

LAND AT ANGEL HILL, ST ANDREW STREET, TIVERTON, DEVON

(NGR SS 9535 1245)

Results of an archaeological trench evaluation, watching brief,
and historic building recording

Mid Devon District Council planning reference 13/00298/MFUL,
Condition 12

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On behalf of:
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AC archaeology

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Summary

A programme of archaeological works was undertaken by AC archaeology between October 2014 and March 2015 on land at Angel Hill, St Andrew Street, Tiverton (NGR SS 9535 1245). They comprised a trench evaluation, watching brief, and historic building recording of the Grade II Listed Nos 9 and 10 St Andrew Street. The site has been the subject of an archaeological and cultural heritage desk-based assessment prepared by CgMs consulting in 2012.

During the trench evaluation no archaeological features were exposed with all deposits dating to the later post-medieval and modern periods, and being associated with episodes of landscaping.

The building survey identified that the development of Nos 9 and 10 is complex. Both appear to have early post-medieval origins, with basements that were retained within later buildings. No. 9 was rebuilt in the 18th century as a well-appointed square building of double width and depth, whilst No. 10 appears to have originally been a smaller rectangular building. In the mid 19th century the buildings were combined, and No.9 was reduced to half of its width with the western half being incorporated into No.10. The properties were re-fronted and re-roofed to their current form. This reflects the change of use of No.10 from a domestic property to a public house. No. 10 was extended in the late 19th century; further alterations and extensions were made in the second half of the 19th and 20th centuries.

Nos 1 and 2 had been rebuilt in the 20th century, but an earlier vaulted basement survived.

1. INTRODUCTION (Fig. 1)

- 1.1** This report presents the results of an archaeological trench evaluation, watching brief and historic building recording carried out by AC archaeology between October 2014 and March 2015 on land at Angel Hill, St. Andrew Street, Tiverton (SS 9535 1245). The work was commissioned by CgMs Consulting, and was required under condition 12 of the grant of planning consent by Mid Devon District Council, as advised by the Devon County Council Historic Environment Team (hereafter DCHET).
- 1.2** The site is situated in the centre of Tiverton and backs onto the River Exe. It comprises a low row of terraced buildings fronting onto St. Andrew Street, with outbuildings and a very overgrown area containing former tennis courts to the rear. The site lies between 61m and 80m aOD, with the ground sloping gently down to the south and west. The underlying solid geology comprises mudstone of the Bude Formation, overlain in the western part of the site by alluvial sands and gravels (www.bgs.ac.uk).
- 1.3** The development comprises the erection of 45 apartments, including communal facilities and associated car parking and landscaping, following the demolition of Nos 1 and 2 St Andrew Street.
- 1.4** The programme of archaeological works as described within this document comprised the following:
 - Archaeological trench evaluation in the rear (western) part of the site;
 - An archaeological watching brief during initial access creation; and,

- Historic building recording prior to alterations/refurbishment of the Grade II Listed Nos 9 and 10 St Andrew Street, and in Nos 1-2 St Andrew Street.

2. ARCHAEOLOGICAL BACKGROUND

2.1 The site has been the subject of an archaeological and cultural heritage desk-based assessment by CgMs consulting (Nowell 2012). It is located on the edge of the historic core of the town, in an area with probable 13th-century origins, and within the Tiverton Conservation Area. The assessment identified that Nos 9 and 10 St Andrew Street is designated as a listed building (National Heritage List no. 1384883) of 18th-century date, and that a number of non-designated heritage assets are located within the development boundary. These are:

- No. 5 St Andrew Street – a former listed building of at least early 19th-century date;
- A blacksmith's shop depicted on historic maps within a range of outbuildings behind the street frontage; and
- A rackfield adjacent to the River Exe, which subsequently became the garden of the Angel Hotel, and then a tennis court;

2.2 Within the vicinity of the site there are a number of other heritage assets including to the east the Grade I Listed St Georges Church (National Heritage List no. 1384825) and immediately to the north the Grade II Listed Town Hall and Memorial Hall (1384735 and 1384736).

2.3 The potential of the site mainly relates to the archaeology of the medieval and post-medieval periods, and includes evidence for extant post-medieval buildings, earlier street frontage buildings, remains of a dye house and rackfield, the Angel Inn and a smithy. There was considered a low, but unknown, potential for remains of other periods to be present.

3. AIM

3.1 The aim of the investigations was to investigate and record any heritage assets with archaeological interest that may be present within the development site and will be affected by the construction works.

4. METHODOLOGY

4.1 All works were carried out in accordance with a project design prepared by AC archaeology (Valentin 2014).

4.2 Trench evaluation

The evaluation was undertaken in accordance with the Institute for Archaeologists' *Standard and Guidance for an Archaeological Field Evaluation* (revised 2008), and comprised the machine excavation of three trenches totalling 45m in length. The trenches were located within the footprint of the new building within the former tennis court to provide an understanding of the potential survival of buried archaeological deposits that would be impacted on by the development.

4.3 Watching brief

A watching brief was maintained during the demolition phase, in particular during the construction of the new site access through nos 1-2 St Andrew Street and rear outbuildings. On completion of the evaluation, following consultation with the DCHET, no further watching brief was required during the main phase of construction. Additional visits were however made at the request of the client. The watching brief was carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for An Archaeological Watching Brief* (revised 2008)

4.4 Historic buildings recording

A record of Nos 9 and 10 St Andrew Street was made both prior to and during refurbishment works to a 'Level 2' standard as set out in the English Heritage 2006 document *Understanding Historic Buildings: a guide to good recording practice*.

The photographic record included general views of the structures, both externally and internally, as well as details of architectural features and fixtures and fittings. The record was made using a colour high-quality digital camera (minimum 12 megapixels). The existing floor plans were annotated to show the location of the observations.

5. ARCHAEOLOGICAL TRENCH EVALUATION (Figs 2 and 3a-c; Plates 1-5)

5.1 The archaeological trench evaluation was located in the western half of the site, in the area formerly occupied by tennis courts immediately east of the River Exe (Plate 1). It comprised the excavation of 3 1.5m wide trenches, totalling 45m in length. All three trenches were sterile in terms of archaeological features. However, the exposed deposits provided useful information on the former nature of the site and the course of the River Exe prior to its canalisation. The exposed layer sequences in each trench are discussed below. In order to expose the full layer sequence, sections of Trench 2 and 3 were excavated to well below safe working depths. These sections of trench were therefore not entered and were recorded from ground level.

