

LAND AT EAGLE YARD, TUDOR STREET, EXETER, DEVON

NGR SX 91604 92292

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

Exeter City Council Outline Planning Permission no. 14/1166/01
(Condition 8)

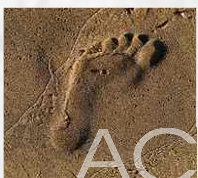
Prepared by
Paul Rainbird and Liz Govier

With contributions by
Naomi Payne, John Allan,
Charlotte Coles and
Andrew Passmore

On behalf of
Tybourne

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

Historic building recording, an archaeological evaluation and an archaeological watching brief were carried out by AC Archaeology between March 2016 and February 2017 prior to and during works associated with the re-development of a mixed-use site to student accommodation at Eagle Yard, Tudor Street, Exeter, Devon. The scheme involved the demolition of existing buildings, erection of two buildings and the re-development of part of an existing building.

The historical sources indicate that the site of Eagle Yard was first built on 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 pastoral agriculture or horticulture. The southwest end of the south range is a mid-18th century timber and brick extension to the rear of Eagle House with original timber panelling present on all four elevations of the ground floor (Unit 1A). The remaining buildings of the south range probably relate to dyeing and are potentially recorded in a 1772 inventory.

From the mid-19th century to the early 20th century the site was an iron foundry. The north range buildings housing Units 3-5 were originally constructed as part of the foundry complex with the earlier north and northeast boundary wall retained as part of this structure. The north range displays late 20th century remodelling, however the original intended design of a large open-plan, single-storey structure, typical of foundry buildings, is evident. The brick structure of a furnace for the foundry was present within Unit 3 against the southeast elevation, but no other evidence of any original fixtures or fittings within these buildings were identified. Part of the foundry was demolished in the 20th century.

No evidence for the dyeing works was recovered in the evaluation trenches or during monitoring of groundworks and test pitting. The key early feature uncovered on the site was The Higher Leat although its length through the site had been refurbished in the 18th century with no earlier material retained. A partially surviving stone wall revealed running parallel to the leat is tentatively dated by pottery to between the mid 17th century and early 18th century and may represent evidence for an attempt at revetting the outer side of the wall. In only a few other cases could the archaeological deposits uncovered be shown to pre-date the establishment of the foundry, with evidence of a surprising amount of disturbance of buried deposits during this industrial phase of the site's use. Few identifiable industrial features were present.

The finds comprised a small amount of residual Roman and medieval pottery in features of a later date and a small assemblage of post-medieval pottery dominated by everyday earthenware pottery manufactured in the Donyatt area of South Somerset. In addition were similarly dated finds of ceramic building material, clay tobacco pipe, glass, metalwork, slag, animal bone and shell.

1. INTRODUCTION (Fig. 1)

- 1.1 This document sets out the results of historic building recording, and archaeological evaluation and an archaeological watching brief carried out by AC archaeology between March 2016 and February 2017 prior to and during works associated with the re-development of a mixed use site to student accommodation, which included the erection of two buildings and the partial re-development of an existing building on land at Eagle Yard, Tudor Street, Exeter, Devon (NGR SX 91604 92292; Fig. 1). The archaeological work was commissioned by Tybourne and required by Exeter City

Council as a condition (no. 8) of planning permission (ref. no. 14/1166/01), as advised by their Principal Project Manager (Heritage).

- 1.2 The site lies on the northeast side of Tudor Street on the floodplain of the River Exe, southwest of the historic walled city, within the Riverside Conservation Area and the statutory Area of Archaeological Importance; it is situated to the rear of two Listed Buildings, The Tudor House (Grade II*) and Eagle House (Grade II). It comprises the side and rear ranges of Eagle Yard 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 (above Ordnance Datum). 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 Online Viewer).

2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 2.1 A desk-based assessment and historic building appraisal was prepared and archaeological monitoring of geotechnical test pits in Eagle Yard was reported on in a previous document by AC archaeology (Rainbird, De-Villiers and Payne 2014), and a summary is provided here.
- 2.2 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, although is documented from the 12th century. 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. A surviving property of this date (or perhaps a little earlier) – The Tudor House, a 17th-century Grade II* listed property (National Heritage List No. 1266938) – abuts the western side of the development site.
- 2.3 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. 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, Jones and Allan 2009). Beyond this, 17th-century remains of Bonhay Mills have previously been excavated (Mayes and Hardy 2004).
- 2.4 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.

- 2.5** 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, Henderson and Higham 1983, 404) and as noted above timber repairs to the Leat immediately to the north west have provided earliest radiocarbon dates of 1380-1470 (Passmore, Jones and Allan 2009, 187). Although at the time of the assessment the leat was not visible within the site (being situated below standing buildings), remains were considered likely to include stone walling of various dates, and similar medieval timber repairs and revetments such as those found on the adjacent site.
- 2.6** 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 on to Exe Island by buildings along the line of the Higher Leat and Tudor Street. The City Chamber's Map Book, produced in 1758, shows two 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). 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 (Chapman 1978, 51) which mentions a dwelling above a gatehouse on Tudor Street and most probably relates to our site.
- 2.7** After 1758 there was no large-scale map of Exeter until that of John Coldridge in 1819 (Fig. 2). This is damaged and not particularly clear, but appears to show that the bridges over the leat had by this time been replaced by buildings. The incipient form of the Eagle Yard can be seen in this map.
- 2.8** 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. The documentary assessment concluded that buildings on the site probably retain fabric relating to this period, and, judging from the evidence from the site to the north, it seemed likely that there would 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 was a major redevelopment of the site as a foundry, leading to a major building episode in the area straddling the Higher Leat. These buildings are variously marked in early OS maps as 'Dye Works' (1876, 1:500), 'Iron and Brass Foundry' (1891, 1:500, 2nd edition; Fig. 3) and 'Foundry' (1905, 25", 2nd edition). During all of this period of use the industrial works were mixed with offices, store rooms and dwellings.
- 2.9** The historic building appraisal showed that some of the buildings on the site may be related to dyeing, with some recorded in a 1772 inventory (Chapman 1978, 51). No evidence for dyeing was recovered during geotechnical investigations, but it was thought that 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. New buildings were constructed as part of the foundry complex, the latter replacing an earlier structure; the design of the surviving structures 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 it was considered that remains of this building,

including internal features, may survive below ground, along with further features beneath the standing buildings.

3. AIMS

- 3.1** The aims of the investigation were (a) to prepare a historic building record of the buildings within Eagle Yard prior to their demolition and conversion, (b) to assess the presence and preservation of any below-ground archaeological remains through trial trenching, and (c) to record any evidence of early activity on the site exposed through initial geotechnical test pitting and the subsequent groundworks.

4. METHODOLOGY

- 4.1** The archaeological works were carried out with reference to a method statement prepared by AC archaeology (Valentin 2016) and approved by ECC under the planning condition.
- 4.2** The historic building recording was undertaken in accordance with Historic England's (2016) *Understanding Historic Buildings: A guide to good recording practice*. It consisted of a detailed and general photographic record, supplemented by a written description and annotated architects' plans.
- 4.3** Attendance by the site archaeologist during the watching brief was in accordance with the Chartered Institute for Archaeologists' *Standards and Guidance for An Archaeological Watching Brief* (2014). This involved attending the groundworks between 29 March 2016 and 23 February 2017.
- 4.4** The groundworks where monitoring took place comprised:
- The excavation of geotechnical test pits;
 - Demolition of the Higher Leat vaulting in zones 2-6; and
 - Ground reduction in the northeast part of the site
- 4.5** All groundworks were undertaken by hand or using a mechanical excavator equipped with a toothless bucket. Exposed sections and surfaces were inspected by the attending archaeologist to establish the presence/absence of archaeological features, deposits or finds.
- 4.6** The archaeological trench evaluation was undertaken in accordance with the Chartered Institute for Archaeologists' *Standard and Guidance for Undertaking an Archaeological Field Evaluation* (CIfA 2014). It comprised the machine-excavation of eight trenches (Trenches 1-8) positioned to target areas where the footings of the proposed building would impact the site. The trenches were plotted using a Leica Net rover GPS accurate to +/- 1cm (Fig. 7). The removal of soil overburden within the trenches was carried out under the control and direction of the site archaeologist.
- 4.7** All features and deposits revealed were recorded using the standard AC archaeology pro-forma recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 2* (revised August 2012). Detailed sections and plans were produced at a scale of 1:10, 1:20 or 1:50 as appropriate. All site levels relate to Ordnance Datum.

5. **BUILDING SURVEY** (Figs 4-6; Plates 1-29) *by Liz Govier*

Introduction (Plate 1)

- 5.1 The layout of the buildings within Eagle Yard formed a rough L-shape in plan, with a range projecting from the rear of Eagle House aligned northeast-southwest – this has been termed the south range which comprised Unit 1, Unit 1A and Unit 2. Attached to the northeast end of the range, aligned northwest-southeast, was the north range, which comprised Unit 3, Unit 4 and Unit 5. The ranges contained some 18th century fabric, although both had been remodelled in the 19th and 20th centuries.
- 5.2 The ranges were constructed against the northeast and southeast boundaries of the plot. The southwest side of the plot was bound by the modern rear extension to Tudor House and its adjoining mid-19th century high brick wall to its west. The northwest side of the plot was bound by a roughcast rendered high wall. The enclosed yard was accessed from the southeast end of the southwest boundary through a covered passageway from Tudor Street.
- 5.3 The buildings until recently had been in commercial use and had been renovated in the past decade with modern finishes frequently present throughout. Unit 4 was not accessible during the site visits as a key was not available, with only the west and south exterior elevations of the property fully visible. The north elevation was obscured by topography as the property sat on a terrace cut into the steeply sloping hillside northeast of The Higher Leat. The majority of the east elevation was obscured externally by outbuildings at the rear of the adjacent property.
- ### **The south range, northwest exterior elevation** (Plates 2-3)
- 5.4 The northwest elevation is the principle façade of the range. It has three storeys with a roughcast render finish to the ground and first floor, along with a modern smooth render finish to the southern half of the second floor and exposed brickwork to the northern half of this floor. The elevation displays three phases of construction with subsequent areas of repair and remodelling. During the soft strip of Units 1 and 1A it was revealed that the northwest elevation was of timber frame and brick construction.
- 5.5 The southwest end of the range containing Unit 1A is the earliest element, and appears to have been a mid 18th-century extension to Eagle House which adjoins the range to the southwest. A blocked doorway into the adjacent property was noted internally. Only the ground floor of this section of the building is within the development area, with the upper levels currently a private residential dwelling in separate ownership. The smooth render finish above the first-floor window may represent an area which was previously clad in slate shingles. At ground-floor level there is an early 21st-century doorway with casement windows attached to the north side; a row of three fixed panes extend above the doorway and window. This space previously contained a double door. At first-floor level there is a hornless sash window with margin lights; this forms part of the adjacent Eagle House property.
- 5.6 The central section of masonry to the northeast contains Unit 1, and dates to the mid to late 18th-century. The smooth render finish to the second floor and above the first-floor taking-in door at the southwest end marks an area which was previously clad in slate shingles, and which was rendered in the early 21st century. During demolition of the extension to the northeast it was clear that the second-floor section of the wall on the northwest elevation only was a later timber constructed insertion. It was also evident that the pitch of the roof was also altered on this side; originally it was far steeper with the eaves resting lower. These alterations indicate that the build was first constructed as a two-storey building with additional accommodation in the attic. The ground floor is dominated by two large late four-pane and six-pane 20th-century

casement windows. At the southwest end of the elevation the doorway to Unit 1 is located and looks to be fitted with a reclaimed panelled door, to the southwest of the door is a small square modern window. The first floor contains two 19th-century windows reclaimed from the Countess Wear Hotel in Exeter. These are set within taller, partially blocked openings. To the southeast, above the ground-floor door, is a large double taking-in door opening fitted with modern plank and batten doors.

- 5.7 The roof structure appears to be continuous to both the 18th-century elements, but has been heavily altered. There is a defined gable to rest of the range to the northeast.
- 5.8 The remainder of the range to the northeast is an early 19th-century three-storeyed extension constructed of brick. The ridge line of the roof line falls slightly below the earlier roof to the southwest, and is finished with plastic coated metal sheets. The ground and first floors had a roughcast render finish with the brickwork left exposed on the second floor. The wall was constructed of Flemish bond brickwork principally visible centrally at the second-floor level, with two separate phases of stretcher bond repair to the northeast and southwest ends. The latter is probably associated with the rendering of the adjacent second floor, whilst the former probably relates to the construction of the north range. The elevation has two windows on the ground floor, a larger window on the first floor and three windows on the second floor. They were late 20th-century timber-framed single-glazed replacements, all of which were asymmetrically arranged and variable in size. The windows are of the same design as the ground and first floor windows in the range to the southwest. There is additional access to Unit 1 from the ground-floor double doors at the south end, with an external metal staircase providing access to the first-floor Unit 2. Both openings were fitted with modern doors.

The south range northeast exterior elevation (Plate 4)

- 5.9 The northeast gable end of the south range had a single storey lean-to extension which extended to the north boundary of the property. This lean-to extension formed part of the ground floor area of Unit 3. The lean-to in its current form is modern and was probably constructed in the early 21st century. It abutted an 18th-century brick retaining/boundary wall to the northeast. The roof of the lean-to was corrugated plastic coated metal sheets. The gable end at second-floor level, above the lean-to, was finished with what looked to be corrugated tin, or possibly asbestos sheets, attached to horizontally-laid boards and a timber frame. It incorporated a mid to late 20th century window for Unit 3.

The south range southeast exterior elevation (Plate 5)

- 5.10 The majority of the southeast elevation of the property was obscured by adjoining buildings along the south end of the elevation. From what was visible there appeared to be four distinct phases of build. The earliest element was towards the northeast end of the range, forming the rear elevation of Unit 3, and appeared to date to the late 18th/early 19th century. The ground floor was constructed of English cross bond, finished at first-floor level with an unpainted roughcast render. The second-floor wall had been rebuilt using poor quality and heavily degraded brickwork laid in English garden wall bond.
- 5.11 Abutting this masonry, to the northeast was a c. 2m high wall of English bond brickwork which represents either the remains of a building, now demolished, constructed over the Higher Leat channel in the early 19th century and which extended to the southeast outside of the development area. To the southwest, only the second floor was visible and comprises brickwork, in English Cross bond overlain by a repair or rebuild in Flemish Garden bond brickwork. Later masonry comprised late 20th-century concrete blocks forming the gable of the lean-to extension of the building over the leat.

