower Leat in the 14th century, it is likely to have been used for some purposes prior to being built up in the 17th century. These may have included gardens, and/or miscellaneous industrial activities taking advantage of the water supply from the leat.

7.3 A cluster of structures shown on this map, which have previously been interpreted as on the neighbouring site of No. 7 Tudor Street, may actually have been on the Eagle Yard site. These were not located in the excavations of No. 7 Tudor Street and it was concluded that 'either the map is inaccurate or the buildings have been removed entirely' (Passmore *et al.* 2009, 187).

7.4 Being located just below the City Wall, and within shooting distance of it, any structures on the site of Eagle Yard and its neighbours may have been removed during the Civil War in order to improve the defensive capabilities of the city (Stoyle 1996; 2003, 95). However, during the renovations of The Tudor House in the 1970s a cannonball was found embedded in a wall, that may – depending on how the cannonball got there – indicate that that wall at least was standing in this location during the 1640s and that it was earlier than the suggested construction date of c. 1660 for the house in its present form (Passmore *et al.* 2009).

- 7.5** Occupation of Eagle Yard from the 17th to the 20th centuries appears to have been typical of the industrial nature of Exe Island. It begins with a long history of involvement with the cloth industry, utilising bridges across the Higher Leat for the dyeing industry in particular. Buildings 3 and 4 probably retain fabric relating to this period, and, judging from the evidence from the site to the north, there are likely to have been vats and similar remains within the yards between the domestic accommodation on the street and the leat at the back. In 1864, there is a major redevelopment of the site as a foundry, leading to a major building episode in the area straddling the Higher Leat. Much of Building 2 relates to this time, as does the rear and side wall of Building 1. Also of this period is the wall forming the northwest edge of the yard, as this was once an internal end wall of the foundry, but shows much less evidence for alteration, perhaps indicating that alterations on Buildings 1 and 2 post-date their use as a foundry, which ended in the early 20th century. The rendered wall which joins the northwest yard wall with Building 1 is probably also part of the former foundry building. During all of this period of use the industrial works were mixed with offices, store rooms and dwellings.
- 7.6** During the 20th and on into the 21st century the buildings at Eagle Yard have continued to have mixed commercial and residential uses. The interiors, and to a certain extent the exteriors, have been modified to reflect these.

8. CONCLUSIONS

- 8.1** The following conclusions can be drawn from the results of the assessment, historic building recording and the monitoring of the geotechnical pits:
- The site is partially situated over the Higher Leat – a medieval watercourse.
 - There is limited visible evidence of fabric associated with the Higher Leat; however, excavations on the adjacent site have identified, beneath later structures, associated wood and stone remains dating from the period AD 1290-1470 onwards, and it is reasonable to predict that these continue into the present site, largely beneath Buildings 1 and 2.
 - On the evidence of Sherwood's map of 1625, the site appears to have been first developed in the early 17th century; however, no structures of this date have been identified at surface level or within the geotechnical pits, although the adjacent Tudor House may incorporate some fabric from this period.
 - The earliest use of the site was as part of a dyeworks; it is unclear whether dyeing took place here, although the presence of washing bridges over the Higher Leat and the contents of the 1772 inventory may be evidence for dyeing taking place within Eagle Yard.
 - Buildings 3 and 4, and part of Building 2, probably date to the 18th century and were originally associated with the cloth industry, and may well be some of those buildings listed in the 1772 inventory.
 - No evidence for dyeing was encountered during the monitoring of the geotechnical pits, but these observations were limited, and features such as vats may be present (at heights of approximately 7.92-8.41m aOD) elsewhere in the yard or within the footprints of the standing buildings that were not targeted during the investigations.
 - From at least the 1860s to the 1930s the site was used as a foundry.
 - Building 1 and part of Building 2 were constructed as part of the foundry complex, the latter replacing an earlier structure; their design as large open-plan, single-storey structures is typical of foundry buildings.

- Part of the 19th-century foundry has been demolished, although structural remains are visible in boundary walls, and below-ground features survive. Further remains of the foundry and associated internal features are likely to survive across the site, including within the standing buildings, at a relatively high level (9.25m aOD), just below the present ground surface.

9. ARCHIVE AND OASIS ENTRY

- 9.1** The finds, paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, near Exeter, Devon, EX5 4LQ. It will be held until the need for any further archaeological work on the site is established and whether the creation of a digital archive for deposition at the Archaeology Data Service is required. If further work is not required the finds and paper archive will be offered to the Royal Albert Memorial Museum, Exeter, but if they are unable to accept this, then it will be dealt with under their current accession policy.
- 9.2** An online OASIS entry has been completed, using the unique identifier 171852, which includes a digital copy of this report.