5.2 Trench 1

Trench 1 was located in the northwest corner of the former tennis courts, measured 15m long, and was excavated onto natural river terrace gravels (103) at a maximum depth of 0.85m below the current ground level (Plate 2). The overlying layer sequence consisted of 0.35m yellow brown, very compacted, alluvial silty clay with sparse rounded pebble inclusions (102) overlain by 0.15m reddish to yellowish brown, very compacted silty clay with frequent pebble inclusions (101). This deposit was sealed by 0.20m of mixed, heavily bioturbated modern made-ground material sealed by a thin layer of tarmac (100).

5.3 Trench 2

Trench 2 was located approximately 20m to the south of Trench 1, measured 15m long and was excavated onto natural river terrace gravels (207) at depths of 0.70m (southeast end of trench; Plate 3) and 2.20m (northwest end of trench; Plate 4) below the current ground level. In the deeper northwest end of the trench 207 was overlain by 0.10m of very compacted grey alluvial silts (204) which was in turn sealed by up to 1m of yellowish brown very compacted alluvial silts (203) with sparse pebble inclusions. This deposit was overlain by 0.34m of pale brown very compacted clayey silt (202) with frequent pebble inclusions. Above 202 was a 0.70m thick layer of modern made ground (208) sealed by 0.08m of modern tarmac (200).

In the shallower SE end of the trench 207 was overlain by 0.10m of yellowish red very compacted clayey silt (206), which was in turn sealed by 0.40m of yellow brown, very compacted alluvial clayey silt (205) with occasional river pebbles and cobbles. Above 205 was up to 0.50m of dark brown, highly organic clayey silt (201) with frequent pebble inclusions, overlain towards the northwest end of the trench by modern made ground 208, and at the southeast end of the trench sealed by the modern tarmac 200.

5.4 Trench 3

Trench 3 was located approximately 15m east of the River Exe, measured 15m long and was excavated onto natural river terrace gravels (305) at 2.30-2.50m below the current ground level (Plate 5). The initial overlying layer sequence consisted of 0.50m of light yellow brown, very compacted alluvial slightly clayey silt (304), and 0.35m of dark brown clay loam (303) with sparse slate, mortar and CBM fragments. Deposit 303 was sealed by up to 0.80m of light reddish brown coarse sand (302) with abundant (c.90%) unconsolidated bricks and brick rubble mixed with sparse slate and mixed stone inclusions, overlain by 0.45m of mixed dark brown silty clay loam and mid red brown clays and soils (301) with varying quantities of slate, mortar and poorly sorted gravels. This in turn was sealed by a 0.10m thick modern tarmac surface (300).

5.5 Finds from the evaluation by Kerry Kerr-Peterson

Introduction

All finds recovered on site, which represents a sample of material from the recorded deposits, have been retained, cleaned and marked where appropriate, then quantified according to material type within each context. The assemblage has been scanned by context to extract information regarding the range, nature and date of artefacts represented, with this information briefly discussed below. Finds totals by material type are given in Table 1.

Context	Context Description	Post-medieval pottery		Fe Material	
		No	Wt	No	Wt
201	Post medieval made-ground	4	38		
202	Post medieval made-ground	4	102		
301	Modern made ground	2	4		
303	Post medieval made-ground	3	12	1	70
Totals		13	156	1	70

Table 1: Finds quantified by material type

The pottery

The assemblage contains 13 sherds of post-medieval pottery (156 grams).

A total of four sherds of South Somerset lead-glazed earthenware, three of which are from the same vessel, were recovered from 202. The overlying deposit 201 produced one sherd of South Somerset lead-glazed earthenware, one sherd of Staffordshire combed slip earthenware and one sherd of lead-glazed earthenware, all of which date to the 18th/19th century. A residual body sherd of Westerwald stoneware with

colbalt blue and manganese purple painted and moulded decoration dating to c. 1650-1775 was also recovered from this context. A total of four sherds of industrial ware pottery dating to after 1870 were recovered from deposit 303. The two sherds of 18th/19th century cream ware from context 301 are residual finds.

Fe material

One square headed iron nail, with a square profile was recovered from deposit (303). The nail is hand-forged and is likely to date from the 19th century.

6 WATCHING BRIEF (Figs 2 and 3d; Plates 6-12)

6.1 Nos 1 and 2 St Andrew Street

The watching brief was mainly carried out following the removal of all internal features from the ground and first floors, and the demolition of the rear (west) wall, of Nos 1 and 2 St Andrew Street, which is a 1960s building. Removal of the ground floor exposed structural features relating to an earlier building. The main feature consisted of an east-west (front to back) aligned walkway supported on four brick arches (Plates 6-7). Each arch spanned 1.60m, while the entire structure measured approximately 10m long (it was not possible to view in its entirety as the western end was covered with demolition rubble) by 1.25m wide. The arches were constructed of header-bonded brick, bonded with a yellow-beige coarse sandy mortar, with recessed pointing. The elevations of the structure consisted of a mixture of greensand, schist and limestone cobbles and boulders (0.06-0.30m long), roughly faced and laid in uneven horizontal courses, and bonded in the same mortar as the bricks, a material which also formed the (surviving) surface of the walkway. At the east end of the walkway were the remains of walls consisting of a single course of header-bonded drilled red bricks, bonded in a dark grey to black coarse mortar (Plate 8). The upper face of the bricks also had traces of the same mortar indicating it would have had at least one more course. These appear to have supported floor joists within the 1960s building. The walkway is not keyed into the footings of the east wall, and appears to be earlier than the surviving historic stone footings of the north and east walls.