- The north range southwest exterior elevation** (Plates 6-7)
- 5.12** The southwest elevation was the principle façade of the range. It had a late 20th-century smooth render finish overlying brickwork of mid to late 19th-century date. Any separate phases within the brickwork construction were not identifiable due to the modern finish of the walls. The range comprised Units 3, 4 and 5 with Unit 6 located within the single storey late 20th-century concrete block extension, which was set back at the northwest side gable end of Unit 5. At the northwest end of the southwest elevation of Unit 5 is a small single-storey 20th-century extension. The gable roofs of Units 3-5 and the Unit 6 extension had a fairly shallow pitch and were finished of what appeared to be modern corrugated plastic-coated metal sheets supported on timber trusses, of late 20th-century date. There were four large modern timber double doors with glazed panels located along the elevation serving each unit. There were two small modern windows with concrete sills located on the southwest elevation of the single storey lean-to.
- The north range northwest exterior elevation** (Plates 7-8)
- 5.13** A section of Flemish garden wall bond brickwork was visible on the southwest side apex of the northwest gable end elevation of Unit 5 the rest had a modern render finish. The brickwork looked to be of a 20th century date with the lower section of the wall potentially dating to the mid-19th century. The northwest exterior elevation of the extension to the northwest containing Unit 6 was not visible externally, but internally late 20th-century concrete blocks were visible.
- 5.14** The northwest elevation/boundary retaining wall, behind a late 20th-century concrete block wall, is constructed of brick towards the southwest end of the elevation. Here the wall steps slightly out to the northwest where it lies over The Higher Leat. The reasoning for this is unclear as no building has been depicted on any maps to the northwest of the boundary of Eagle Yard in this location. The wall appeared to be a single initial build with several areas of repair evident within the brickwork. Much of the wall was obscured by paint and it is not cohesively built in the same style, with some English bond, some English Cross bond and irregular bonding in places. At the northeast end of the elevation and along the base breccia has been integrated into the brick wall construction. This wall probably dates to the mid-19th century and was part of the large building of the Iron and Brass Foundry located along the northeast side of the property that was first depicted on the 1891 second edition Ordnance Survey map.
- The north range northeast exterior elevation** (Plates 9-10)
- 5.15** This elevation was not visible externally as the range was built into the terrace. Internally a skin of concrete blocks had been added to support the rear north side of the building. Behind the block wall the boundary/retaining wall of 17th- or 18th-century date was constructed of breccia blocks, incorporating at eaves level cast-iron corbel like braces that held the collars of the roof trusses. These braces appeared to be of mid 19th-century date.
- Unit 1A interior** (Plates 11-14)
- 5.16** Unit 1A is the ground floor of the mid-18th century northeast extension of Eagle House. It had a modern finish with some original timber panelling exposed in places. Upon removal of the modern partition walls and plaster boarded stud walls more of the timber panelling was revealed behind. The large panel panelling was of a plain raised field design, and was present on the northeast and southwest and in parts on the northwest elevation. With the exception of the southeast elevation where it extended to the hull height of the room, it was only of half height, finished with a dado rail. Originally the unit formed a single room with the focal fireplace located centrally in the southeast wall. A pair of cupboards was set into the recess northeast of the fireplace, within the

void created by the projecting stack. A single, possibly reused, 18th-century H hinge was present, along with plainer standard late hinges.

- 5.17** Roughly central to the northeast and southwest elevations were doorways. The northeast doorway was sealed over by a modern stud wall and was fitted with a probable 19th-century four-panel door. The doorway did not appear to be an original opening and is probably a 19th century insertion. All fittings had been removed from the door itself. The southwest doorway was fitted with shelving, and following their removal concrete blocks infilling the opening were exposed. The concrete floor and plaster board ceiling are both modern.

Unit 1 interior (Plate 15-22)

- 5.18** Unit 1 was located directly to the north of Unit 1A and comprised a large workshop on the ground floor and first- and second-floor offices located in the southern part of the range.

- 5.19** The ground floor workshop originally comprised two rooms; the stub of the removed wall can be seen in the northwest and southeast elevations, along with a beam above. This wall appears to have been removed during the early 21st century renovations, and was located at the junction of the 18th- and 19-century phases of masonry. To the northeast is the early 19th century extension where the walls are constructed of painted brickwork, whereas to the southwest the northwest and southwest elevations are timber frames with brick nogging, but with the southeast elevation a brick rebuild. The latter may be associated with the alterations to the adjacent property to the southeast. The walls had been finished with plaster.

- 5.20** At the southwest end of the room is the staircase to the first floor, which is a 20th century replacement. To the southwest side of the staircase are two small rooms, created in the late 20th century. During the stripping of the ceiling finish, a rectangular opening/hatch, boarded up with planks, was exposed towards the northwest end of the room. The ceiling joists and beams had been painted white with some lathe and plaster present at the southwest end above the doorway. The earlier beams are aligned northwest-southeast and the later beams northeast-southwest. The floor has a modern concrete finish with a brick and cobbled surface revealed underneath the concrete at the northeast end of the workshop (see below, section 8.8).

- 5.21** The first floor comprised a single large room with a late 18th-century staircase located in the south corner. The walls had a modern finish, and following the soft strip of the plaster-boarded and stud lining it was revealed that the southwest and northwest elevations were constructed of primary timber framing with brick noggin, and the southeast wall was constructed of secondary, probably early 19th century, brick. The northeast wall was a 20th-century corrugated asbestos sheet partition between Units 1 and 2. The southwest elevation has remnants of the original lathe and plaster finish, and a blocked nine-pane fixed window of probable 18th-century date formerly lighting the stairwell. This appears to be within later masonry and may be reset, although it is possible that some earlier masonry survive here. The ceiling displayed evidence of lathe and plaster, with all the joists, beams and floorboards above being original. The floor had a modern lino finish overlying what appeared to be original floorboards. The staircase up from the first floor is a straight flight with a small winder to the second floor; it has decorative turned balusters and a carved handrail. Remnants of lathe and plaster were visible on the underside of the staircase, and the staircase treads were relatively worn.

- 5.22** The second floor comprised a large room with a small modern kitchenette in the west corner subdivided by early 21st-century partition walls. The rooms had a modern

painted plaster board finish to the walls and ceiling. During the soft strip it was revealed that the southwest wall comprises wide horizontal planks, likely to date to the late 18th century, the southeast wall is constructed of painted brickwork, the northeast wall was a partition constructed of corrugated asbestos sheeting, and the northwest wall is constructed of early 21st century chipboard attached to narrow horizontal planks. Roughly central in the southwest elevation is a small doorway formerly leading into the Eagle House flats. It is fitted with a reset door which has been cut from a larger door that looks to be 19th century in date. The room has a four-bay roof structure with the three internal A-frame trusses with raised collars. The original trusses have been cut along the northwest side and supported on additional pillars. During the 20th century additional beams have been added to the northwest side of the trusses to alter the pitch of the roof. The ceiling above the staircase and the ceiling along the southeast side has remnants of lathe and plaster attached to the rafters and is potentially early 19th century in date.

Unit 2 interior (Plate 23-24)

5.23 Unit 2 was located above the northeast end of Unit 1 and occupied parts of the first and second floors of the range, within the early 19th century extension. The first floor of the unit had been divided into five rooms and corridor with a straight flight staircase centrally located against the southeast wall; the partitions and stairs were all of late 20th-century date. Once the modern wall coverings and partitions were removed the older fabric of the building was exposed. The northwest elevation was constructed of brick, and the northeast elevation had a timber shiplap finish, probably of mid-19th century in date, and the southeast elevation was 20th-century brickwork. The floorboards were not original. The ceiling had exposed joists and floorboards above, but there was no evidence of lathe and plaster possibly indicating that these are again 20th-century replacements.

5.24 The second floor of the unit had been divided into two rooms and a large landing area accessed from the staircase. The partitions for these rooms and the staircase were all late 20th century in date. In the south corner of the landing a section of truss or strut support was visible along with an upright support. This appeared to be of an 18th century date and was a re-used timber incorporated during remodelling of the units in the late 20th century as a visual feature since its purpose and date to not fit its current location. After the soft strip it could be seen that the northeast elevation was constructed of horizontal planks of early 19th century date, the northwest elevation was constructed of brick of an early 19th century date and southeast elevation was 20th-century brick. The A-frame trusses comprised principal rafters rising off tie beams, with diagonal struts, all fixed with mortice and tenon joints fixed with wooden pegs. The roof must be of 19th-century date, but appears earlier, and may have been reused. The trusses displayed evidence of repair, whilst the purlins and rafters were of a 20th century date, as was a slate finish that was encased below the modern corrugated roof.

Unit 3 Interior (Plate 25-26)

5.25 Unit 3 was located within the southeast end of the north range and the adjoining northeast end of the south range. The unit had three floors; a ground floor extending through the north to south range; a mezzanine platform above the north range section of the unit which led to a second floor which was located solely within the south range.

5.26 The unit was accessed from the southwest elevation of the north range through a set of large 20th-century double doors and led to a large room utilised as a workshop containing additional partitioned stores. The layout of the room was formed in the late 20th century including the mezzanine platform above, which gives a very low ceiling. At the southeast end of the north range the early 19th century wall has been altered to

form wide arched openings leading into the south range element of the workshop; the wall above is supported on a large timber lintel. The original northeast wall of the south range workshop, which was aligned along the side of The Higher Leat channel wall, has been removed and (at ground floor-level only) the room now extends to the boundary of the property to the northeast. The remaining southeast, southwest and northwest elevations of the south range in this unit are all constructed of brick dating to the early 19th century. Along the southeast elevation there is a large brick floor to ceiling furnace relating to the use of the building as a foundry. The northeast and northwest elevations of the north range and the northwest elevation of the south range are constructed of 20th-century concrete blocks. The floor of the unit at the entrance is constructed of concrete; however, the rest of the floor is obscured by a raised timber boarded floor of late 20th-century date.

- 5.27** During demolition a pier of breccia masonry was identified at ground floor level on the southeast elevation of the W/C room. This had been incorporated into the early 19th century extension to the south range. The breccia masonry may relate to an earlier dye house structure or workshop of the yard and is potentially of 17th- or 18th-century date.
- 5.28** The mezzanine platform is a late 20th-century insertion with timber partitions and overlooked the southwest area of the north range of the unit. The staircase to access the platform was along the northwest elevation with the staircase to the second floor located at the south corner of the platform adjacent to the southeast elevation. In this area early 19th-century brickwork along the southeast elevation and mid-19th century brickwork along the southwest elevation was visible.
- 5.29** The second floor of Unit 3 comprised a landing and small room within the north range, with two doorways to two rooms in the south range. This arrangement dates to the late 20th century, with all partitions and finishes of this date. During the soft strip it was revealed that the lower half of the northeast elevation was internally clad in early 19th century horizontal planks with the window a 20th century insertion. The southeast and northwest elevations were constructed of brick with the northwest elevation displaying areas of alteration and repair around the late 20th century inserted doorway openings and windows on the northwest elevation. Two further trusses, and associated roof coverings, of the type described above Unit 2 were present. The roof structure of the north range of Unit 3 was not visible but would have been contemporary to and the same as that recorded within Unit 5 (see below).

Unit 5 Interior (Plates 27-28)

- 5.30** Unit 5 was a two-storeyed unit which had a modern finish throughout. The ground floor was a show room for conservatories and the first-floor offices. The northeast, northwest and southeast elevations were constructed of plaster board covered concrete blocks and the southwest elevation was constructed of mid 19th-century brickwork, all of late 20th century date. The roof structure was partially visible and was constructed of A-frame trusses, with iron bolt and rod style king posts. The timbers had been re-used from an earlier structure as unused notches could be seen on the undersides of the tie beams and rafters. The trusses are potentially mid-19th century in date, but the purlins and rafter and corrugated roof are all late 20th century replacements.

Unit 6 Interior (Plate 29)

- 5.31** This unit was located at the northwest end of the north range and was within the single-storey late 20th century concrete block extension, which was set back at the northwest side gable end of Unit 5. It was utilised as a large workshop with two internal offices positioned along the front southwest elevation, the partitions of which were late 20th century in date. The floor was constructed of concrete and the ceiling was modern. The

roof structure was only partially visible and looked to be contemporary with the 20th century build of the unit.

6. DEVELOPMENT OF THE PROPERTY

The 17th to early/mid 18th century

- 6.1** At this time the site is believed to have been utilised by dyers, with bridges located across the Higher Leat. No complete standing buildings appear to relate to this earlier phase of industry within the yard, although the northeast boundary/retaining wall of the yard likely dates to this period (or perhaps slightly later). In addition, the pier of breccia masonry incorporated into the early-19th century northwest wall of the south range probably represents evidence of building of this period. A length of breccia wall (514/515) exposed in Trench 5 (see section 8.7 below) is of the same date, and may relate to the leat rather than former standing buildings.

The mid-18th century

- 6.2** By this time an extension had been added to the rear, northeast side of Eagle House, the ground-floor element within the development area recently being named Unit 1A at ground-floor level. Within this extension there is *in situ* timber panelling to the walls, a fireplace and cupboards displaying evidence for the domestic use of the extension rather than the industrial activity, associating it with Eagle House originally and not the workshops within the yard to the rear.

Mid to late 18th-century

- 6.3** During the mid to late 18th century a three-storey (two principal floors with loft accommodation) workshop extension was added to the northeast side of the mid-18th century extension to Eagle House. This building probably formed part of the holding of William Fryer. It was potentially used as a dye house, although other than the general warehouse architecture, no diagnostic industrial features survive. There is some evidence that the southwest end, containing the staircase, may have been partitioned off from the rest of the range. The building may simply have been a warehouse, but could have housed dying processes that have left no trace. Illustrations and photographs of 19th- and early 20th- century dying vats and boilers show them to have been freestanding and constructed onto hard surfaces (Williams 2013, figs 2.13-2.15). Similarly, surfaces with brick bases have been recorded in the late 19th-century dye works at Westford Mill, Wellington, Somerset (Passmore 2009). The large ground-floor window openings may represent evidence for dying, since these buildings tended to be well lit.

The early 19th century

- 6.4** By the early 19th century an additional extension to the northeast of the mid to late 18th-century extension had been added, creating the current extent of the south range. It also appears that repairs were required to southeast elevation of the mid-18th century extension. At this time the yard was still associated with the dyeing industry and the buildings on site probably continued to be used in association with this industry.

The mid-19th century

- 6.5** In the mid-19th century the yard changes use from dyeing and to a foundry, with the 2nd edition Ordnance Survey map of 1891 recording a large Iron and Brass Foundry along the northeast and northwest boundaries of the yard. Only parts of this structure remain; the southwest elevation of the north range which housed Units 3-5 was part of this structure as were the corbel-like iron braces inserted into the earlier northeast breccia boundary wall. An insurance map of 1888 shows the north range to be

furnished with large skylights and also to have a chimney (not in the position of the standing furnace), with no evidence for these features surviving (British Library 2017).

The 20th century

- 6.6** In the 20th century the property continues to be used as a foundry but appears to have become derelict by the 1970s. The earliest alterations during this century appears to be change to the pitch of the roof to the southwest end of the south range. After the 1970s the buildings within the yard are renovated and used as industrial units of variable trades. Many of the internal timber partitions, concrete block walls and asbestos partitions were inserted at this time to subdivide the historic spaces into smaller commercial units. An extension was added to the northwest side of the north range and the north range and the northeast end of the south range were re-roofed with corrugated sheets. The windows on the northwest elevation of the south range also were replaced at this time and the exterior elevations of the property rendered.

The early 21st century

- 6.7** Further alterations occurred to the property in the early 21st century: internal partition walls were inserted into Unit 1A as well as the doorway and window for the unit; and the second floor of the northwest elevation of Unit 1 had a smooth render applied and two windows at the northeast end inserted.

7. RESULTS – ARCHAEOLOGICAL WATCHING BRIEF *by Paul Rainbird*

7.1 Introduction

The archaeological watching brief encompassed three phases of monitoring involving the excavation of geotechnical test pits prior to works commencing, ground reduction, and the removal of the culvert roof of The Higher Leat.