10. ACKNOWLEDGEMENTS

- 10.1** This report was commissioned by Barrie Simons & Associates. The site work was undertaken by Stella De-Villiers and Will Smith and the documentary research by Alice Thorne and Kerry Kerr-Peterson, with the figures prepared by Elisabeth Patkai. The collaborative role of Andrew Pye, ECC Archaeology Officer, is duly acknowledged.

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ECA *Exeter City Archives*

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CMB Chamber Map Book, Map 3 (Book 58)

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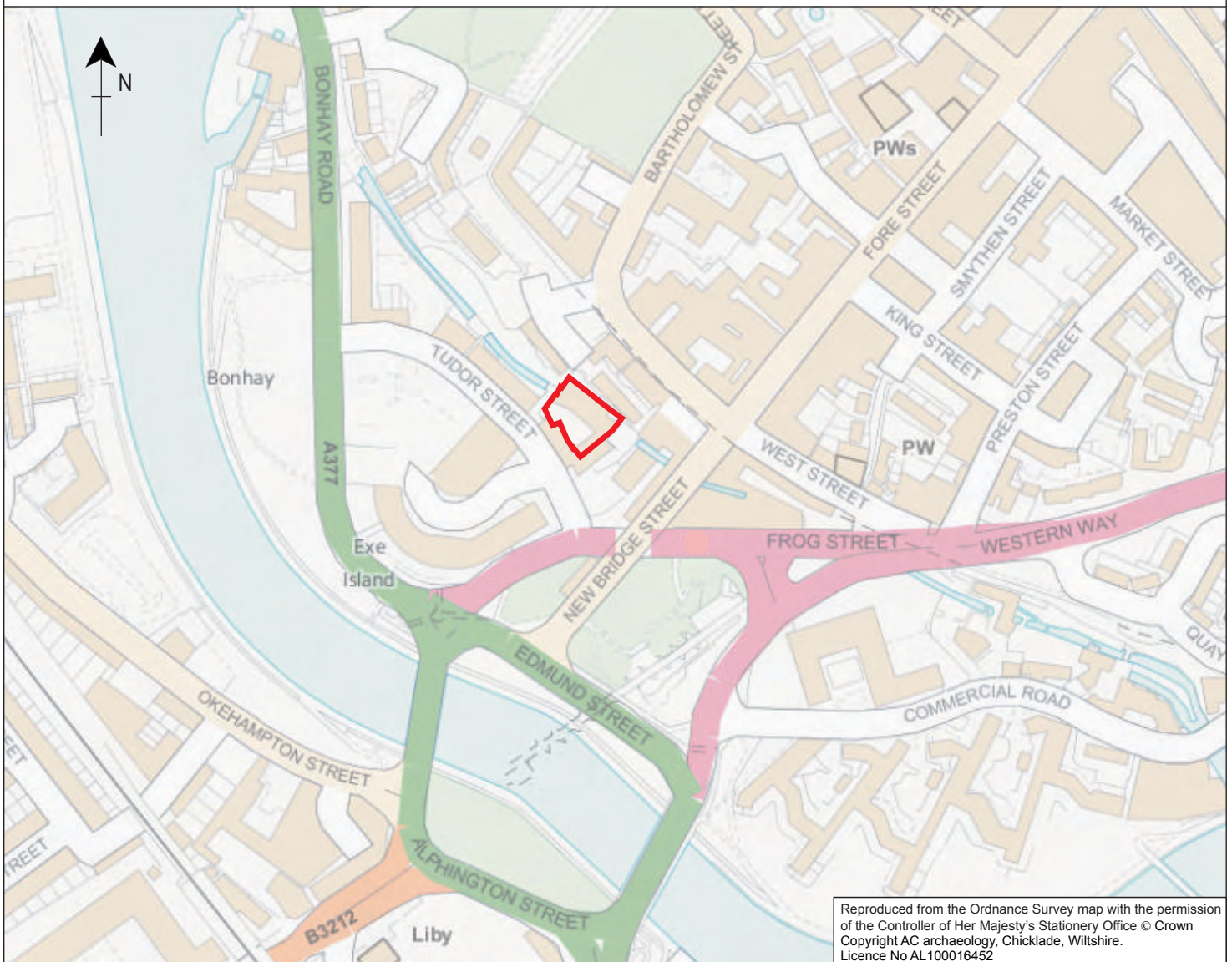
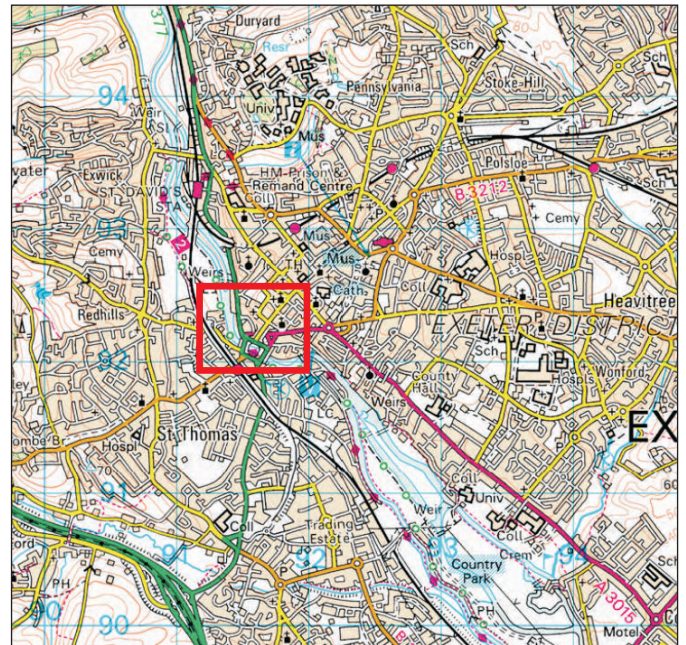
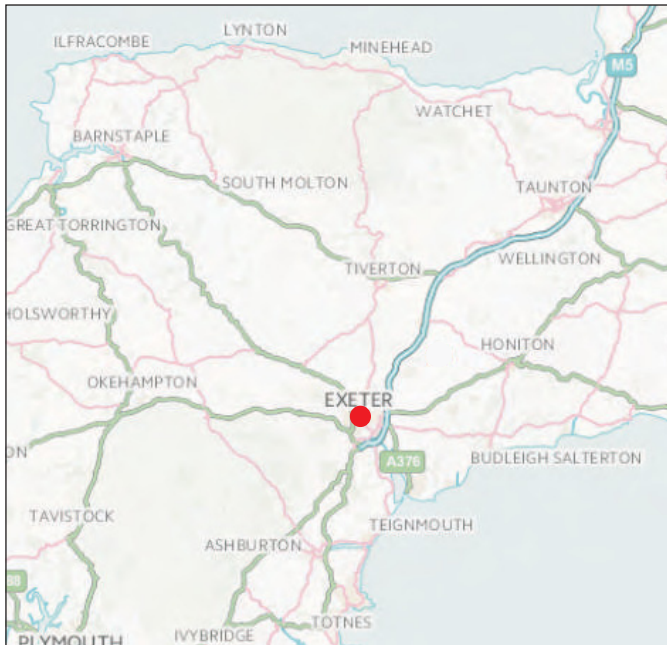
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Scale 1:3500@A4