Following the demolition of nos 1 and 2 St Andrew Street observations were made during the excavation of service trenches alongside the north wall of No 1 that had been retained (Plates 9-10). The front (eastern) section of masonry forms the gable of the Town Hall. This is rubble masonry, and unlike the ashlar stone above, was clearly never designed to be seen. To the east the surviving stone masonry of No 1 projects out from the Town Hall, although may be incorporated into a boundary wall defining a small courtyard at the southwest side of the building. The masonry is mainly rubble stone with later additions. These include (from east to west) a blocked doorway into the yard to the north, a chimney stack, with ground floor fireplace heating the rear room of No. 1, and with foundations extending down to the level of natural deposits, and a large brick rebuild that is contemporary with the demolished west wall. All the brickwork is executed in drilled red bricks, bonded in a dark grey to black coarse mortar, and is associated with the 20th-century rebuild of Nos 1 and 2. East of the chimney stack a small integral stone pier, visible only within the cellar due to the inserted ground-floor doorway above, probably represents the position of a former internal partition. Further east, a single pier abutting the stone masonry along with a scar in the stonework are probably remains of another brick chimney stack associated with the front room of the house. In one of the excavations a cobbled surface, forming the base of the cellar, was exposed sealed beneath approximately 2m of made ground consisting largely of unconsolidated brick rubble and sand.

Detailed investigation of the cobbled surface was not possible due to the instability of the infilled cellar.

6.2 Nos 9 and 10 St Andrew Street

Within a covered rear area forming part of room LGF10 in the lower ground floor level of this property, the floor was removed exposing a well (Plates 11 and 12). This was stone lined and had been later covered with a concrete ringbeam supporting three courses of brick with fragments of slate over the top course, perhaps representing the remains of a cover. The concrete ring was approximately 1.2m wide and the well was measured to a depth of 5.6m. The date of the feature is unknown.

A total of four underpinning pits were monitored within the cellars of nos 9 and 10. They were cut through natural shale with clay, and no archaeological deposits were exposed. A service trench excavated in the yard to the west of no. 10 (and partially within a demolished modern extension) was also monitored. The trench was excavated to a maximum depth of 0.60m below ground level. The exposed layer sequence consisted of 0.40-0.50m of mid brown clay loam garden soil overlying the natural subsoil. No archaeological deposits or features were exposed.

7. HISTORIC BUILDING RECORDING, by Stella De-Villiers (Fig. 4; Plates 13-31)

7.1 The survey examined the Grade II Listed Nos 9 and 10 St Andrew Street. The plan of the two properties is complex, reflecting the separate 18th-century development and later alterations. It appears that No. 9 was originally a larger square building of double width and depth that is now best reflected in the north elevation, with No. 10 originally having been a smaller rectangular building. The two properties were later combined, probably in the mid 19th century with the addition of a block inbetween. At the same time No. 9 was reduced to half of its width with the western half being incorporated into No.10. At this point it would appear that the properties were re-fronted and re-roofed to their current form to reflect this reorganisation, which may reflect the change of No. 10 from a domestic property to a public house.

7.2 Exterior elevations

East elevation (Plates 13 and 14)

The re-fronted elevation of No. 9 gives the appearance of a tall gabled cross-wing to No. 10. It is constructed of ashlar blockwork, of what appears to be Bath stone, which has been painted on the ground floor and retains a crumbling coarse render to the upper storeys. There is an off central doorway on the ground floor with a shallow pointed arch, above which is a small rectangular three-light window. The archway is chamfered and terminates in bar and flat stops. To the west of the doorway is a three-light window divided with near circular gothic style stone mullions. Between these mullions are four-pane sash windows. There is a thick chamfered string course defining the first-floor level. On the first floor there are two windows with shouldered heads, but a straight lintel, under a relieving arch. There is a single two-light four-pane window on the second floor with a shallow pointed arch. This incorporates shallow chamfers terminating in run out stops. The gable has a stone coping with kneelers and trefoiled finial.

The re-fronted elevation of No.10 is a continuation of the masonry of No. 9, but with the whole façade painted. It is divided into three bays by pilaster strips. The main door is located off centre to the north and is set below one of the pilasters. It has a slightly projecting architrave decorated with recessed plain arcade moulding

interspersed with raised circles. It is topped by a slightly projecting hood with the same plain arcade moulding, below which is an ovolo-moulded cornice. There is a second door to the south, within a plain opening. There are also three windows on the ground-floor, the northernmost having a slightly arched head. This contains four lights, each of which have four vertical panes (the top two opening) divided by slim wooden mullions. The other two windows are identical with two lights. Their top sections incorporate four vertical, bottom-opening, panes divided by slim wooden mullions.

The first-floor level is defined by the narrow, plain string course. There are six windows on the first floor; the two in the northern bay have chamfered jambs with run-out stops. Three of the four windows (lighting rooms FF2 and FF3) are sashes with six panes.

South elevation of No. 10 (Plate 15)

This elevation is constructed of mixed stonework (volcanic trap, grey limestone, purple sandstone, Ham stone and reused fragments of a finer limestone) and rarely brick laid in rough courses. Some parts of the wall have particularly concentrations of one particular kind of stone. At lower ground floor the masonry is predominantly purple sandstone, whilst the ground and first floors have much more mixed stonework, with concentration of limestone at eaves level. These probably reflect different phases of construction. A vertical break corresponds with the main rear wall of No. 10 indicating that the western half of this elevation is an extension.

On the lower ground floor, closest to St Andrew Street there are two brick-blocked openings with flat limestone lintels. These have been partially obscured by the raising of the ground level of Ham Place, which may indicate that the land and St Andrew Street have been raised in height. Beyond is a window with a brick arched head and then a doorway, again with a brick arched head. Both have been blocked in brick and to differing degrees these have been obscured by raising of the level of Ham Place. To the west there is a further brick-blocked doorway with a brick arch. Beyond is a further doorway that has been converted into a window and another window. Both these windows have limestone surrounds with projecting keystones. They are set within masonry containing large quantities of fine limestone.

On the ground floor there are five windows, four of which are set within limestone surrounds with projecting keystones. One has been blocked with stonework and one has been partially blocked with brick to create a smaller window. The eastern window (lighting GF2) is a six-pane sash window. The fifth window has a brick surround, and is also partially blocked with brick to form a smaller window. Some of the openings have brick arches and surrounds whilst others have limestone surrounds with projecting keystones.

On the first floor there are five windows with brick surrounds incorporating slightly arched heads and concrete cills, one of which has been blocked with stonework.

North elevation of no. 10 (Plate 16)

A strip of early masonry, comprising white limestone, survives at the east end of the elevation, along with sandstone rubble stonework at the west end. Within the limestone masonry are a pair of tall openings on the ground and first floors; these have been infilled with concrete blocks. Internally a wooden lintel is visible between these openings. The upper part of the wall has been rebuilt in brick and incorporates a first-floor opening, now blocked in brick, with an arched head. To the west pairs of ground-floor and first-floor openings have also been infilled with brick.