7.2 Geotechnical test pits (Fig. 7)

A total of five geotechnical test pits was excavated prior to the demolition of standing buildings on the site to test for the position of the covered Higher Leat and the depths of the foundations of the standing buildings. The results are presented in tabulated form in Appendix 1. The geotechnical results have been reported separately (Rafipay 2016). These test pits were in addition to those in the former car park area of the site which have been previously reported (Rainbird, De-Villiers and Payne 2014). The brick arch of the Higher Leat was revealed in TP101 and a concrete cover of the leat was broken through in TP103. The remaining test pits showed that the building foundations were shallow and on made ground, although the made ground to the north of the leat in the northeast of the site was shallow with natural subsoil revealed at a depth of only 0.15m below the current surface.

7.3 Ground reduction

Ground reduction around piling in the northeast side of the site in the area of the former Unit 1 and evaluation trenches 5 and 6 was monitored. The only feature of note was a northwest to southeast aligned breccia wall which matched wall 514/515 excavated and recorded during the evaluation in Trench 5 (see Section 8.7, below). This was observed to continue southeast from Trench 5 to the site boundary.

7.4 Higher Leat roof removal (Fig. 7; Plates 30-37)

The Higher Leat was channelled through the site in a culvert. The roof of the culvert needed to be removed to allow for the checking and repair of the leat walls and also to allow the leat to be re-opened as a feature within part of the development. Previous examination had shown that the roof of the culvert was made of eight sections (Zones 1-8) of varying brick arches and concrete slabs (see above section 7.2 and Simon

Bastone Associates Ltd 2016). Only Zones 2-5 were within the site boundary and these are shown on Fig. 7 and are described below in numerical order from northwest to southeast.

Zone 2

Zone 2 was constructed of a double-skinned vaulted brick arch 7.5m long. The bricks forming the vault were laid on edge and date stamped '1870'.

Zone 3

This zone was 6.3m long and was also of brick, but this was constructed in a Jack Arch type reinforced by iron beams. A brick in this structure had the date stamp '1866'.

Zone 4

Zone 4 was constructed of concrete slabs between steel beams and extended for 7.5m along the length of the leat.

Zone 5

Zone 5 was 11.5m long and was formed by a double-skinned brick arch vault.

Zone 6

Zone 6 was constructed of concrete slabs between steel beams and extended for 6.9m along the length of the leat.

Higher Leat overview

The sides of the leat were consistently formed of large shaped breccia blocks bonded by lime mortar. Although there were areas of repair in brick, the breccia blocks were of a single phase of construction with no evidence of breaks in the build. In the site directly to the northwest the stone phase, replacing a medieval phase constructed in wood, was given a general date in the post-medieval period (Passmore, Jones and Allan 2009). On the current site the finds from the fills of the construction cut for this wall (see below) provide a date in the mid-18th century for the refurbishment of The Higher Leat in stone.

The brick vaulting springs from a band of bricks laid on the breccia blocks with breccia blocks above and behind. This band does not exist where the vaulted arches were not present and indicate that the other zones did not replace earlier arches. The dating of the bricks indicate that the vaulted arches are not necessarily the earliest roofing of the leat, but all of the brick spans are either dated to, or typical of, mid-19th century construction.

8. RESULTS – ARCHAEOLOGICAL EVALUATION *by Paul Rainbird*

Introduction

- 8.1** The evaluation comprised the machine-excavation of eight trenches (1-8) totalling 45m in length, with each trench up to 2m wide. Trenches were positioned in areas to be impacted upon by works associated with residential development and were positioned across the proposed locations of the building plots (see Fig. 7).
- 8.2** Archaeological features were encountered in all of the trenches. The archaeological features are described below, with full details of the deposit sequence in all of the trenches tabulated in Appendix 2.

- Trench 1** (Detailed plan Fig. 8a and section Fig. 8b; Plates 38-39)
- 8.3** Trench 1 was positioned in the northwest corner of the site. It measured 8.5m long by 2m wide. At the southwest end of the trench a short length of the outside face of the north wall (103) of the Higher Leat, constructed of breccia blocks, was revealed. To the north of the leat wall a single linear feature (F102) marked the cut for the leat channel and this was exposed over the majority of the length of the trench. A sondage revealed this to be at least 1.2m deep and extended from the wall for a distance of 0.5m. It had a single fill (101) which contained 10 sherds of post-medieval pottery providing a date for the context of c. 1690-1730 indicating that the leat wall must have been re-built no earlier than at this time, but a clay tobacco pipe bowl from the same context indicates a later date of c. 1750-1800 indicating a probable mid-18th century date for the backfilling of the leat trench.
- Trench 2** (Detailed plan Fig. 9a and sections Figs 9b-c; Plates 40-41)
- 8.4** Trench 2 was positioned in the area of the site to the northeast of the leat. It measured 3.5m long by 1.9m wide. As with Trench 1 the outside of the north breccia leat wall (203) was exposed and the construction cut (F202) was also present. The construction trench was an irregular cut 1.55m deep with three fills (204-206). The final fill (206) contained one sherd of post-medieval pottery dated to late 16th or 17th century, with three sherds of medieval pottery and four sherds of Roman pottery and five pieces of CBM which may also be of Roman date. There were also 24 pieces of animal bone and one cockle shell.
- Trench 3** (Detailed plan Fig. 10a and sections Fig. 10b; Plates 42-43)
- 8.5** This trench was positioned on the west side of the site and to the south of the leat. It measured 4m long by 1.8m wide. Immediately below a thin demolition rubble deposit (300) was a surface largely constructed of bricks (301/304) bisected by a modern services trench and at the southwest end of the trench concrete bases. On removal of the brick surface a wall base constructed of brick (311) and forming a corner was revealed in the north end of the trench. This wall sat in a trench and terrace cutting made ground deposit (318) which contained post-medieval pottery dated to c. 1650-1700. The wall (311) itself was associated with a modern metal rod. The remainder of the layers in this trench were formed of modern demolition dump deposits.
- Trench 4** (Detailed plan Fig. 11a and sections Figs 11b-c; Plates 44-45)
- 8.6** Trench 4 was positioned to the southeast of Trench 3 and to the south of the Higher Leat. It measured 7.5m long by 1.8m wide. Below a modern tarmac surface was a brick surface (402). At the north end of the trench the outside of the south breccia leat wall (404) was exposed, with some brick repairs, (403) and (405). Approximately 1.7m to the south of the leat wall and running parallel with it was a further breccia wall (406) which measured 0.55m wide by 0.50m high although the base of the wall was not reached within the trench. Between the leat and wall 406 was a series of levelling layers (407-10), the lowermost of which (410) contained 29 sherds of post-medieval pottery dated to c. 1720-1750, with the same date from a further 29 sherds of pottery from layer (408), with pottery from wall 406 itself also of early to mid-18th century date. However, fills (408) and (410) also contained finery/chafing slag indicating a date after the establishment of the foundry in the mid-19th century. Some of this infilling was removed by a construction/robber trench F421 which appears to be associated with a stub of brick wall (420). To the south of wall 406 made ground (413) was exposed across the remainder of the trench and was dated by 10 sherds of post-medieval pottery to after 1830. This deposit was cut by a rubbish pit (F412) which contained a collection of finds dated earlier than made ground (413) into which it was cut. The pit contained nine sherds of post-medieval pottery dated to c. 1700-1750, one sherd of medieval pottery, which must be residual in this context, seven shards of glass, four pieces of clay tobacco pipe, two pieces of CBM and six pieces of animal bone, none

of which need be dated to a period later than the post-medieval pottery. This inversion in dated deposits is unexplained.

Trench 5 (Detailed plan Fig. 12a and sections Figs 12b-c; Plates 46-47)

- 8.7** This trench was located in the northeast of the site to the south of the Higher Leat. It measured 4m long by 1.9m wide. The earliest feature in this trench was a northwest to southeast aligned breccia wall (514/515). Two sherds of post-medieval pottery in the fill (512) of the construction trench for this wall gave a date of c. 1650-1730, which would make the wall the earliest buried evidence for a stone building on the site. The wall was bisected by 19th century iron water pipe trench F506. This post-dated the cut (F502) for the northeast site boundary wall. Post-dating the water pipe trench was limestone wall 509 and brick walls 501 and 513.

Trench 6 (Detailed plans Figs 13a and c and section Fig. 13b; Plates 49-50)

- 8.8** Trench 6 was located in the east of the site within the recently demolished section of Unit 1. It measured 4.5m long by 1.9m wide. The removal of a modern concrete floor revealed a brick floor surface (1002) with some patches of cobbles (1003). The trench was largely filled with sterile made ground (606-8) with only a square brick fire box (602) filled with ash (603) and a breccia pad 605 revealed at a high level in the east section side. No dating evidence was forthcoming from this trench.

Trench 7 (Detailed plan Fig. 14a and section Fig. 14b; Plates 51-52)

- 8.9** Trench 7 was located central to the site to the south of The Higher Leat. It measured 6m long by 1.9m wide. The earliest deposits in this trench were formed by layers of made ground (712-3). Above this was a possible breccia wall (709), although this was only seen in section. Above these deposits was a very large pit F716 which continued into Trench 8. Its fill (707) was black and charcoal rich and contained three pieces of slag and was undoubtedly waste from foundry processes. Pit F716 was partly truncated by wall foundation trench F703 which contained a basal fill (704) and a brick wall (705) and brick and breccia wall (715). These walls were aligned northwest – southeast and are the foundations of the recently demolished building. These were situated under the modern demolition deposit. There were no finds other than the slag from (707) in this trench.

Trench 8 (Detailed plan Fig. 15a and sections Fig. 15b; Plates 53-54)

- 8.10** Trench 8 was positioned to the east of Trench 7. It measured 7m long by 1.9m wide. At the base of the trench were levelling and made ground deposits (809, 815-6). Made ground (815) contained five sherds of post-medieval pottery dated to the 18th century, with the levelling layer above (809) containing a sherd of post-medieval pottery dated c. 1700-1770, indicating that these deposits are no earlier than 18th century in date (one sherd of medieval pottery from 815 is residual in this context). Cutting these deposits was pit F810 which is undoubtedly the same as pit F716 in Trench 7, with very similar foundry waste fills (811-2) and seven pieces of slag being recovered from fill (812). Pit F810 was cut by foundation trench F813 for brick and breccia block wall 804, which was aligned northwest – southeast and was the foundation of the recently demolished building. Abutting this wall was a modern services trench F805 which cut a fragment of brick wall (803) which survived to two courses high. At the northeast end of the trench the made ground deposits were overlain by a cobble surface spread (802) and a short length of breccia wall (808).

9. THE FINDS *by Naomi Payne with contributions from John Allan, Charlotte Coles and Andrew Passmore*

9.1 All finds recovered on site during the evaluation and watching brief have been retained, cleaned and marked where appropriate. They have been quantified according to material type within each context and the assemblage examined to extract information regarding the range, nature and date of artefacts represented. The collection of finds is summarised in Appendix 3.

9.2 Roman pottery

Four sherds of Roman pottery were recovered from context 206, the upper fill of the construction cut for the leat wall within Trench 2. This feature also contained medieval and post-medieval pottery. The Roman pottery includes three sherds of samian ware, all in a South Gaulish (La Graufesenque) fabric and therefore dating from c. AD 40-100. There are two small body sherds and part of a foot ring which is probably from a Dragendorff 18 plate (date range AD 50-100). The other sherd is probably a rim sherd from a Dressel 28 amphora (pers. comm. Paul Bidwell). There are the remains of a circular perforation 5mm in diameter below the rim, which has an extrapolated diameter of 170-180mm. This amphora type was principally used for wine and was in production during the first and early second centuries. They are uncommon finds in Britain.

9.3 Medieval pottery *by John Allan and Naomi Payne*

Seven sherds (90g) of medieval or very early post-medieval pottery were recovered from four post-medieval contexts. The fill of the construction cut for the leat wall within Trench 1 (context 101) contained a base sherd from an Upper Greensand derived cooking jar. Pottery of this type was made in the Blackdown Hills and has a date range of c. AD 950-1350 (Allan, Hughes and Taylor 2011, 168-9) although this sherd is likely to be earlier than c. 1200 as it has an oxidised exterior surface. This context also contained a Saintonge jug handle sherd of medieval or very early post-medieval date. The fill of the construction cut for the leat wall within Trench 2 (context 206) contained a body sherd of Exeter Fabric 40 (date c.1250-1450/1500), a handle sherd from a glazed North Devon medieval coarseware jug (date c. 1350-1450) and a South Somerset body sherd from a wheel-thrown jug with a copper green glaze (date c. 1450-1550). Other medieval or early post-medieval sherds included a base sherd of probable Donyatt gritty ware from 415 and a handle from a late medieval South Somerset jug from make-up deposit 815.

9.4 Post-medieval pottery *by John Allan and Naomi Payne*

A total of 109 sherds (3493g) of post-medieval pottery was recovered from 15 contexts. The post-medieval pottery is listed in Table 1. There are a few 19th-century sherds but the bulk of the pottery assemblage dates from the 17th and 18th centuries. This is a small to medium sized assemblage which is dominated by everyday earthenware pottery manufactured in the Donyatt area of South Somerset. In addition to the South Somerset plain earthenwares, several decorative techniques are represented including line and combed sgraffito, slip and copper green, black glaze and encrusted ware. Vessel forms include several bowl forms, dishes, jug, jar, chafing dish, chamber pot and bucket-handled pot. The South Somerset component of the assemblage is much larger than that from North Devon, where a similar range of vessel forms were produced.