Location of site

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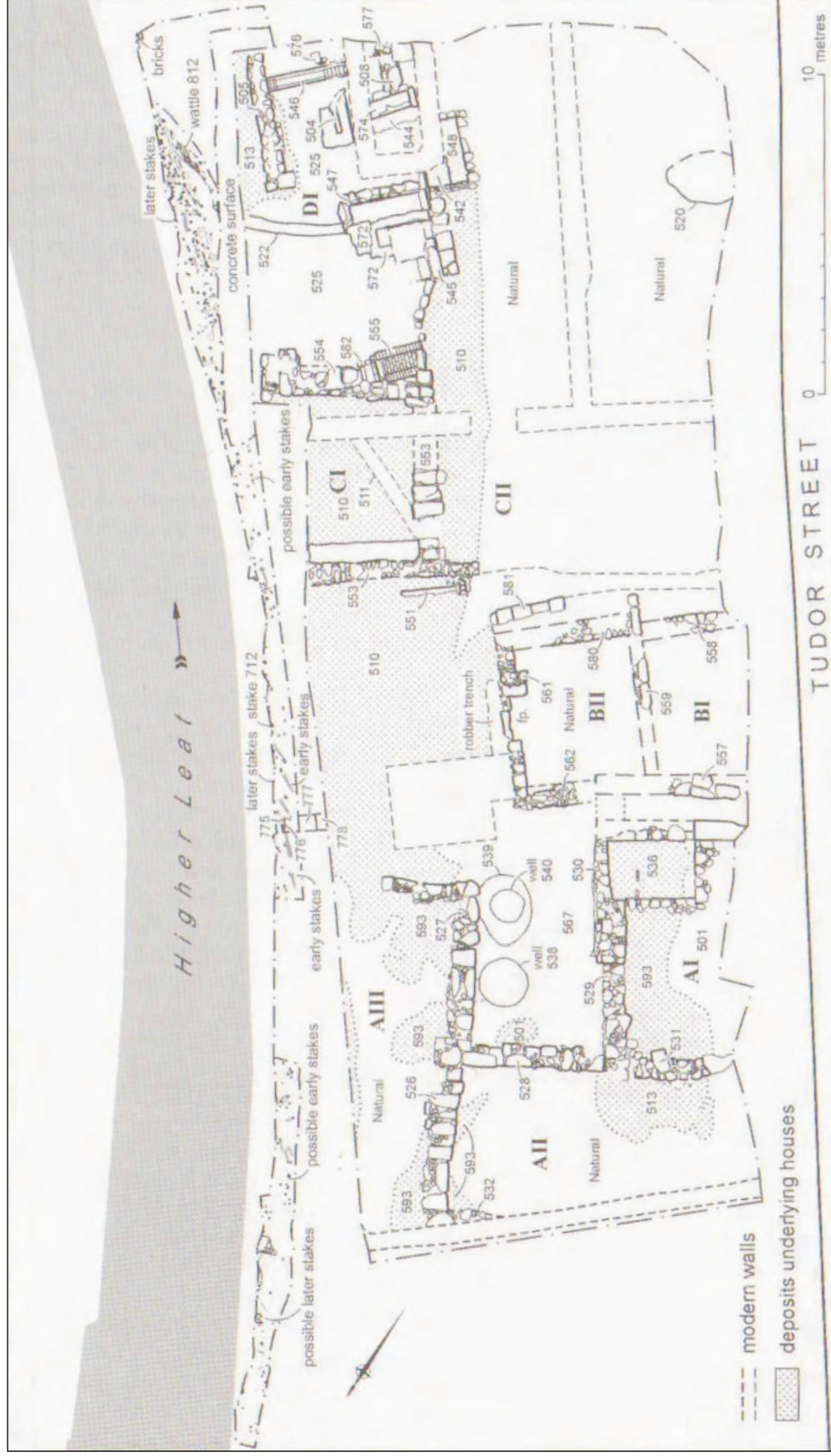
Eagle Yard, Tudor Street, Exeter