A modern extension has been added to the north side of No. 10 which contained an external set of concrete stairs to the front range. The majority of the extension had been demolished prior to this survey, with only limited stonework and brick masonry surviving at lower ground floor level below the stairs.

West elevation of No. 9 (and the later No. 10) (Plate 17)

The lower ground floor of this elevation is constructed using purple sandstone with purple volcanic trap quoins, whilst the rest is a rebuild in white fine limestone. The lower ground and ground floors are partially obscured by later extension (see below). On each of the three floors there is a pair of eight-pane sash windows set within limestone surrounds with projecting keystones. There is an inserted small two-light 20th-century window on the first floor with a concrete lintel and a concrete cill. There is a central dormer constructed of limestone, containing a pair of windows.

The extension is constructed of red brick laid in five rows of header bond interspersed with a row of stretcher bond under a gable pitched slate roof. The west elevation incorporates a full width and height doorway on the lower ground floor under a rolled steel joist, and a high-level four-pane window on the ground floor.

West elevation of No. 10 (Plate 16)

The infill section of No. 10 is constructed of roughly coursed squared blocks of white limestone. There are two open doorways at lower ground floor level. Above is a blocked doorway, possibly a fire escape, and a large window containing two sashes each of two panes. At first-floor level the wall is rendered in concrete and incorporates a low three-light window within what appears to be a blocked doorway, and a six-pane sash window.

The roof

The roof reflects the complex development and plan form of the two properties and is multi pitched. It appears that the original form of No. 9 had a double pile gable roof with straight gables. This was changed when the properties were reorganised with the front northern portion over the inserted second floor being rotated to provide a gable roof that fronts the street.

The original form of No. 10 was probably a gable roof parallel to Ham Place, but this has been adjusted and turns 90° to cover the central block. There are three projecting chimney stacks. The one at the west end of No. 10 is constructed of brick and is probably contemporary with the rebuilt north elevation, whereas the one at the east is constructed of squared mixed stone. The chimney stack within No. 10, but formally in the south wall of no. 9 is constructed of limestone and has four ceramic pots. There are no surviving chimney stacks at the north end of No. 9. The roofs have very recently been repaired and had new slates added. The chimney stacks have also been repointed.

7.3 The Interior

The interiors of both buildings will be discussed together to avoid any confusion that may derive from the internal rearrangements made in the mid 19th century. When the survey took place the majority of the interiors had been gutted and there were many parts that were inaccessible due to missing or unstable floors. Where interiors walls were present the finishes were modern.

Ground floor (Plates 18-20)

GF1 – this room had been gutted and the first floor above had been removed. In the north wall are two blocked openings – a doorway set towards the west and a window towards the east. They both have limestone surrounds with projecting keystones. The quality of the finish of the stonework indicates that this was originally an external wall to no. 9. There is a small fireplace on the south wall that has a brick surround but is missing its grate. The room to the west was not accessible as the floor had been removed but there is a fireplace in the south partition wall.

GF2 – this space had been gutted and the first floor above had been removed. The (partially removed) internal partitions have been constructed using brick in contrast to the stone exterior walls. In the east elevation, between the two windows appears to be a blocked opening. Externally, this corresponds with a pilaster. The western doorway has a limestone surround with a recess for a door fitting. This surround may have been reused from the original construction of No. 9. There are two fireplaces on the ground floor backing onto those recorded GF1 and the room beyond. One of the fireplaces has a modern tile surround, whilst the other has a modern plain surround. In the west side of the room there is a reception door with a central open panel to enable the receptionist to receive guests. To the south, a corridor leads to a rear room that was not accessible since the floor had been removed. The only observed features are an inserted brick fireplace in the west elevation and an adjacent cupboard to north.

GF3 – this is the front room in No. 9, and is entered via a corridor along the south side of the property. It has a modern finish, with the only feature being a fireplace in the north wall. Following stripping out, the two blocking openings recorded in room GF1 were exposed in the south wall. The finish of the stonework was not as high quality on this side of the wall as on its south side, indicating that this face was internal and intended to be covered up.

GF4 – this is the rear room in No. 9, separated from GF3 by a staircase within an enclosed well. The south wall is constructed of cement-bonded brick laid in header bond, with wooden spars inserted to allow the attachment of shelves. This wall is a replacement associated with the conversion of the building to a public house in the mid 19th century. The only original feature is a small fireplace opening in the north wall. In the north wall beneath the stairs is a small high-level blocked opening; its function is unknown.

First floor (Plates 21-25)

There was limited initial access to the first floor of No. 9 as the floors were unsafe. It is accessed via a two-flight staircase. The handrail survives on the lower flight and has a turned newel post, square balusters, and a ramped rail. In No. 10 the floors had been removed and the observations were made from below. The layout of No. 9 consists of a small modern bathroom off the landing, which also gives access to two bedrooms. The western bedroom contains a fireplace in the north wall; a similar feature may be obscured in the eastern bedroom.

FF1 – in this room there is a (now open and gutted) fireplace in the south wall, to the west of which is a built-in cupboard with a pair of three-panelled doors and to the east of which is a blocked feature. This appears to be divided horizontally by stone work, and may represent a pair of cupboards. Exposed stone masonry is visible above in the former roof space. This elevation forms the south gable (and party) wall of No. 9. In the west elevation is a large opening, which may represent an altered 19th-century doorway. To the south of this is a flat-headed brick blocked window. In

the north elevation is a pair of blocked windows, both with limestone surrounds and projecting keystones.

FF2 – in this room a fireplace in the north wall backs onto that recorded in FF1. A second fireplace is exposed in the south wall; this has a modern tile surround.

Lower ground floor (Plates 26-31)

LGF5 – the floor in this room was concrete and the walls have been rendered. The only architectural feature is a good quality limestone fireplace in the north wall with a three-part limestone lintel incorporating a wide keystone. LGF5 and LGF6 are separated by the stairs down from the ground floor. The partitions either side of the stairs are wooden framed.