| Con-text | Context description | List of post-medieval pottery | Date of context |
|----------|--|---|-----------------|
| 100 | Demolition deposit | 1 x base sherd from SS open form | C17-early C18 |
| 101 | Fill of F102, construction cut for leat wall | 1 x blue Westerwald body sherd, 1 x base sherd from small Frechen stoneware bottle, 8 x SS earthenware sherds (inc 2 x black glaze bases, 2 x slip and copper green bowl rims and 1 x line sgraffito rim from Type 1A dish) | Late C17-C18 |
| 206 | Upper fill of F202, construction cut for leat wall | 1 x SS bowl rim with mortar adhering to broken surface | Late C16-C17 |
| 318 | Historic construction/levelling layer | 1 x SS sgraffito body sherd, 1 x SS plain earthenware jug base sherd, 1 x Border ware base sherd from ointment pot | c. 1650-1700 |
| 406 | Breccia wall | 1 x SS plain earthenware body sherd, 1 x English stoneware jug base sherd | C18 |
| 408 | Infill layer | 2 x Westerwald tankard body sherds, 4 x English tin-glazed earthenware sherds (incl 1 x hand-painted punch bowl rim, 1 x striped body sherd from ointment pot, 1 x hand-painted body sherd and 1 x plain lobed rim from a dish), 1 x hand-painted porcelain cup rim, 17 x SS earthenware sherds from a maximum of 14 vessels (incl 1 x Type 1A dish rim with blacked exterior, 1 x jar rim sherd, 1 x chafing dish body sherd and 1 x slip and copper green body sherd), 2 x NDGT body sherds, 1 x NDGF body sherd, 1 x North Devon sgraffito dish sherd, 1 x Montelupo oil jar body sherd | c. 1730-1800 |
| 410 | Dark layer of possible channel infill | 4 x Westerwald (incl 2 joining tankard sherds with AR medallion for Queen Anne, 1 x tankard body sherd with disc decoration, 1 x jug sherd with moulded sprig dec), 1 x plain porcelain scrap, 1 x white salt-glazed stoneware scrap, 2 x plain tin-glazed earthenware body sherds, 1 x Frechen bottle base, 1 x Bristol/Staffs brown-glazed stoneware tankard base, 4 x NDGT ware body sherds, 1 x NDGF body sherd, 13 x SS earthenware sherds (incl 1 x encrusted ware body sherd, 1 x line sgraffito bowl rim, 1 x combed sgraffito dish base, 1 x chamber pot body sherd with scroll dec and 1 x rim from bucket-handled pot), 1 x Montelupo oil jar body sherd | c. 1730-1800 |
| 411 | Fill of F412 | 1 x plain tin-glazed earthenware body sherd, 1 x Bristol/Staffs treacle brown ware body sherd, 7 x SS earthenware sherds (incl 1 x sgraffito yellow slip and line dish rim, 1 x line sgraffito and copper green body sherd and 1 x plain earthenware handle) | c. 1700-50 |
| 413 | Make-up deposit | 1 x transfer-print dish or plate rim, 1 x Dutch tin-glazed earthenware rim sherd from a small closed form, 1 x NDGT body sherd, 2 x joining NDGF body sherds, 5 x SS earthenware sherds (incl 1 x deep bowl rim and 1 x slip and line sgraffito jug or chamber pot base) | 1830+ |
| 419 | Deposit overlying breccia wall 406 | 1 x Westerwald scrolled jug handle sherd, 1 x North Italian marbled body sherd from bowl | c. 1660-1720 |
| 507 | Lower fill of cut for modern services | 1 x Staffs white ware base sherd | C19 |
| 512 | Backfill of cut for walls 514 and 515 | 1 x North Devon sgraffito body sherd from jug, 1 x SS plain earthenware body sherd | c. 1650-1730 |
| 809 | Make-up deposit | 1 x Bristol/Staffs yellow slipped press-moulded dish rim | c. 1700-70 |
| 815 | Make-up deposit | 3 x joining sherds from SS sgraffito Type 1A dish rim, 1 x possible Lower Rhine slipware dish rim with feathered decoration (cf. Gaimster 1988, p. 173, fig. 4, no. 2) and 1 x SS plain earthenware body sherd | C18 |
| 1012 | Test Pit 101 | 2 x Bristol/London stoneware bottle sherds, 1 x stoneware marmalade jar rim, 1 x Montelupo oil jar body sherd | c. 1900 |

Table 1: Summary of post-medieval pottery by context (SS = South Somerset, NDGT = North Devon Gravel Tempered, NDGF = North Devon Gravel Free)

Other English but non-local wares include a base sherd from a Border ware ointment pot and a small collection of Bristol/Staffordshire/London-made earthenwares and stonewares. The imported wares include two sherds from Frechen bottles, a sherd from a hand-painted Dutch tin-glazed earthenware closed form, a body sherd from a North Italian marbled ware bowl (see Plate 55), a dish rim sherd of possible Lower Rhine slipware (cf. an example from London published in Gaimster 1998, 173, fig. 4, no. 2; see Plate 55), three sherds from Montelupo oil jars and eight sherds of Westerwald. There are several interesting pieces of Westerwald including two joining body sherds from a tankard with an AR monogram for Queen Anne (1702-14) and a body sherd from a jug with moulded sprig decoration (see Plate 55).

9.5 Metalwork

A total of 19 metal objects weighing 1463g was recovered from four contexts. There is one item of copper alloy, which was found in infill layer 408. This is a distorted copper alloy rod with a flat rectangular profile measuring 3.7mm by 1.6mm. One end narrows to a blunt point and the other end is broken. The remaining metalwork is of iron and comprises the remains of nails, bolts, straps and fittings. Other than the nails and bolts this material is fragmentary, with the exception of a large structural fitting from brick foundation 311. This is a large rod which has been bent into a gentle curve. It has one slightly expanded end and a square profile along most of its length. At the other end, which is damaged, there is a section with a round profile and a screw thread. This indicates a relatively recent date.

9.6 Slag

A total of 22 pieces (2201g) of slag was recovered from six contexts. The slag from contexts 707 and 812, probably the same pit, is from deposits associated with the site's use as a foundry as are infill layers (408) and (410) which contained a total of 1723g of finery/chafery slag, which is produced during the conversion of cast iron into wrought/malleable iron. Historic construction/levelling layer 318 contained a small piece of glassy black slag, which is possibly lead smelting slag.

9.7 Ceramic building material by Andrew Passmore and Naomi Payne

A total of 27 pieces (19249g) of ceramic building material (CBM) was recovered from 12 contexts. This includes several sample bricks taken from structures. The majority of the CBM is of post-medieval date but the abraded fragments from context 206 may be Roman; no tile forms are identifiable but there were a few residual Roman pottery sherds from this context. The post-medieval CBM is listed in Table 2.

All five sample bricks are similar and appear to have been locally made, possibly by the same manufacturer.

9.8 Clay tobacco pipes by Charlotte Coles

A total of 58 fragments (264g) of clay tobacco pipe was recovered, including 50 pieces of stem and eight fragments of bowl. There were four closely datable fragments including a section of a bowl from context 101, which dates from c. 1750-1800, and three bowls from context 410, which date from the late 17th or early 18th century. All of the bowls and stems are plain with the exception of two bowls which have a milled band around the top. A single plain mouthpiece from context 410 was also identified. Only two of the bowls had seen light use and the remaining fragments were from pipes that had not been used.

| Context | Context description | Description of CBM |
|---------|---------------------------------------|---|
| 301 | Brick surface | Sample brick measuring 235mm x 111mm x 70mm in a very coarse dark purplish-red fabric, hard fired but quite crumbly, large local stone inclusions up to 25mm |
| 304 | Brick surface | Sample brick measuring 241mm x 115mm x 68mm in a similar fabric to brick from context 301, shallow frog in upper surface |
| 311 | Brick foundation | Sample brick measuring 220mm x 113mm x 68mm, similar to sample brick from context 301 but with slightly larger inclusions, mortar adhering |
| 408 | Infill layer | 1 x glazed ridge tile fragment 1 x ridge tile corner fragment in a very gritty fabric 1 x unglazed roof tile fragment |
| 410 | Dark layer of possible channel infill | 1 x brick fragment with depth of 45mm in a medium coarse red sandy fabric, probably C18 1 x small fragment of brick in a pinkish sandy fabric with small coarse inclusions 1 x brick fragment in a very coarse sandy fabric with frequent small inclusions, slag adhering to broken edge 2 x glazed ridge tile fragments |
| 411 | Fill of F412 | 1 x glazed floor tile fragment, thickness 15mm 1 x undiagnostic fragment |
| 413 | Make-up deposit | 1 x unglazed floor tile edge fragment, thickness 14mm |
| 419 | Deposit overlying breccia wall 406 | 1 x unglazed roof tile fragment |
| 512 | Backfill of cut for walls 514 and 515 | 1 x unglazed roof tile edge fragment with bevelled edge |
| 602 | Brick fire box | Sample brick measuring 241mm x 115mm x 73mm in a coarse sandy medium purplish-red fabric with coarse inclusions up to 20mm, mortar adhering |
| 1002 | Floor in Unit 1 | Sample brick, very similar to brick from context 602 |

Table 2: List of post-medieval ceramic building material by context

9.9 Glass

A total of 28 fragments (1120g) of glass was recovered from five contexts. Almost all are body and base sherds of post-medieval green bottle glass. Infill layer 408 produced a complete rim and neck fragment from a squat bottle dating from the late 17th or early 18th century. One further vessel glass fragment was retrieved in addition to the green bottle glass. This is the base from a pale green apothecary bottle, found in the fill of the construction cut for the leaf wall within Trench 1. The bottle was cylindrical with vertical sides and a diameter of 35mm. It dates from the 17th or 18th century.

9.10 Animal bone by Charlotte Coles

A total of 96 animal bones (1026g) was recovered, which are all from post-medieval contexts. The bone was in good condition with 23 bones which could be identified to species, including cattle, sheep/goat and chicken. The cattle bone represents a minimum no. of individuals (MNI) of two and number of identified specimens (NISP) of nine and includes a horncore, long bones, a loose tooth, a rib and ankle and foot bones. A single cattle bone, an astragalus, had been chopped horizontally through the body. All the remains were fused, with the exception of a femur from an individual under the age of 42 months. A total of 13 sheep/goat bones were identified with an MNI of two. The remains include metacarpals, metatarsals, loose teeth, a mandible, a femur and a rib. None of the sheep/goat bones had been butchered. Only a single bone was from an immature animal below the age of 36 months. Two mandible wear stages of 17 years (mature) were calculated. A withers height of 54.8cm was calculated using remains from context 512; this measurement is consistent with an 18th century date and is comparable with other post-medieval sheep recorded from Exeter (Maltby 1979). The only remaining identifiable bone was a butchered chicken tibio-tarsus with a depth of the distal end measurement of 12.63mm. This very small assemblage is typical of a post-medieval urban assemblage.

9.11 Shell

A total of 11 shells and fragments of shell (45g) was recovered from four contexts. This included oyster shells from contexts 101, 410 and 1012/TP101, and cockle shells from contexts 101 and 206.

10. DISCUSSION

- 10.1** Although The Higher Leat was established in the medieval period the structure as it currently survives on this site is post-medieval in date. No features could be shown to be earlier than post-medieval in date and the finds of earlier date, Roman and medieval, were residual in the contexts of their recovery. Although the site is located outside of the Roman fortress and town, the small group of finds can be added to the six sherds recovered from the site adjacent to the west, where these too were from residual contexts, but were also of largely 1st century AD date (Durrant 2009). The Roman period CBM is also matched on the neighbouring site (*ibid.*).
- 10.2** The small number of sherds of medieval or very early post-medieval pottery is certainly in support of the historical information which shows that the site was not the focus of settlement at the dates these vessels were manufactured. A larger group of pottery of this date was recovered from residual contexts in the site adjacent to the west and here it was concluded that they were the result of rubbish disposal with the remainder derived from clearing out of the leat where they had been washed down from higher upstream (Allan and Langman 2009, 167).
- 10.3** No features or archaeological deposits on the site can be dated to earlier than the post-medieval period. The earliest dated deposit was (318) in Trench 3 which contained pottery in a made ground deposit dating from the second half of the 17th century. This corroborates the historical evidence that concerted activity started on the site in the 17th century, when bridges over the leat were being used in relation to the cloth industry and buildings were in place along Tudor Street.
- 10.4** Buried structural remains on the site largely survived in a piecemeal state and the majority can be attributed to known buildings that had until recently occupied the site. Exceptions to this were breccia wall foundations 406 in Trench 4 and 514/515 in Trench 5. These were at opposite ends of the site, but both had a northwest-southeast alignment running south of and parallel to The Higher Leat. It is not possible to find historical buildings that match these positions and instead they may be related to the leat. Wall 514/515 certainly pre-dates the refurbishment of the leat in the surviving stone which occurred in the next few decades after its construction, and may represent an earlier attempt to prop up a failing south wall.
- 10.5** No evidence of the historically mapped bridges crossing the leat were observed, and these may have been relatively flimsy wooden structures as their purpose was not to take traffic, but for the hanging of cloth to be washed by the water of the leat. The solid covering of the leat within a culvert is dated at the west end of the site to the mid-19th century. However, Coleridge's map of 1818-19 shows a building constructed across the leat. This building, which like the bridges may have been in wood, must post-date the refurbishment of the leat in its current form, which dates to the mid-18th century.
- 10.6** The commencement of the culverting of the leat coincides with the establishment of the foundry on the site in the 1860s and the evidence for its piecemeal roofing perhaps reflects the fortunes of the foundry as it expanded with the whole of the length of the leat within the site covered within the foundry building by the end of the 19th century. Some of the culvert roofing was clearly 20th century in date and may indicate repairs,

although it was clear that the vaulted brick arch sections had never extended beyond the lengths to which they survived when recorded. The majority of features and deposits on the site appear to date to the foundry phase of the site which continued until the 1930s. The brick floors and machine bases were eventually covered by tarmac and concrete as new uses for the site were adopted through the remainder of the 20th century.

11. CONCLUSIONS

- 11.1** The historic building recording, an archaeological evaluation and an archaeological watching brief had mixed results. The historical sources indicated that the site was first built on in the 17th century with activities involving the cloth industry adjacent to The Higher Leat on Exe Island. The site may have formed part of the properties currently known as the Tudor House (dating to the second half of the 17th century; Exeter Historic Environment Record Monument No. 11367) and Eagle House (that probably has 18th-century origins. Later 18th-century documentation refers to at least part of the site being associated with the now separate Eagle House. The survey of the standing buildings on the site found that the southwest end of the south range is a mid 18th-century timber and brick extension to the rear of Eagle House with original timber panelling present on all four elevations of the ground floor (Unit 1A). The remaining buildings of the south range probably relate to dyeing and date to the late 18th and early 19th centuries. The 18th-century elements to this range are potentially recorded in a 1772 inventory. The only significant internal feature was a possible original staircase at first-floor level.
- 11.2** From the mid-19th century to the early 20th century the site was an iron foundry. The north range buildings housing Units 3-5 were originally constructed as part of the foundry complex, in part attached to earlier walls and structures. The north range displays late 20th-century remodelling, however the original intended design of a large open-plan, single-storey structure, typical of foundry buildings, is evident. The brick structure of a furnace for the foundry was present within Unit 3 along the southeast elevation, but no other evidence of any original fixtures or fittings within these buildings was identified. Part of the foundry was demolished in the 20th century.
- 11.3** No evidence for the dye works was recovered in the evaluation trenches or during monitoring of groundworks and test pitting. The key early feature uncovered on the site was the Higher Leat although its length through the site had been refurbished in the 18th century with no earlier material retained. A partially surviving stone wall revealed running parallel to the leat is tentatively dated by pottery to between the mid-17th century and early 18th century; it may represent an attempt at revetting the outside of the leat rather than being associated with a building. No below-ground features associated with dyeing were identified. In only a few cases could the archaeological features and deposits uncovered be shown to pre-date the establishment of the foundry on the site, and there was evidence of a surprising amount of disturbance of buried deposits during this industrial phase of the site's use, with only a few identifiable industrial features – brick bases and chamber-like structures – present. Much of this disturbance seems to have occurred during the later life of the foundry, as well as in the later 20th century after the foundry had gone out of use.
- 11.4** The finds supported the documentary history of the site with these largely being of post-medieval date.

12. ARCHIVE AND OASIS ENTRY

- 12.1 The finds, paper and digital archive is currently held at the offices of AC archaeology in Bradninch under the project number **ACD1352**. The finds will be offered to the Royal Albert Memorial Museum, Exeter under the temporary accession number **RAMM 16/15**, but if they are unable to accept it then it will be dealt with under their current accessions policy. The digital archive will be deposited with the Archaeology Data Service.
- 12.2 An entry to the OASIS database, which will include a digital copy of this report, has been created using the unique identifier **285604**.