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Fig. 1: Site location



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Eagle Yard, Tudor Street, Exeter

TITLE

Fig. 2: Plan of the adjacent site showing building foundations, industrial features and leat timbers (after Passmore et. al. 2009 fig 7)



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Eagle Yard, Tudor Street,
Exeter

TITLE

Fig. 4: Sherwood's Map,
c. 1630



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Exeter

TITLE

Fig. 5: Exeter Chamber
Map Book, 1758



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Exeter

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Fig. 6: Coleridge's Map, 1818-19



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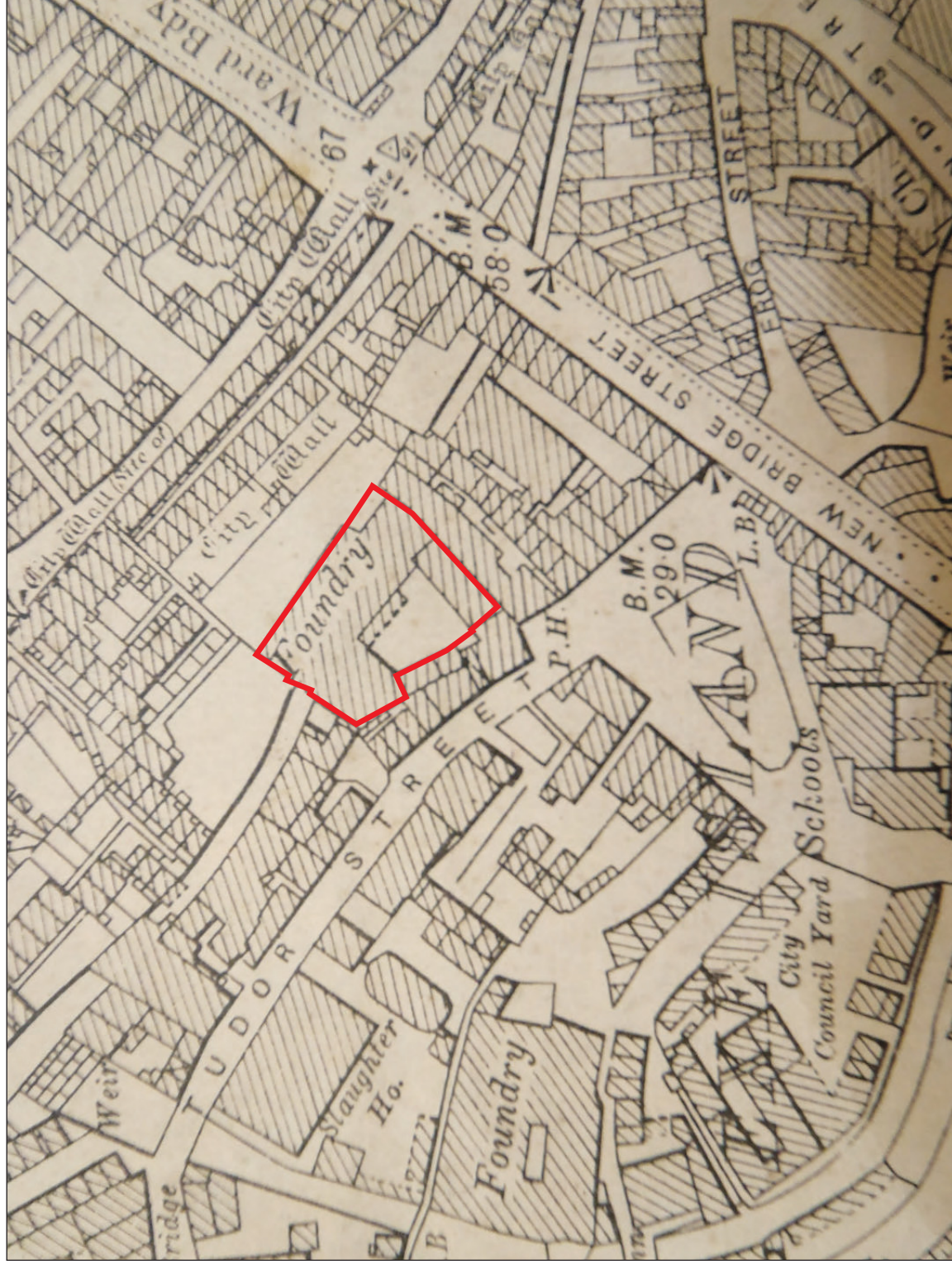
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Fig. 7: OS 1:500, 2nd
edition, 1891