LGF6 – the north wall has a two-part construction. The lower section is built of purple sandstone with the upper part in a white limestone. This wall incorporates a fireplace with a modern surround. Modern cement-bonded brickwork above the fireplace may indicate that the original fireplace has been reduced in size. The west wall is constructed of mixed rubble stone and incorporates a walk-in bay window.

LGF7 – this room has a fireplace in the south wall. This was originally of the same design as that in room LGF5, but the lintel stones have been partially removed and replaced with a concrete lintel at a higher level. All the walls are of mixed stone construction. In the recess east of the fireplace is a small high-level cupboard within the wall masonry.

LGF 8 and 9 – these are brick-vaulted cellars aligned east-west. They were both originally finished with flagstone floors, though the flags in LGF8 had recently been removed. The partition wall between the cellars incorporates a small window (providing light into LGF9 from LGF 8 that has a window on the street frontage). This has been created within a blocked doorway. The west end of this partition has been rebuilt in brick. There is a further blocked doorway, in the north wall into room LGF5. There is a blocked coal chute in LGF 8.

LGF10 – this room is an L-shaped, north to south aligned, brick-vaulted cellar, divided by a row of two arches supported on a central column. There is a blocked opening, on the northwest wall, presumably an external doorway leading to a small outside lobby. The room has a cobbled floor. At the west end of the cellar, doorways lead into the outside yard and room LGF11 to the south. The well, described above, is located within this area. In the west wall here there is a brick-blocked doorway. The opening has a wooden lintel under a brick relieving arch set into the coursed stone masonry of the wall. The opening to the south of the doorway has a brick pier.

LGF11 – this room has been gutted with the only architectural features present being a brick-arched fireplace in the west wall and two benches – ?blocked openings in the adjacent walls. The north wall is formed from three brick arches supported on brick piers. The northern two were infilled (using concrete blocks) when the extension to the north was added. They have been unblocked as part of the current works. The southern opening has been retained as a doorway from LGF10. The wooden floor joists supporting the first floor partially survived, although some had already been removed as part of the development.

LGF12 – this area is divided from LGF11 by two short, arched passages, one of which has been blocked at either end. Adjacent to the inner blocking is a small high-level opening into LGF10. The room is divided into a series of four, north-south

aligned brick vaults. The central row of brick columns has chamfered edges with run-out stops at their heads and flat stops at their base. The room has a brick surface, and one of the ceiling arches has a square opening to the ground floor.

8 DISCUSSION

8.1 The trench evaluation

No archaeological features were exposed during the evaluation and all man-made deposits were of later post-medieval and modern date. They relate to late 19th- and 20th-century landscaping of this area, and any earlier buildings alongside the River Exe must have been removed at this time. The landscaping may in part be associated with the various flood defences and various historic and modern river walls forming the western boundary of the site.

The layer sequences recorded in the excavated trenches provide an indication of the former nature and course of the River Exe. Immediately below the modern deposits in Trench 1 the alluvial silts are likely to relate to the formation of a mud bank on the eastern edge of the former river course. The upper level of this deposit lies at c. 61m aOD, almost 1m higher than the similar deposit recorded in Trench 2.

The marked difference in depths at which natural river terrace gravels were encountered in Trenches 2 and 3 is likely to relate to the presence of two separate gravel terraces of the River Exe. The lower level gravels at c. 59m aOD (Trench 2) and 58.76-59.56m aOD (Trench 3) likely to correspond with the bed of the modern river prior to any land reclamation. The higher level gravels at c.60.65m are likely to correspond with the same gravel deposit recorded in Trench 1 and therefore relate to the same earlier terrace as encountered in Trench 1.

8.2 The watching brief and building survey

Nos 1 and 2 St Andrew Street were demolished to make way for a new access road. The upstanding building was a 20th-century rebuild. Observations identified that earlier stone foundations forming a cellar survived under the later building. The cellar had an arched ceiling and a cobbled floor surface.

The development of Nos 9 and 10 was complex. Both properties appear to have their origins as earlier buildings on the footprint of the later structures (see below). The masonry in the basements that face onto Ham Place and the yard are of different construction to the walls above. No. 9 appears to have been a house, probably of the same form as one of the later properties, i.e. of double width and depth. No. 10 appears to have been smaller, and comprised a single bay wide building perhaps with a (?covered) passage between it and No. 10.

In the early 18th century No. 9 was probably rebuilt as a narrow house situated on the northern half of the plot. At this date No. 10 probably had the same footprint as the earlier building. It may have had either a domestic or industrial use. No new fabric has been identified, having been lost to later alterations. In the later 18th century No. 9 was extended, eventually forming a well-appointed house over two storeys with a basement, containing four heated rooms on each floor, with a further three heated basement rooms, and two vaulted cellars. The front rooms (GF1 and FF1) were added first before the adjacent rooms to the west were constructed. The openings in the former were plainer than before, whilst the latter reverted back to the more ornate style with projecting keystones.

In the mid 19th century, presumably when No. 10 became a public house, the buildings were combined. The southern half of No. 9 was incorporated into No. 10, with the remainder becoming a smaller house again. No. 10, and the street frontage of both properties, were rebuilt, and the buildings heightened and reroofed to their current form. It appears that some elements such as the window and door surrounds were removed from No. 9 as part of this scheme and were incorporated into No. 10.

Changes were made to No. 10 in the late 19th century, certainly by 1880. It was extended with a single width range on its west side along Ham Place. This contained two storeys over a basement that was open to the yard to the north. This extension has the appearance of an industrial building, although it may have provided ancillary accommodation for the public house, perhaps with horse stabling/carriage storage in the basement, and large reception rooms on the ground and first floors. Further alterations to this part of the building were made soon after, mainly involving changes to the fenestration and internal layout at basement level.

In the 20th century a new toilet extension was added to the rear of Nos 9 and 10, and a single storey extension added to the north of the rear range of No. 10. The internal former open arches to this range were blocked.

9. ARCHIVE AND OASIS

- 9.1 The finds and paper archive will initially be stored at the offices of AC archaeology in Bradninch. The finds archive will be offered to the Royal Albert and Memorial Museum, Exeter (under the temporary reference number RAMM 14/65), but if they are unable to accept this, then it will be dealt with under their current accession policy. The digital and paper archive will be deposited with the Archaeology Data Service within three months of acceptance of the final report.
- 9.2 An entry to the OASIS (Online AccesS to the Index of Archaeological investigationS) database has been created using the unique identifier 203221, and includes a digital version of the completed report.