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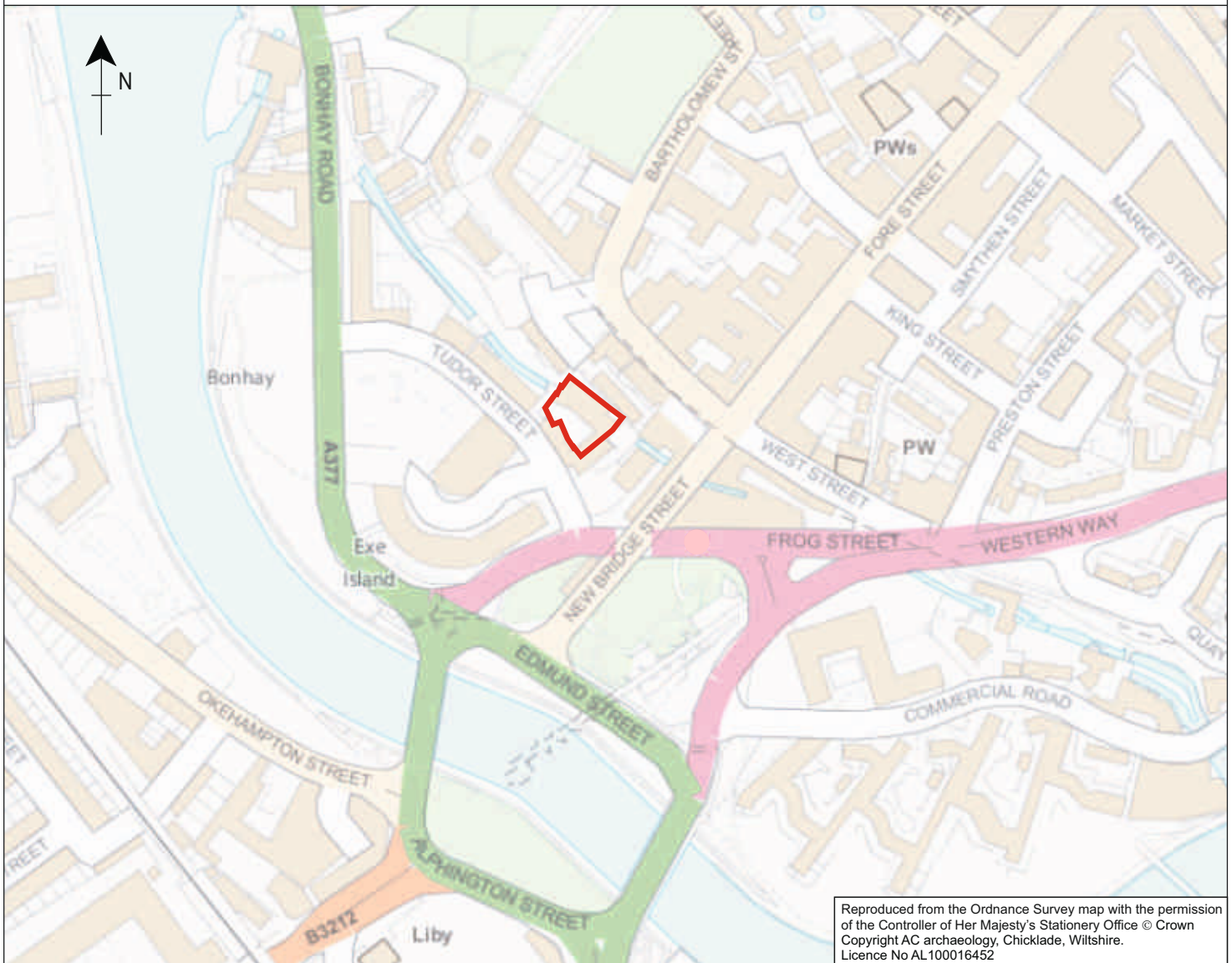
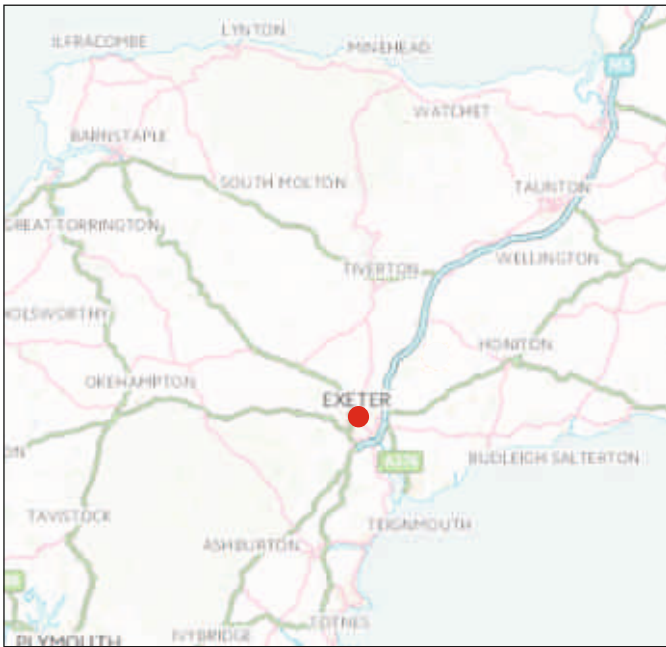
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PROJECT
Land at Eagle Yard, Tudor Street, Exeter

TITLE
Fig. 1: Site location





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Exeter

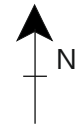
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Fig. 2: Coleridge's Map, 1818-19



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Exeter

TITLE
Fig. 3: OS 1:500, 2nd edition,
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Ground Floor Plan



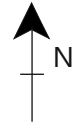
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 - Mid C18th
 - Mid to late C18th
 - Early C19th
 - Mid to late C19th
 - C20th
 - Late C20th
 - Early C21st

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Fig. 4: Phased ground-floor plan of
Units 1A-6



First Floor Plan



Key

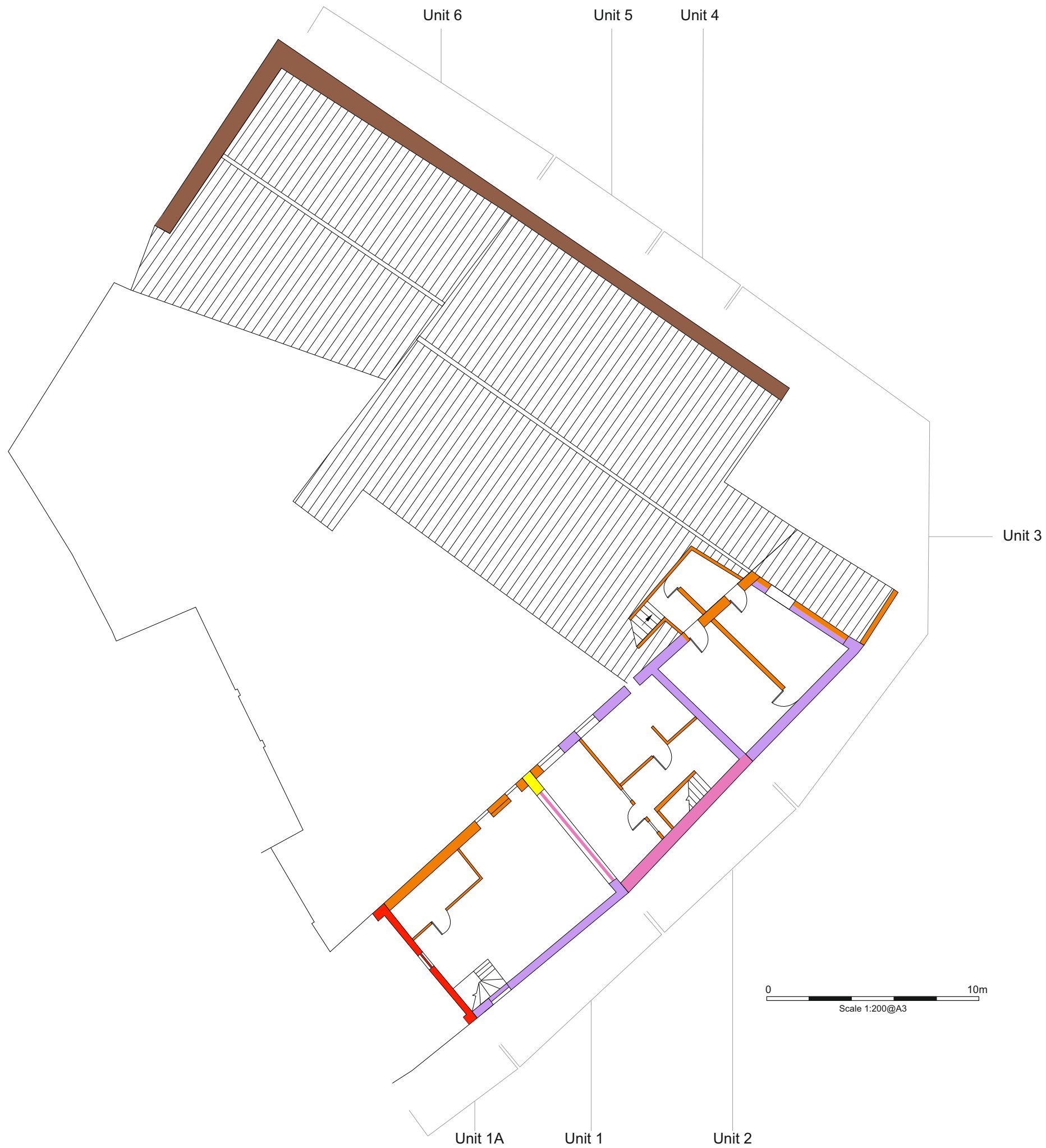
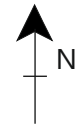
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- Mid to late C18th
- Early C19th
- Mid to late C19th
- C20th
- Late C20th
- Early C21st

PROJECT
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TITLE
Fig. 5: Phased first-floor plan of
Units 1-5



Second Floor Plan



Key

- C17th /C18th
- Mid C18th
- Mid to late C18th
- Early C19th
- Mid to late C19th
- C20th
- Late C20th
- Early C21st

PROJECT
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Exeter
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Fig. 6: Phased second-floor plan of
Units 1-3





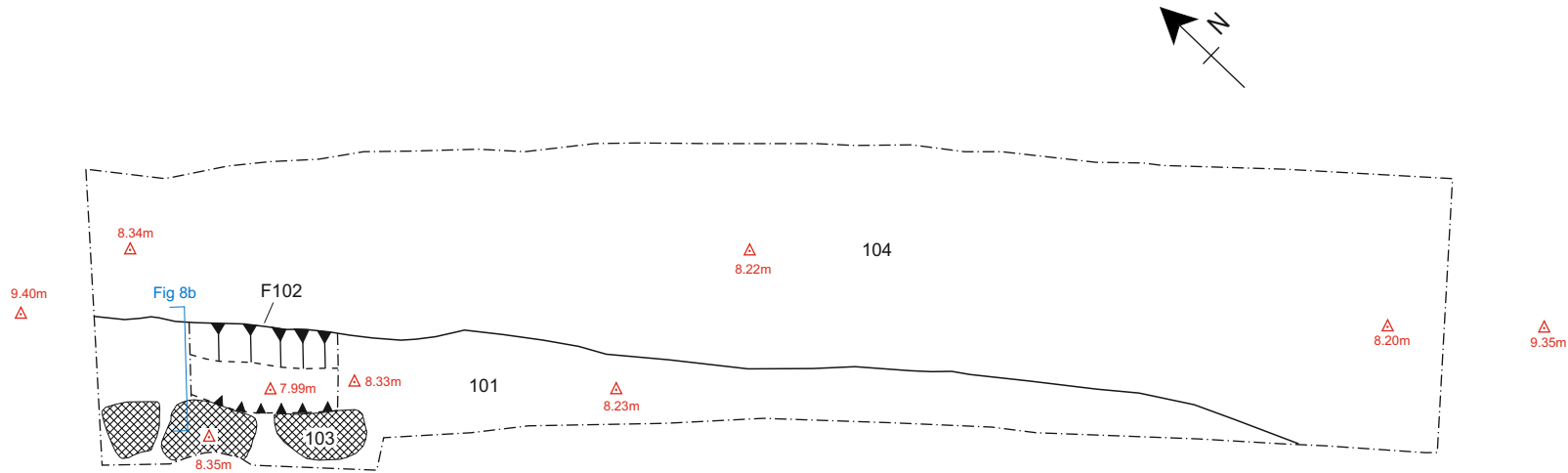
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 - Leat walls (Breccia)
 - Brickwork barrel vault
 - Brickwork Jack arch dates to c. 1866
 - Surface
 - Structure
 - Proposed buildings

PROJECT
Land at Eagle Yard, Tudor Street, Exeter

TITLE
Fig. 7: Location plan of evaluation trenches, test pits and the Higher Leat channel



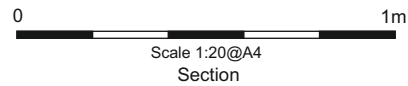
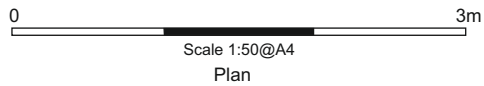
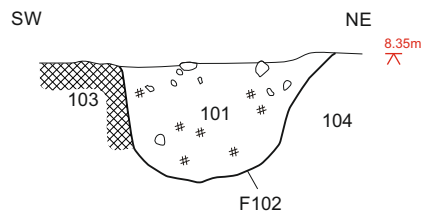
a) Plan of Trench 1



Key to all Sections

| | |
|--|----------------|
| | Stones |
| | Brick |
| | Animal bone |
| | Breccia blocks |
| | CBM |
| | Mortar |
| | Pot |
| | Charcoal |
| | Clay |
| | Iron object |
| | Slate |
| | Cement |

b) Section of F102

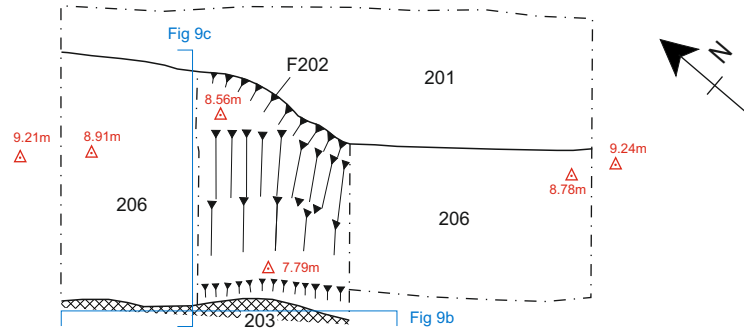


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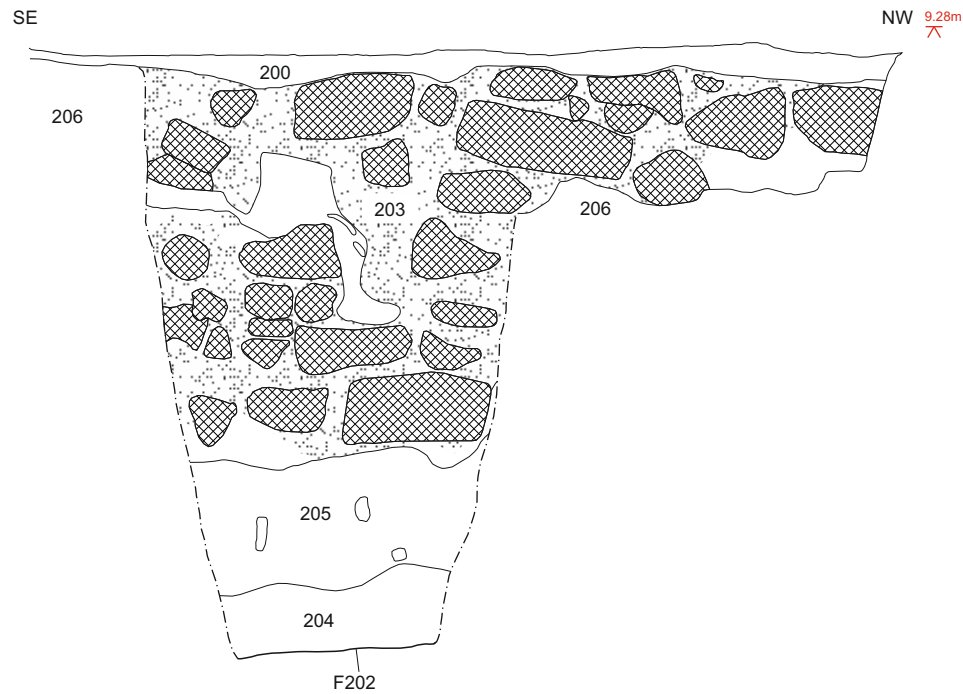
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Fig. 8: Trench 1, plan and section