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A horizontal number line with an arrow pointing to the left. A tick mark is labeled with the letter z .

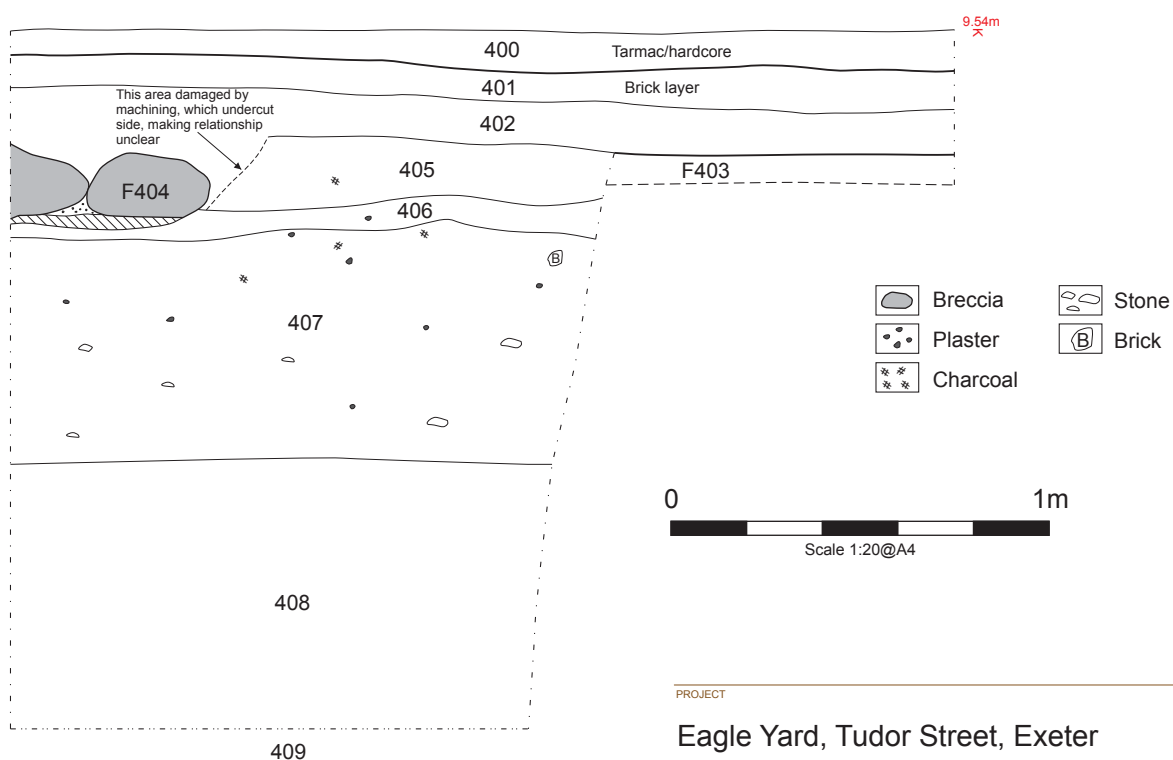
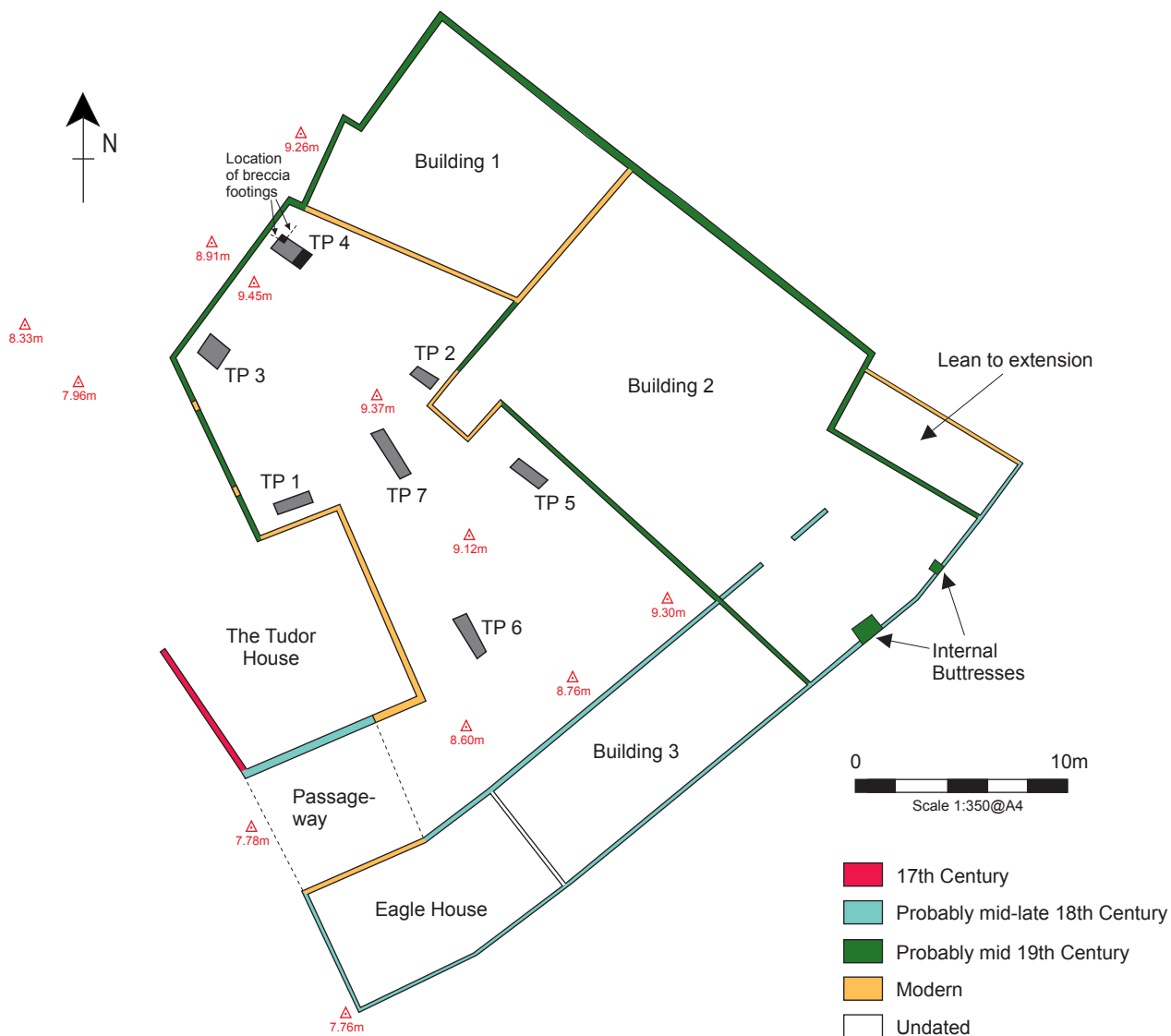
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Eagle Yard, Tudor Street,
Exeter

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Fig. 8: OS 25", 2nd edition, 1905





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Eagle Yard, Tudor Street, Exeter

TITLE

Fig. 9: Location plan of test pits,
with building phase plan and
section through Test Pit 4



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Plate 1: Eagle Yard, Tudor Street entrance. The Tudor House and Eagle House.