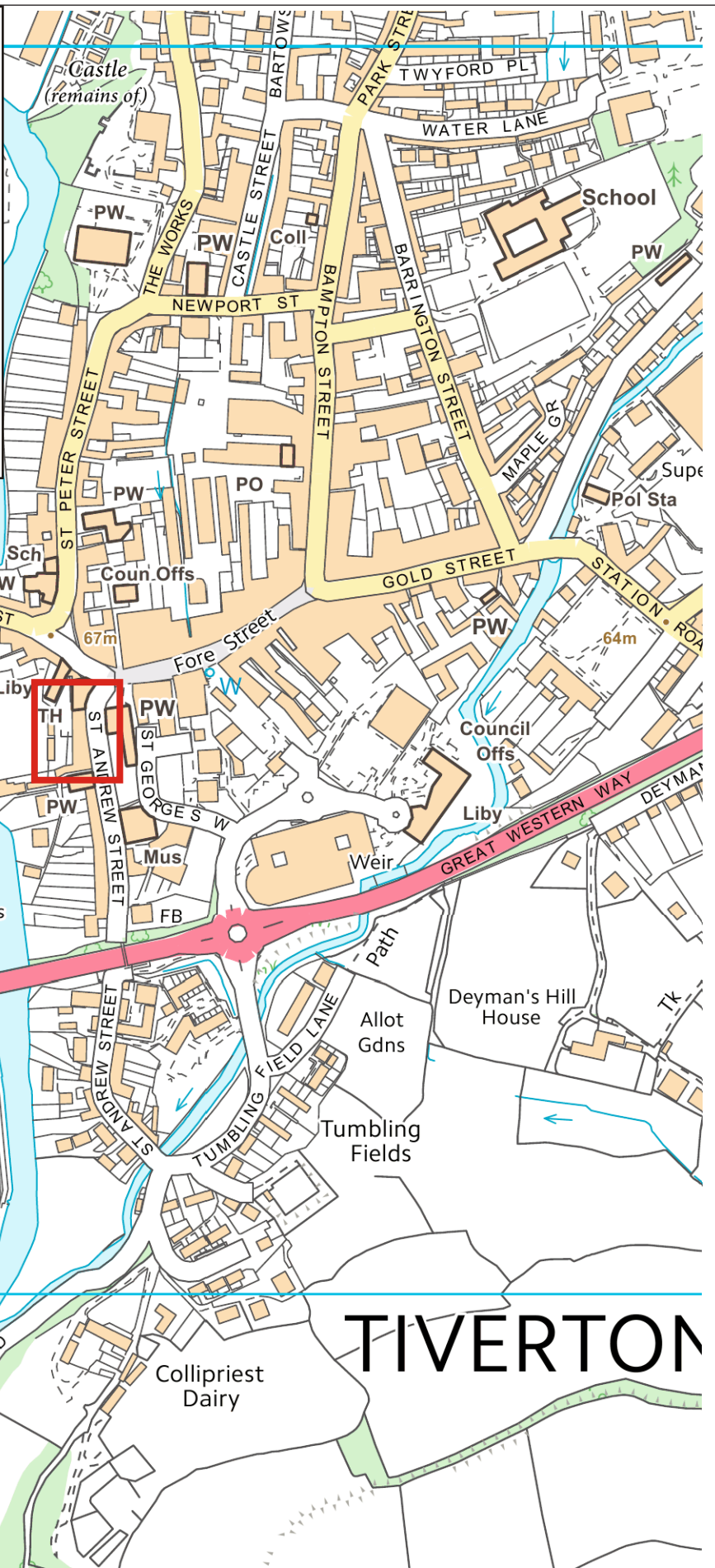
10. ACKNOWLEDGEMENTS

- 10.1 This fieldwork and reporting were commissioned by CgMs Consulting, and managed for them by James Gidman, and for AC archaeology by John Valentin. The archaeological trench evaluation was carried out by William Smith and Jon Hall, and the historic building recording and watching brief by Stella De-Villiers and Ben Pears. The report illustrations were prepared by Sarnia Blackmore

11. SOURCES CONSULTED

Nowell, J., 2012, *Archaeological and Cultural Heritage Desk-Based Assessment: St Andrew Street, Tiverton, Devon*, Unpublished CgMs Consulting document ref. DBA/13485

Valentin, J., 2014, *Land at Angel Hill, St Andrews Street, Tiverton, Devon (NGR SS 9535 1245), Project Design for archaeological investigation and mitigation, Planning ref. Mid Devon District Council 13/00298/MFUL (Condition 12)*, AC archaeology document no. **ACD1004/1/0**