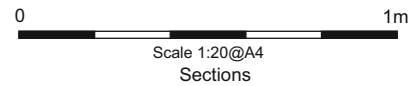
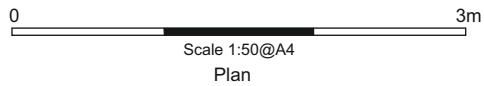
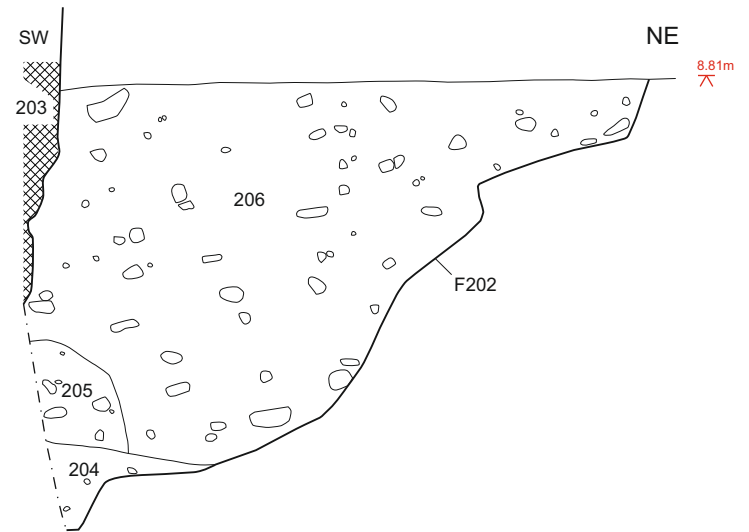
a) Plan of Trench 2



b) Section of leat wall 203



c) Section of F202



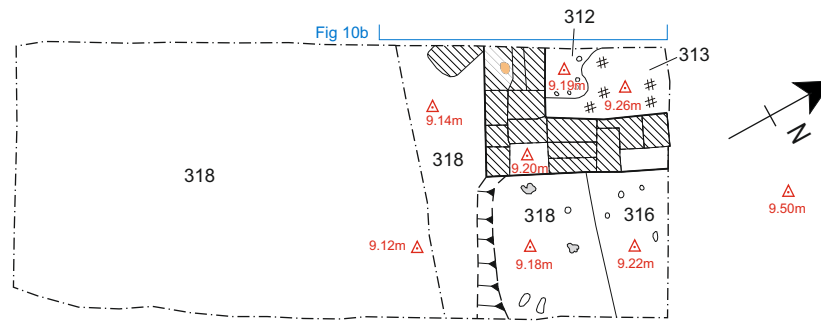
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Eagle Yard, Tudor Street, Exeter

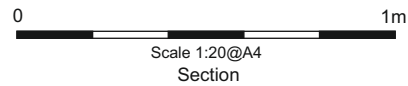
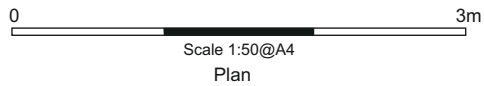
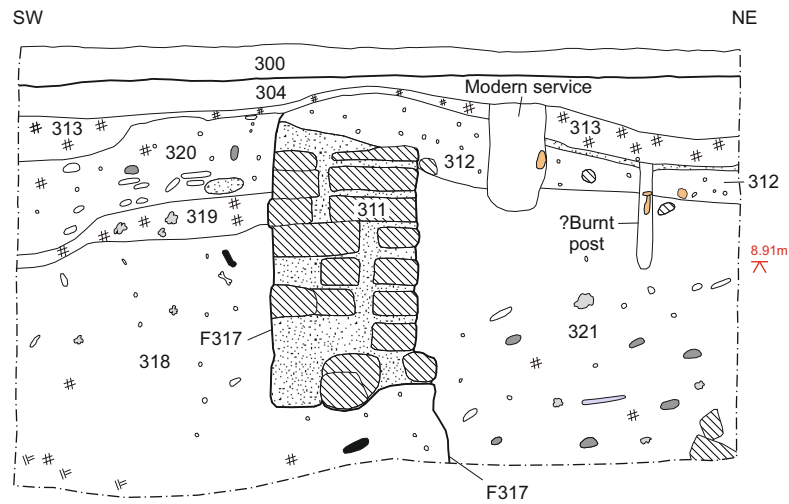
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Fig. 9: Trench 2, plan and sections

a) Plan of Trench 3



b) Section of Trench 3



PROJECT

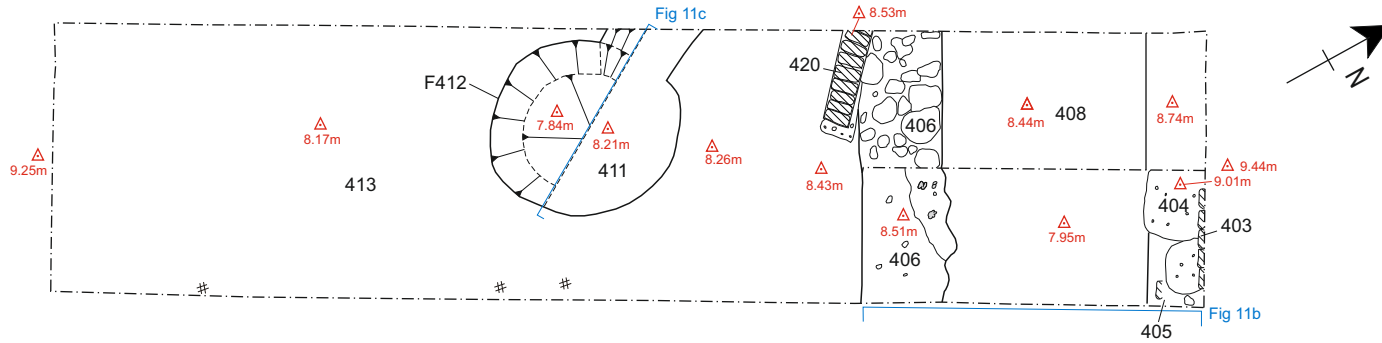
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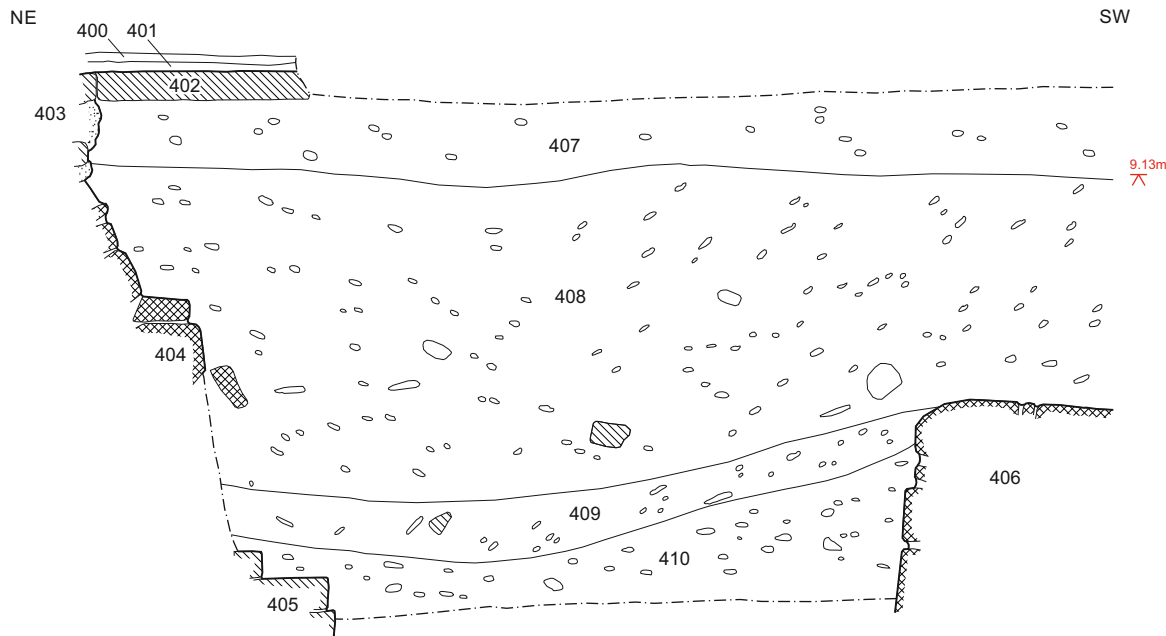
Fig. 10: Trench 3, plan and section



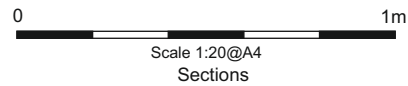
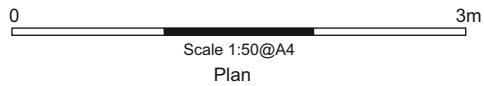
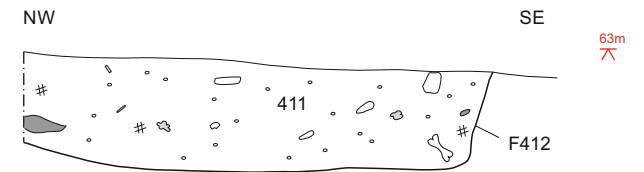
a) Plan of Trench 4



b) Section of Trench 4



c) Section of F412



PROJECT

Land at Eagle Yard, Tudor Street, Exeter

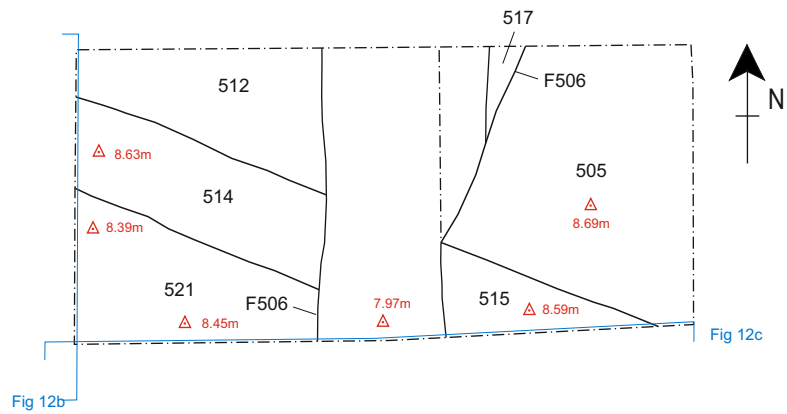
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Fig. 11: Trench 4, plan and sections

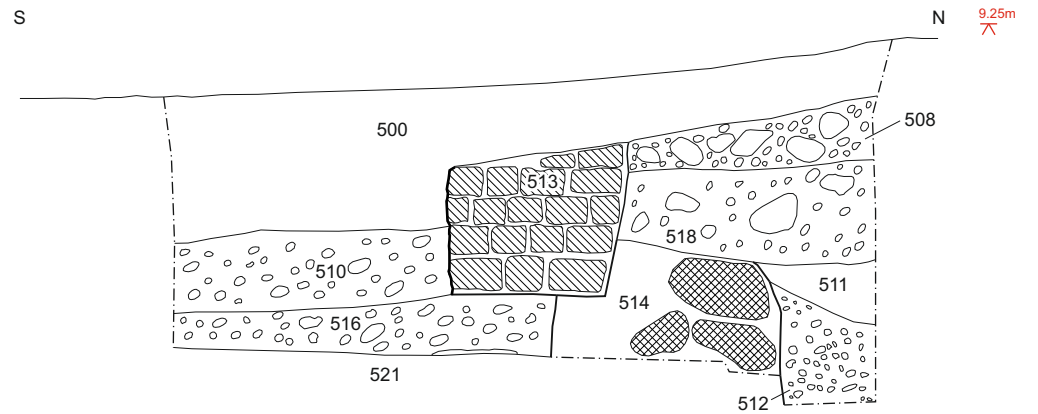


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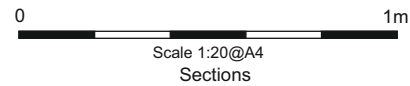
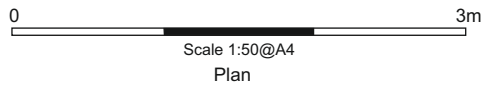
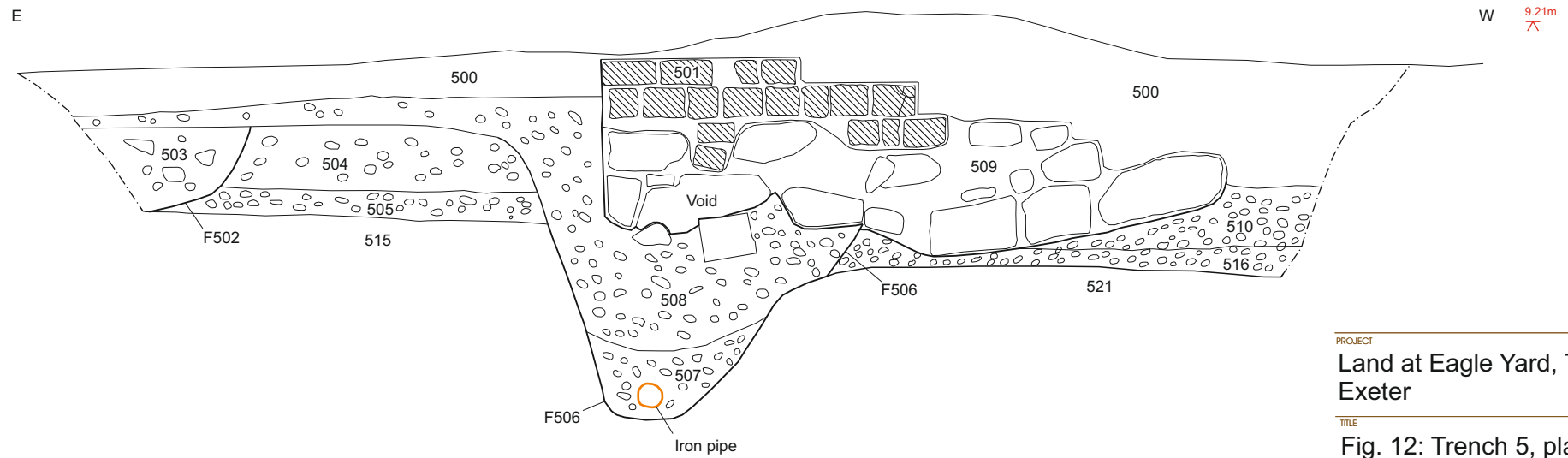
a) Plan of Trench 5



b) Section of walls 513 and 514



c) Section of F502 and F506



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Fig. 12: Trench 5, plan and sections