Plate 2: Test Pit 1, stone and brick floor surface (101) (scale 1m)



Plate 3: Test Pit 4, northwest-facing section. Void on left is where large breccia stone of structure F404 has been displaced (scale 1m)



Plate 4: Test Pit 7, east-facing section (scale 1m)



Plate 5: Building 1, southwest elevation (scale 1m)



Plate 6: Building 1,
northwest elevation
(scale 1m)



Plate 7: Building 2, southwest elevation (scale 1m)

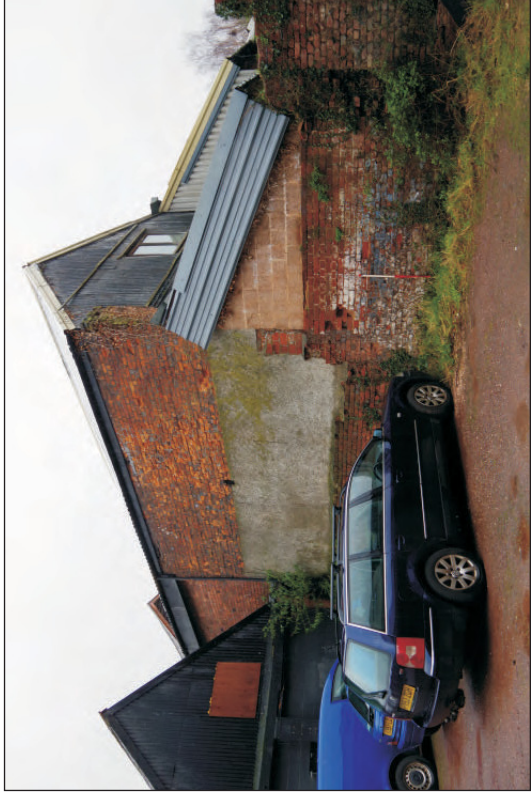


Plate 8: Building 2, southeast elevation (scale 1m)



Plate 9: Building 3, northwest elevation (scale 1m)



Plate 10: Building 3,
detail of staircase



Plate 11: Building 4,
southeast elevation



Plate 12: Wall on the west side of the yard (scale 1m)

Appendix 1

Tabulated Test Pit Descriptions



APPENDIX 1: TABULATED TEST PIT DESCRIPTIONS

Test Pit 1			Length 1.5m	Width 0.70m	
Context	Description	Depth	Interpretation		
100	Tarmac	0-0.13m	Modern tarmac		
101	Stone tiles (trap and limestone, 300x300x100mm) on thin bed of sandy mortar	0.13-0.23m	Stone and brick floor		
102	Dark brown silty clay, compact, frequent CBM and mortar fragments	0.23-0.63m	Made ground		
103	Black, coal dust and sand, very compact, clinker fragments	0.33-0.43m	Made ground		
104	Brown slightly sandy clay, occasional mortar, CBM, slate fragments	0.43-0.83m	Made ground		
105	Dark brown sandy clay, CBM, slate and lime mortar fragments	0.83-1.03m	Made ground		
106	Mid brown clay, sparse slate, mortar and CBM	0.83-1.50m	Made ground		
107	Mid brown clay	1.50-2.40m	Alluvium		
108	Mid brown sandy clay with smooth river pebbles and cobbles 50-150mm in size	2.40m	Natural river gravels		

Test Pit 2			Length 1.90m	Width 0.75m	
Context	Description	Depth	Interpretation		
200	Tarmac	0-0.13m	Modern tarmac		
201	Bricks laid on degraded sandy mortar	0.13-0.25m	Brick floor		
202	Mid brown loose sandy clay with frequent gravels and pebbles and frequent CBM, slate and animal bone fragments	0.25-0.45m	Made ground		
203	Red moderately compact silty clay, frequent slate and charcoal fragments, moderate degraded sandstone inclusions	0.45-0.63m	Made ground		
204	Mid brown moderately compact sandy clay with abundant CBM, mortar and slate fragments	0.63-0.98m	Made ground		
205	Mid brown moderately compact sandy clay with occasional CBM, mortar and slate fragments	0.98-1.20m	Made ground		
206	Dark brown soft sandy clay with sparse CBM and mortar	1.20-1.70m	Made ground		
207	Reddish brown soft slightly sandy clay	1.70-2.40m	Made ground		
208	Red brown soft sandy clay with occasional well-sorted gravels and pebbles (c. 30-50mm)	2.40-2.70m	Alluvium		
209	Mid red brown soft sandy clay with frequent well-sorted pebbles	2.70+	Natural river gravels		