0 250m

Scale 1:5000@A4

PROJECT

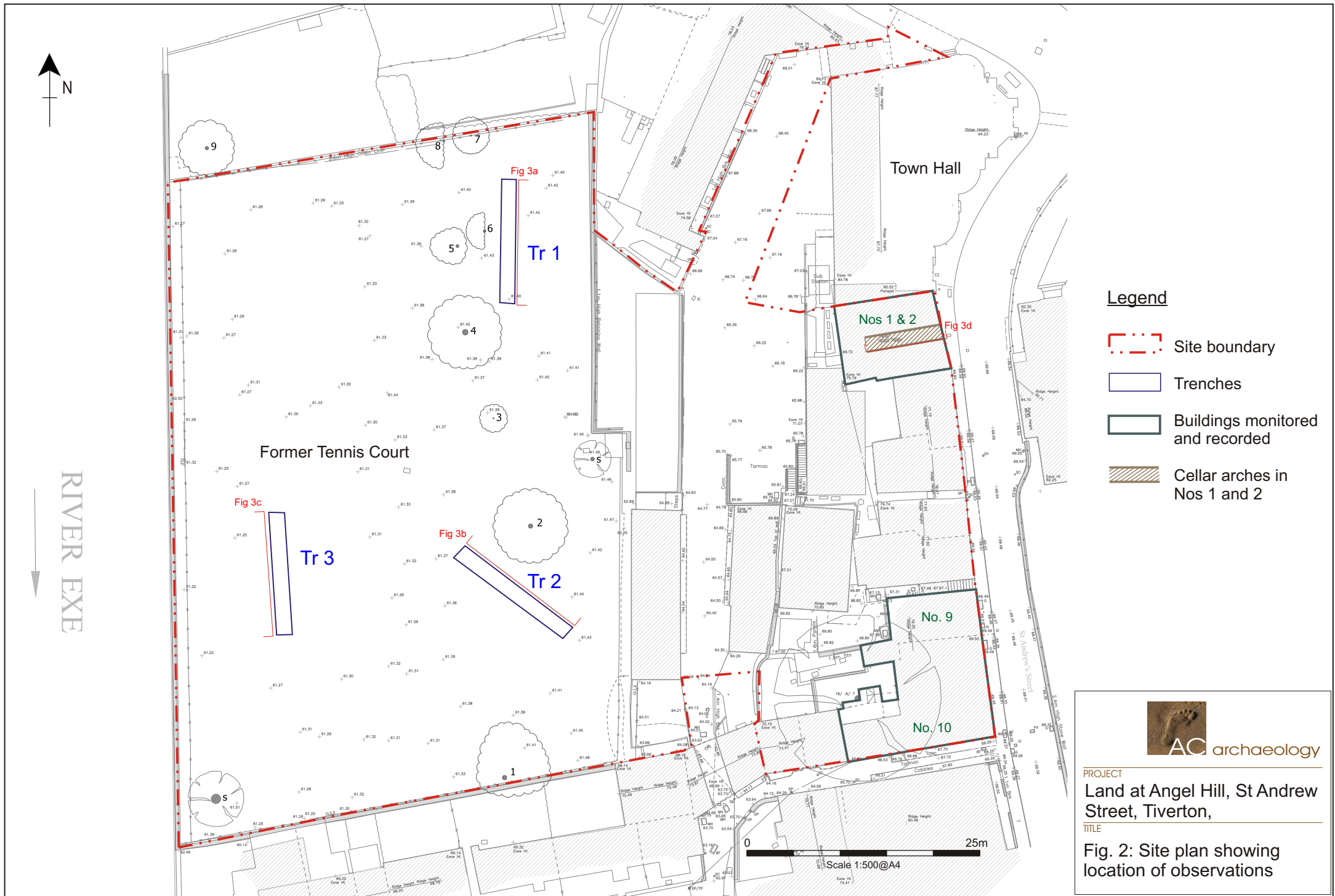
Land at Angel Hill, St Andrew Street, Tiverton, Devon

TITLE

Fig. 1: Site location



AC archaeology



Legend

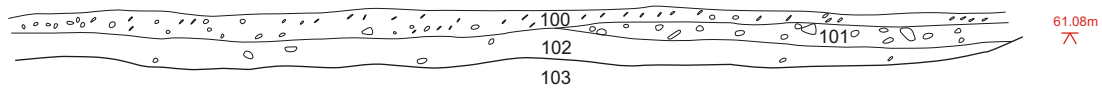
- Site boundary
- Trenches
- Buildings monitored and recorded
- Cellar arches in Nos 1 and 2



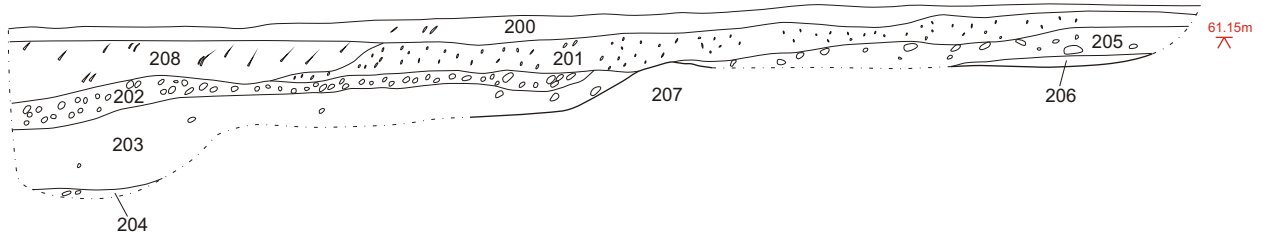
PROJECT
Land at Angel Hill, St Andrew Street, Tiverton,