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a) Plan of Trench 6

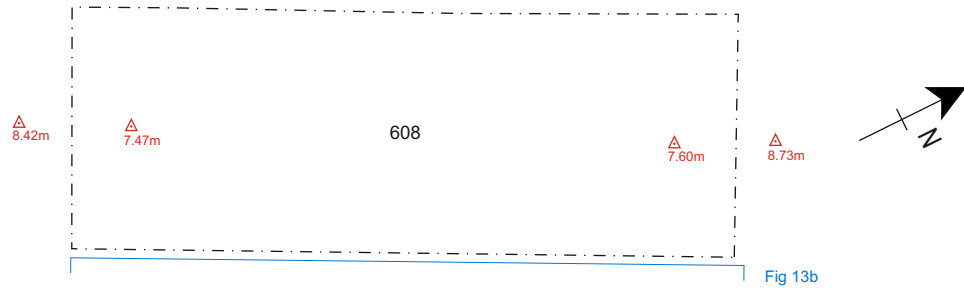
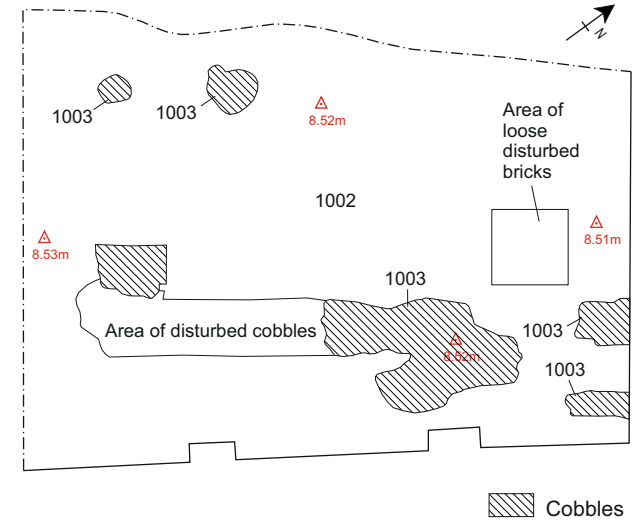
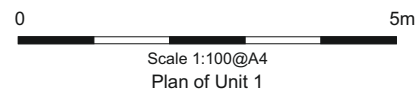
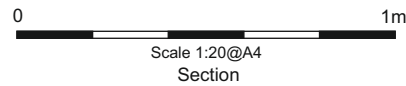
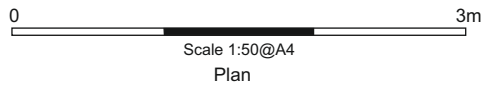
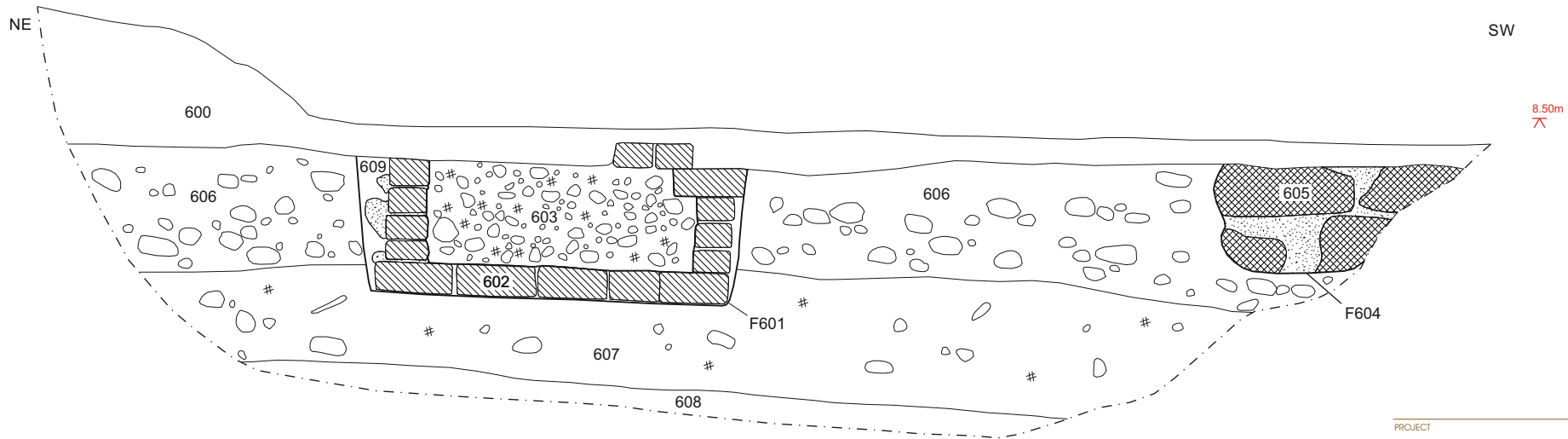


Fig 13b

c) Plan of Unit 1



b) Section of Trench 6



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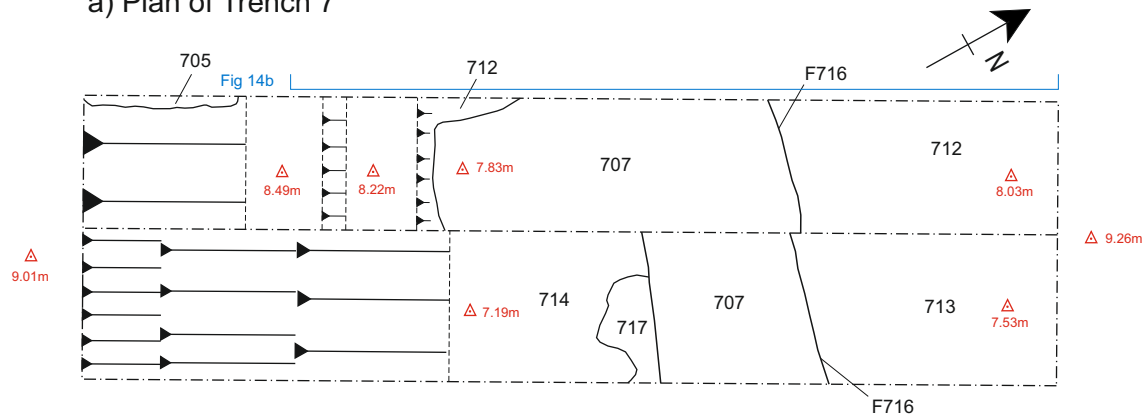
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Fig. 13: Trench 6, plan and section and Unit 1, plan

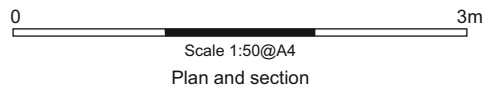
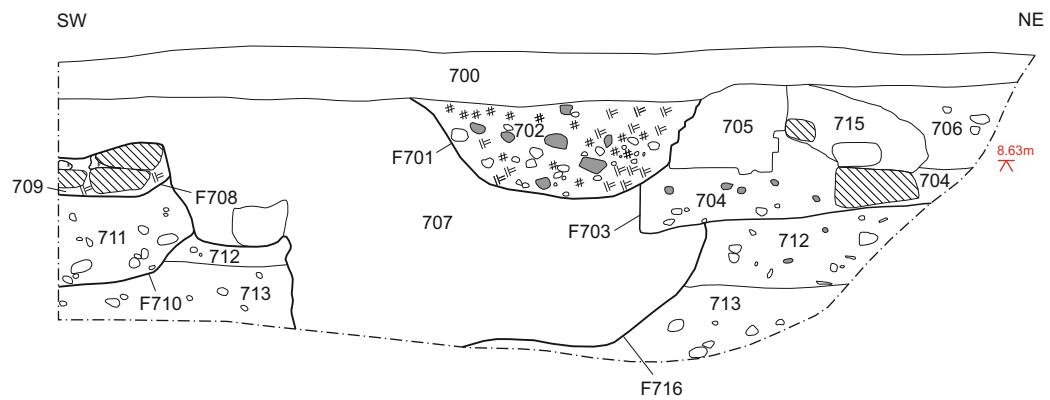


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a) Plan of Trench 7



b) Section of Trench 7



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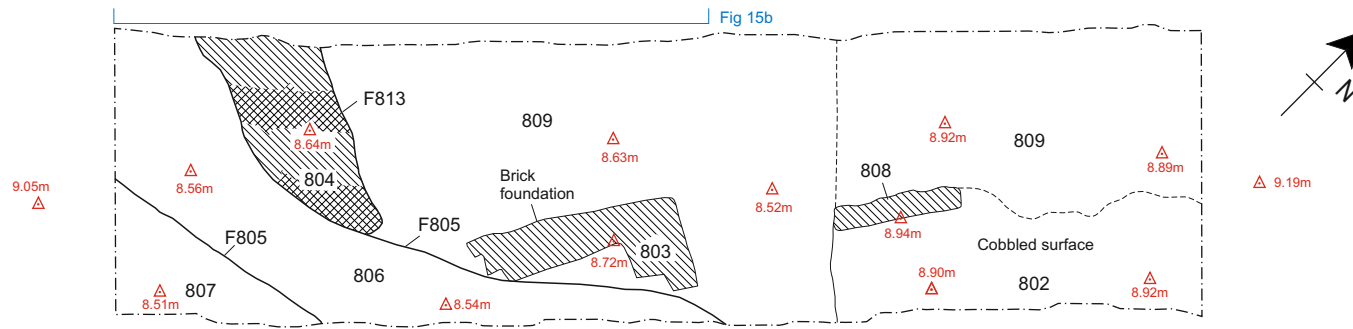
Eagle Yard, Tudor Street, Exeter

TITLE

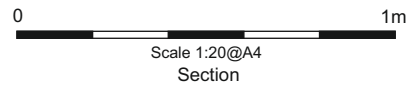
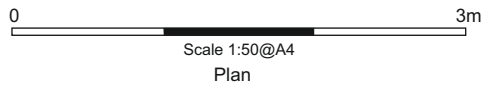
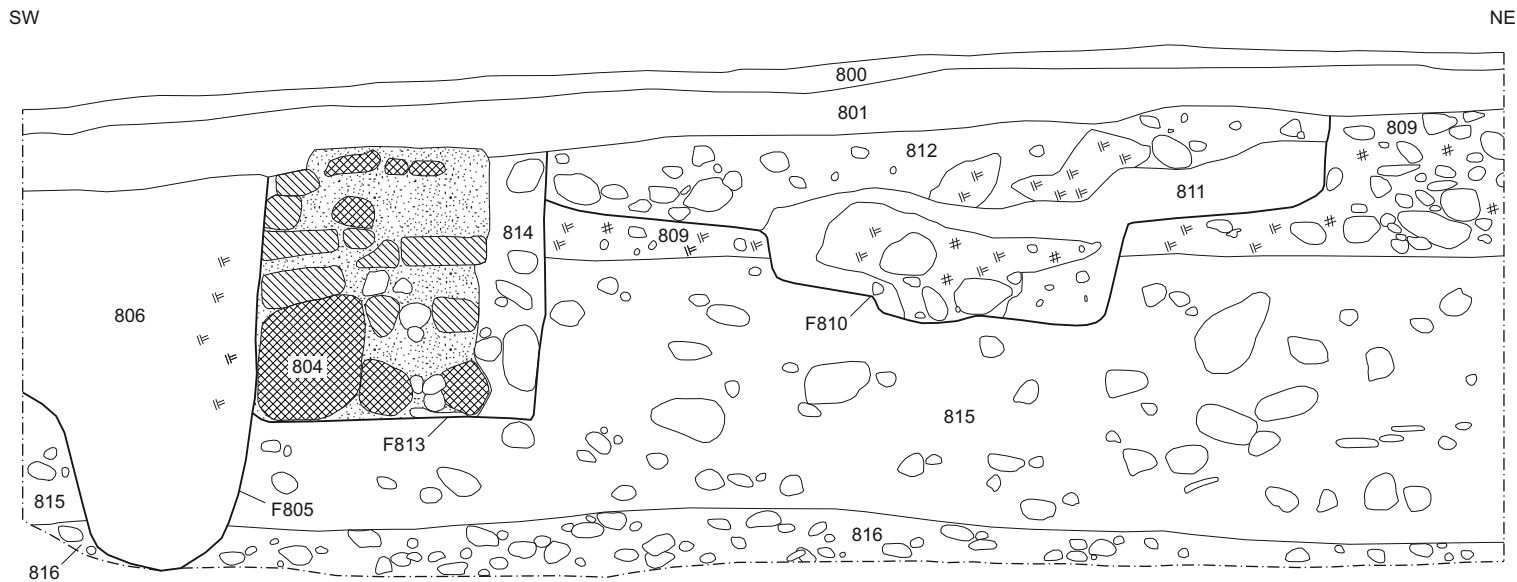
Fig. 14: Trench 7, plan and section



a) Plan of Trench 8



b) Section of Trench 8



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Fig. 15: Trench 8, plan and section





Plate 1: General view to site, with the Tudor House to the left, Eagle House to the right, and Eagle Yard through the covered passageway, looking northeast



Plate 2: Northwest exterior elevation of the south range, looking southeast



Plate 3: Northeast gable end of the early 19th-century section of the south range showing the original truss and alterations to the northwest side, looking northeast



Plate 4: Northeast exterior elevation of the south range, looking west



Plate 5: Southeast exterior elevation of the south range at the northeast end, looking west-southwest. 1m scale



Plate 6: Southwest exterior elevation of the north range, looking northeast



Plate 7: Northwest exterior elevation of Unit 5 and the southwest elevation of Unit 6, looking east. 1m scale



Plate 8: Northwest elevation of mid-19th-century foundry building taken during demolition, showing the earlier boundary wall, looking



Plate 9: Northeast exterior elevation of the north range obscured by topography, with general view to Eagle Yard, looking south



Plate 10: View along northeast breccia boundary wall, with in situ corbel-like iron braces of the mid-19th-century foundry, looking east



Plate 11: Unit 1A, southeast elevation, looking southeast



Plate 12: Unit 1A, timber panelling in the west corner of the ground floor, looking west



Plate 13: Unit 1A, timber panelling in the south corner of the ground floor, looking east-southeast



Plate 14: Unit 1A, northeast elevation showing timber panelling and doorway to Unit 1, looking east



Plate 15: Unit 1, ground floor, general view to northeast end, looking east-northeast



Plate 16: Unit 1, ground floor, southwest elevation showing mid 18th-century timber and brick wall with plaster finish, looking southwest



Plate 17: Unit 1, first floor, northwest elevation, showing mid to late 18th-century timber and brick wall, looking north



Plate 18: Unit 1, first floor, southwest elevation showing mid-18th-century wall and mid to late 18th-century timber panelling of staircase, looking southwest



Plate 19: Unit 1, first floor, probable mid to late 18th-century staircase, looking southeast



Plate 20: Unit 1, timber frame to window on southeast elevation of the first to second floor stairwell, looking southeast. 1m scale



Plate 21: Unit 1, second floor, southwest elevation, looking southwest



Plate 22: Unit 1, second floor, southeast elevation at southwest end showing lath and plaster, looking southeast



Plate 23: Unit 2, first floor, east corner, looking east



Plate 24: Unit 2 looking to Unit 3, second floor, detail of original A-frame truss, looking northeast. 1m scale



Plate 25: Unit 3, ground floor, brick furnace against the southeast elevation, looking south. 1m scale