APPENDIX 1: TABULATED TEST PIT DESCRIPTIONS

Test Pit 3			Length 1.50m	Width 0.94m	
Context	Description	Depth	Interpretation		
300	Tarmac	0-0.19m	Modern tarmac		
301	Squared and dressed granite blocks (c. 900x600x200mm) laid in a slightly irregular pattern	0.19-0.39m	Granite block floor		
302	Very dark brown soft silty clay with frequent CBM, mortar and slate	0.39-0.40m	Made ground		
303	Dark brown friable sandy clay with frequent CBM, mortar and slate	0.40-1.40m	Made ground		
304	Mid reddish brown clay with very sparse mortar and CBM fragments	1.40-1.80m	Made ground		
305	Mid red brown sandy clay with frequent well-sorted gravels and cobbles (c. 35-150mm)	1.80-2.40m	Alluvium		
306	Mid red brown soft sandy clay with frequent well-sorted pebbles	2.40m+	Natural river gravels		

Test Pit 4			Length 2.40m	Width 1.80m	
Context	Description	Depth	Interpretation		
400	Tarmac	0-0.11m	Modern tarmac		
401	Single course brick floor (brick size = 180x100x60mm)	0.11-0.24m	Brick floor		
402	Very dark brown-black compact slightly clayey sand with frequent charcoal and CBM fragments and frequent gravels (c. 2-5mm)	0.24-0.34m	Made ground		
F403	Brick structure bonded by pinkish grey sandy mortar (brick size = 190x100x60mm)	0.34-1.20m	Machine base?		
F404	Breccia stone footings bonded by white grey sandy lime mortar	0.34-0.53m	Corner of building or structure – chimney stack?		
405	Dark brown moderately compact sandy clay with moderate mortar, CBM and slate fragments	0.34-0.50m	Made ground		
406	Mid reddish brown moderately compact sandy clay with moderate to frequent small mortar and CBM fragments	0.50-0.60m	Made ground		
407	Mid brown moderately compact sandy clay with moderate CBM, slate and mortar fragments	0.60-1.20m	Made ground		
408	Dark brown soft sandy clay with sparse CBM and very sparse small animal bone fragments	1.20-1.90m	Made ground		
409	Mid red brown sandy clay with moderate to frequent well-sorted gravels and pebbles	1.90-2.30m	Alluvium		
410	Mid brown compact sandy clay with moderate to frequent well-sorted gravels and cobbles	2.30m+	Natural river gravels		

APPENDIX 1: TABULATED TEST PIT DESCRIPTIONS

Test Pit 5			Length 2.40m	Width 0.80m	
Context	Description	Depth	Interpretation		
500	Tarmac	0-0.08m	Modern tarmac		
501	Brick layer. Bricks unfrogged (230x110x80mm)	0.08-0.19m	Brick floor		
502	Dark brown compact silty sand with abundant gravels	0.19-0.33m	Made ground		
503	Dark brown moderately compact sandy clay with abundant CBM, mortar and slate	0.33-0.44m	Made ground		
504	Dark brown with red patches moderately compact sandy clay with moderate CBM, mortar and slate	0.44-0.70m	Made ground		
505	Red brown soft sandy clay with frequent CBM, mortar and slate	0.70-1.15m	Made ground		
506	Red brown soft sandy clay with frequent CBM, mortar and abundant slate	1.15-1.30m	Made ground		
507	Mid brown soft sandy silty clay with frequent large mortar fragments	1.30-1.60m	Made ground		
508	Mid brown soft silty sand (waterlogged)	1.60-2m	Alluvium		
509	Mid brown sandy clay and gravels	2m+	Natural river gravels		

Test Pit 6			Length 20m	Width 1.5m	
Context	Description	Depth	Interpretation		
600	tarmac	0-0.10m	Modern tarmac		
601	Mid dark brown silty sandy clay with frequent gravels, slate, CBM and mortar and occasional animal bones and patches of charcoal	0.10-0.55m	Made ground		
602	Mid brown soft sandy silty clay containing moderate oyster shell and slate	0.55-1.30m	Made ground		
603	Mid brownish red soft fine sandy clay with abundant gravels and pebbles and slate fragments	1.30-1.90m	Made ground		
604	Mid brownish red soft fine sand with a little clay with abundant coarse sands to cobbles	1.90m+	Natural river gravels		

Test Pit 7			Length 2.60m	Width 0.85m	
Context	Description	Depth	Interpretation		
700	Tarmac	0-0.10m	Modern		
701	Brick and stone	0.10-0.22m	Brick and stone floor		
702	Mid brown loose silty sand with abundant mortar flecks and moderate CBM and slate	0.22-0.80m	Made ground		
703	Mid red brown loose silty sand with abundant CBM, slate and fragments of degraded breccia	0.80-1.40m	Made ground		
704	Mid brown moderately compact clay with sparse small slate, charcoal and animal bone fragments	1.40-2.40m	Made ground		
705	Mid brown moderately compact fine sandy clay with moderate to frequent gravels	2.40-3m	Natural river gravels		
706	Light grey soft coarse sand	3m+	Alluvium		

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