TITLE
Fig. 2: Site plan showing location of observations

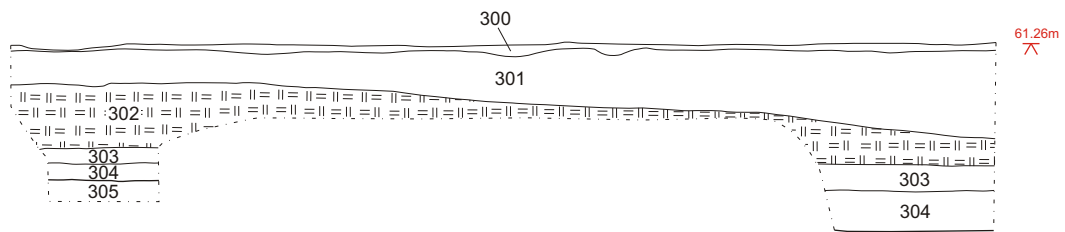
a) Trench 1 section



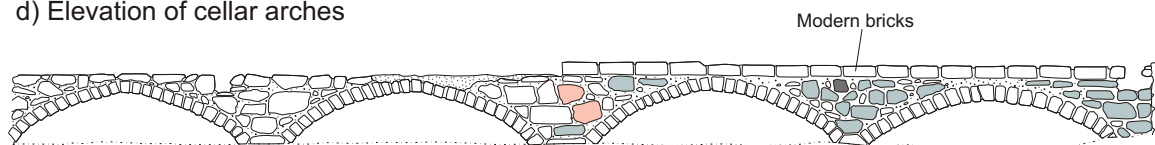
b) Trench 2 section



c) Trench 3 section



d) Elevation of cellar arches



Key

-  Brick rubble
-  Greensand
-  Schist
-  Breccia
-  Limestone

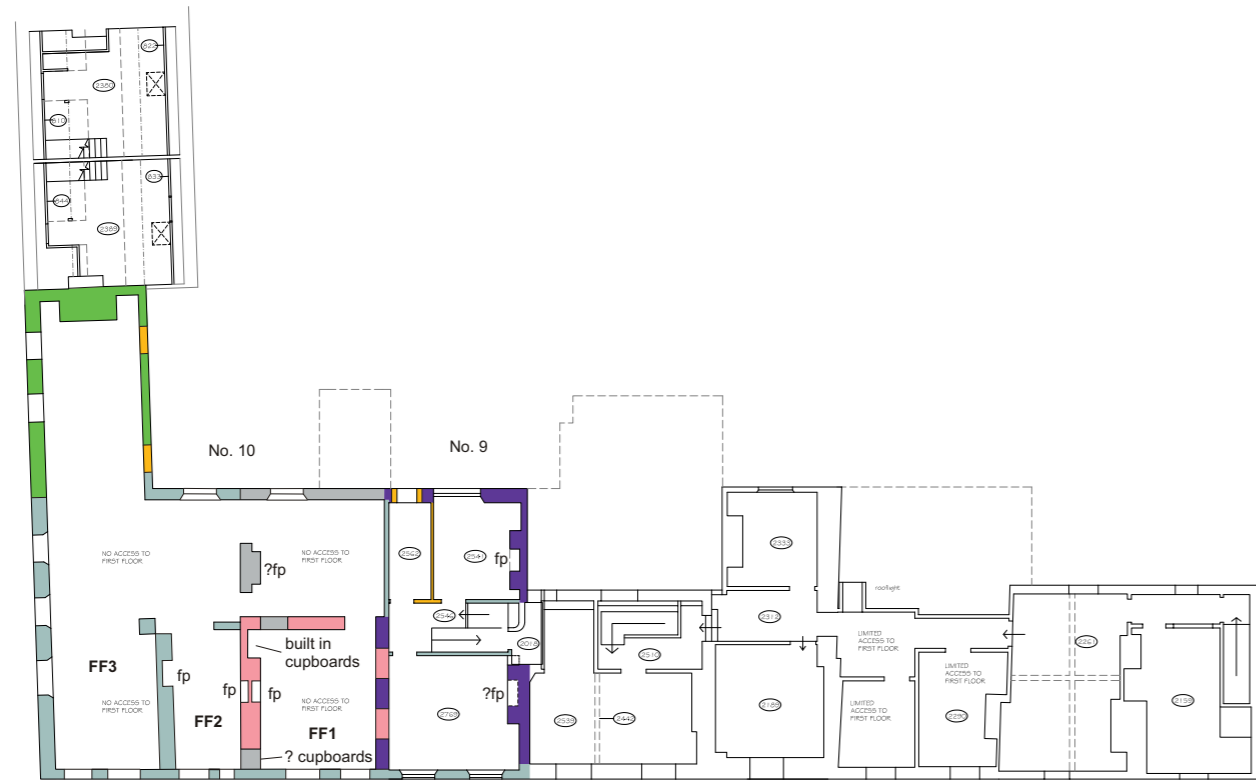
PROJECT

Land at Angel Hill, St Andrew Street, Tiverton, Devon

TITLE

Fig. 3: Evaluation trenches, sections, and cellar arches in Nos 1 & 2 St Andrew Street





FIRST FLOOR PLAN

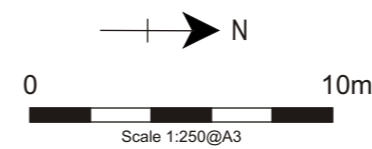


GROUND FLOOR PLAN



LOWER GROUND FLOOR PLAN

- C17th/C18th
- Early C18th
- Mid C18th
- Late C18th
- Mid C19th
- Mid/late C19th (by 1890)
- Late C19th rebuild
- C20th



PROJECT
Land at Angel Hill, St Andrew Street, Tiverton,
Devon

Fig. 4: Phased floor plans



Plate 1: View of the former tennis courts looking west from the higher eastern part of the site



Plate 2: Trench 1, west-facing section. 2m scale



Plate 3: Southeast end of Trench 2, southwest-facing section. 2m scale



Plate 4: Northwest end of Trench 2, southwest-facing section. 2m scale



Plate 5: Trench 3,
west-facing section.
2m scale



Plate 6: Nos 1 and 2 St Andrew Street,
top of cellar arches looking
northeast. 1m scale



Plate 7: Nos 1 and 2 St Andrew Street,
top of cellar arch looking
north. 1m scale



Plate 8: Nos 1 and 2 St Andrew Street,
wall south of cellar
arches looking west. 0.50m scale



Plate 9: Nos 1 and 2 St Andrew Street, party wall with the Guildhall, looking northeast. 1m scale



Plate 10: Nos 1 and 2 St Andrew Street, party wall with the Guildhall, looking north. 1m scale



Plate 11: Well in No. 10 St Andrew Street, looking north. 1m scale



Plate 12: Well in No. 10 St Andrew Street, looking northwest.



Plate 13: The St Andrew Street frontage looking northwest. 1m scale



Plate 14: The St Andrew Street frontage of No. 9, looking northwest. 1m scale



Plate 15: The Ham Place frontage of No. 10, looking northwest. 1m scale



Plate 16: The northwest corner of No. 10, looking southeast. 1m scale



Plate 17: The west elevation of No. 9, looking east. 1m scale



Plate 18: Room GF1 – blocked openings in north elevation, looking north. 1m scale



Plate 19: Room GF3 – blocked openings in south elevation, looking southwest. 1m scale



Plate 20: Room GF3 – rebuild west end of south elevation, looking southeast. 1m scale



Plate 21: The staircase in No. 9, looking north.



Plate 22: Room FF1 in No. 10 showing cupboards, looking southwest



Plate 23: Room FF1 in No. 10 – blocked opening east of fireplace, looking south.



Plate 24: Room FF1 in No. 10 – blocked cupboards as well openings in west elevation, looking southwest



Plate 25: Room FF1 in No. 10 – blocked openings in north elevation, looking north.



Plate 26: Room LGF6 showing horizontal break in main wall, looking northeast. 1m scale



Plate 27: Room LGF8 – barrel-vaulted cellar, looking east. 1m scale



Plate 28: Room LGF10 – barrel-vaulted cellar, looking east. 1m scale



Plate 29: Room LGF11 – basement room showing fireplace and blocked arches, looking west.



Plate 30: Room LGF11 – basement room showing blocked arches, looking northwest.



Plate 31: Room LGF12 – barrel-vaulted cellar, looking east.
1m scale

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