Plate 26: Unit 3, during demolition, showing breccia masonry incorporated into the early 19th-century wall of the south range, looking east



Plate 27: Unit 5, ground floor, southwest elevation, looking southwest. 1m scale



Plate 28: Unit 5, view of A-frame truss and iron king post, looking north



Plate 29: Unit 6, view to offices along southwest interior elevation, looking southwest. 1m scale



Plate 30: Higher Leat, Zone 2, work in progress, looking west



Plate 31: Higher Leat, Zone 3, brick dated 1866, looking northwest



Plate 32: Higher Leat, Zone 4, work in progress, looking west



Plate 33: Higher Leat, Zones 5 and 6, work in progress, looking east



Plate 34: Higher Leat, Zone 6, removal in progress, looking northeast



Plate 35: Uncovered Higher Leat, Zones 2-4, looking west



Plate 36: Uncovered Higher Leat, Zones 5 and 6, looking southeast



Plate 37: Higher Leat, transition from Zones 5 to 6 showing where line for brick vaulting ends, looking northeast



Plate 38: Evaluation Trench 1, looking southeast. 1m and 1m scales



Plate 39: Evaluation Trench 1, leat wall 103, looking south. 2m scale



Plate 40: Evaluation Trench 2, looking southeast. 1m and 1m scales



Plate 41: Evaluation Trench 2, leat wall 203, looking southwest. 1m scale



Plate 42: Evaluation Trench 3, looking northeast. 1m and 1m scales



Plate 43: Evaluation Trench 3, wall 311, looking northeast. 0.5m scale



Plate 44: Evaluation Trench 4, leat wall 404, and wall 406, looking southeast. 1m scale



Plate 45: Evaluation Trench 4,
southwest-facing section of pit F412.
1m scale



Plate 46: Evaluation Trench 5,
looking west. 1m scale



Plate 47: Evaluation Trench 5,
looking south. 1m scale



Plate 48: Unit 1, location of
Evaluation Trench 6 showing
surfaces, looking northeast. 1m
and 1m scales



Plate 49: Evaluation Trench 6,
looking south. 1m and 1m scales



Plate 50: Evaluation Trench 6,
firebox, looking southeast. 1m scale



Plate 51: Evaluation Trench 7,
looking southwest. 1m scale



Plate 52: Evaluation Trench 7,
oblique view of southeast-facing
section, looking north. 1m scale



Plate 53: Evaluation Trench 8, cobble surface 802, looking southwest. 1m and 1m scales



Plate 54: Evaluation Trench 8, oblique view, looking north. 1m scale

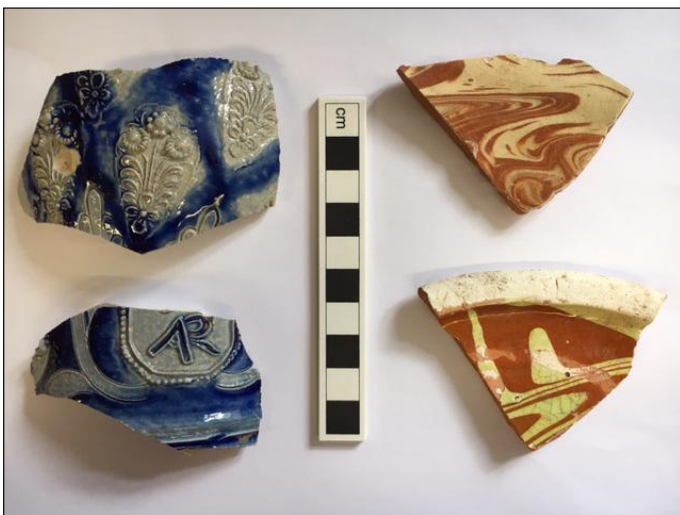


Plate 55: The Westerwald pottery sherds from context 410 (left), the North Italian Marbled ware sherd from context 419 (top right) and possible Lower Rhone slipware sherd from context 815 (bottom right)

Appendix 1

Tabulated test pit descriptions

APPENDIX 1: TABULATED TEST PIT DESCRIPTIONS

| Test Pit 101 | | Length 2.63m | Width 0.55m |
|---------------------|--|------------------------|-----------------------|
| Context | Description | Depth | Interpretation |
| 1010 | Concrete | 0–0.06m | Floor |
| 1011 | Tarmac | 0.06-0.08m | Former floor |
| 1012 | Brick rubble – including finds of pottery sherds dated to c. 1900, metalwork, clay tobacco pipe, shell | 0.08-0.19m | Former floor |
| 1013 | Concrete | 0.19-0.29m | Levelling |
| 1014 | Brick arch | 0.19m+ | Leat culvert |
| 1015 | Brick wall | 0.08-0.21m | Wall foundation |
| 1016 | Breccia blocks | 0.21-0.29m | Wall foundation |

| Test Pit 102 | | Length 0.56m | Width 0.27m |
|---------------------|------------------------------|------------------------|-----------------------|
| Context | Description | Depth | Interpretation |
| 1020 | Concrete | 0–0.11m | Floor |
| 1021 | Tarmac | 0.11–0.21m | Former floor |
| 1022 | Concrete | 0.21-0.35m | Levelling |
| 1023 | Mid reddish brown silty clay | 0.35-0.65m | Made ground |

| Test Pit 103 | | Length 0.16m | Width 0.12m |
|---------------------|--------------------|------------------------|-----------------------|
| Context | Description | Depth | Interpretation |
| 1030 | Concrete | 0–0.08m | Floor |
| 1031 | Concrete | 0.08-0.23m | Leat culvert |

| Test Pit 104 | | Length 0.34m | Width 0.27m |
|---------------------|------------------------------|------------------------|-----------------------|
| Context | Description | Depth | Interpretation |
| 1040 | Concrete | 0–0.17m | Floor |
| 1041 | Bricks | 0.17-0.27m | Former floor |
| 1042 | Concrete | 0.27-0.57m | Footings |
| 1043 | Mid reddish brown silty clay | 0.57-0.70m | Made ground |

| Test Pit 105 | | Length 0.30m | Width 0.30m |
|---------------------|------------------------------------|------------------------|-----------------------|
| Context | Description | Depth | Interpretation |
| 1050 | Concrete | 0–0.07m | Floor |
| 1051 | Mid greyish black sandy silty clay | 0.07-0.15m | Levelling |
| 1052 | Natural | 0.15m+ | Natural |

Appendix 2

Tabulated trench descriptions

APPENDIX 2: TABULATED TRENCH DESCRIPTIONS

| Trench 1 | | Length | Width | Alignment |
|-----------------|------------------------------------|---------------|-----------------------|------------------|
| | | 8.5m | 2m | NW-SE |
| Context | Description | Depth | Interpretation | |
| 100 | Mid greyish black loamy sand | 0-0.15m | Demolition rubble | |
| 101 | Mid greyish brown sandy silty loam | - | Fill of F102 | |
| F102 | NW-SE aligned linear feature | - | Cut for leat | |
| 103 | NW-SE aligned breccia wall | - | Leat wall | |
| 104 | Mid yellowish brown loamy sand | - | Natural subsoil | |

| Trench 2 | | Length | Width | Alignment |
|-----------------|---|---------------|------------------------|------------------|
| | | 3.5m | 1.9m | NW-SE |
| Context | Description | Depth | Interpretation | |
| 200 | Dark greyish black silty sand | 0-0.09m | Demolition rubble | |
| 201 | Mid to dark brownish red clay | - | Natural subsoil | |
| F202 | NW-SE aligned linear feature aligned NW-SE >1.5m wide x 1.55m deep | - | Cut for leat | |
| 203 | NW-SE aligned breccia wall | - | Leat wall | |
| 204 | Mid reddish brown clayey silt | - | Basal fill of F202 | |
| 205 | Mid greyish brown silty clay | - | Secondary fill of F202 | |
| 206 | Dark reddish brown silty clay | - | Upper fill of F202 | |

| Trench 3 | | Length | Width | Alignment |
|-----------------|---|---------------|--------------------------------------|------------------|
| | | 4m | 1.8m | NNE-SSW |
| Context | Description | Depth | Interpretation | |
| 300 | Light pinkish white silty sand | 0-0.12m | Demolition rubble | |
| 301 | Bricks | - | Brick surface | |
| 302 | Mid greyish brown silty clay | - | Fill of F303 | |
| F303 | ESE-WNW aligned linear feature | - | Modern services trench | |
| 304 | Bricks | - | Brick surface | |
| 305 | Dark greyish brown sandy silt | - | Made ground | |
| 306 | Light to mid reddish brown clayey silt | - | Made ground | |
| 307 | Dark greyish black silty clay | - | Made ground | |
| 308 | Mid greyish brown silty clay | - | Demolition deposit | |
| 309 | Mid reddish brown silty clay | - | Demolition deposit | |
| 310 | Mid greyish brown silty clay | - | Demolition deposit | |
| 311 | Bricks 0.38m wide x 0.74m high | - | Brick wall | |
| 312 | Mid mottled white/brown silty clay | - | Levelling/floor layer | |
| 313 | Black sandy loam | - | Dump deposit | |
| 314 | VOID | - | | |
| F315 | E-W aligned linear feature | - | Cut for 311 | |
| 316 | Mid brownish red sandy clay | - | Fill of F317 | |
| F317 | Linear feature 0.43m wide by 0.79m deep | - | Foundation cut for standing wall 311 | |
| 318 | Dark reddish brown sandy silty loam | - | Demolition deposit | |
| 319 | Dark greyish brown loamy sand | - | Levelling layer | |
| 320 | Mottled light brown/grey sandy silt | - | Levelling layer | |
| 321 | Mottled red/whitish brown sandy clay | - | Levelling layer | |

APPENDIX 2: TABULATED TRENCH DESCRIPTIONS

| Trench 4 | | Length 7.5m | Width 1.8m | Alignment NE-SW |
|-----------------|---|-----------------------|-----------------------|---------------------------|
| Context | Description | Depth | Interpretation | |
| 400 | Tarmac | 0-0.07m | Surface | |
| 401 | Hardcore | 0.07-0.15m | Levelling layer | |
| 402 | Bricks | - | Brick surface | |
| 403 | Bricks | - | Wall ?repair to leat | |
| 404 | Breccia wall | - | Leat wall | |
| 405 | Brick | - | Repair to leat | |
| 406 | Breccia wall 0.55m wide x 0.50m high | - | Wall | |
| 407 | Dark greyish black loamy sand | - | Made ground | |
| 408 | Mottled greyish brown sandy clay loam | - | Layer | |
| 409 | Mid pinkish red sandy silty loam | - | Redeposited natural | |
| 410 | Dark greyish brown silty clay | - | Fill of channel | |
| 411 | Light greyish brown sandy clay | - | Fill of F412 | |
| F412 | Pit feature 1.24m long x 1m wide x 0.27m deep | - | Rubbish pit | |
| 413 | Mid purplish brown/red sand | - | Redeposited natural | |
| 414 | Dark greyish black with mid greenish yellow mottling silty sand | - | Made ground | |
| 415 | Mid greyish brown sandy silt | - | Dump deposit | |
| 416 | Mid greyish brown sandy silt | - | Upper fill of F421 | |
| 417 | Light brownish grey sandy silt | - | Basal fill of F421 | |
| 418 | Dark greyish brown silty clay | - | Layer | |
| 419 | Mid greyish brown silty clay | - | Layer | |
| 420 | Bricks 0.24m wide x 0.17m high | - | Brick wall | |
| F421 | NW-SE aligned linear feature | - | Robber trench | |
| 422 | Mid greyish brown silty clay | - | Layer | |
| 423 | Dark greyish black sandy silt | - | Made ground | |
| 424 | Mid reddish brown silty clay | - | Made ground | |
| 425 | Mid greyish brown clayey silt | - | Made ground | |
| 426 | Dark greyish brown sandy clayey loam | - | Made ground | |

| Trench 5 | | Length 4m | Width 1.9m | Alignment E-W |
|-----------------|--|---------------------|--|-------------------------|
| Context | Description | Depth | Interpretation | |
| 500 | Dark greyish black silty sand | 0-0.3m | Demolition layer | |
| 501 | Bricks | - | Brick wall | |
| F502 | NE-SW aligned linear 0.52m wide x 0.28m deep | - | Foundation trench for SE boundary wall | |
| 503 | Mottled greyish brown sandy silt | - | Fill of F502 | |
| 504 | Mid reddish brown sandy loam | - | Demolition layer | |
| 505 | Mid yellowish brown silty sand | - | Demolition layer | |
| F506 | E-W aligned linear 0.8m wide x 0.62m deep | - | Iron pipe trench | |
| 507 | Light greyish brown sandy clay | - | Basal fill of F506 | |
| 508 | Mid greyish brown silty clayey loam | - | Upper fill of F506 | |
| 509 | Limestone blocks .2.2m wide x 0.42m high | - | Wall | |
| 510 | Mid reddish brown sandy loam | - | Demolition layer | |
| 511 | Mid pinkish red clay | - | Redeposited natural | |
| 512 | Mid greyish brown silty clay | - | Made ground | |
| 513 | Brick wall 0.45m wide x 0.40m high | - | Brick wall | |
| 514 | W-SE aligned breccia blocks wall 0.65m wide x 0.32m high | - | Wall | |
| 515 | NW-SE aligned breccia blocks wall 0.97m wide | - | Wall | |
| 516 | Mid yellowish brown silty sand | - | Demolition layer | |
| 517 | Mid pinkish red clay | - | Redeposited natural | |
| 518 | Mid reddish brown sandy loam | - | Demolition layer | |
| F519 | Linear feature | - | Modern services trench | |
| 520 | Mid greyish yellow sand | - | Fill of F519 | |
| 521 | Light red sand | - | Demolition layer | |

APPENDIX 2: TABULATED TRENCH DESCRIPTIONS

| Trench 6 | | Length 4.5m | Width 1.9m | Alignment NE-SW |
|-----------------|---|-----------------------|-----------------------|---------------------------|
| Context | Description | Depth | Interpretation | |
| 600 | Brick and cobbles | 0-0.42m | Demolition layer | |
| F601 | Square cut 1.2m x 1.2m x 0.42m deep | - | Fire box | |
| 602 | Bricks | - | Fire box | |
| 603 | Ash | - | Fill of fire box 602 | |
| F604 | Cut for wall foundation | - | Cut for 605 | |
| 605 | Breccia pad | - | Pad | |
| 606 | Pale reddish brown clayey silt | - | Made ground | |
| 607 | Mid reddish brown clayey silt | - | Layer | |
| 608 | Purplish red/mid yellowish brown breccia and silty clay | - | Natural subsoil | |
| 609 | Dark greyish brown clayey silt | - | Made ground | |

| Trench 7 | | Length 6m | Width 1.9m | Alignment NE-SW |
|-----------------|--|---------------------|-------------------------------------|---------------------------|
| Context | Description | Depth | Interpretation | |
| 700 | Modern demolition deposit | 0-0.34m | Demolition layer | |
| F701 | Modern demolition cut 0.66m deep | - | Machined trench | |
| 702 | Modern demolition deposit | - | Fill of F701 | |
| F703 | Linear feature c. 2.2m wide x 0.34m deep | - | Construction trench for 705 and 715 | |
| 704 | Mid reddish brown clayey silt | - | Basal fill of F703 | |
| 705 | Bricks | - | Wall footings | |
| 706 | Pale greyish brown clayey silt | - | Modern demolition layer | |
| 707 | Black charcoal rich loam | - | Fill of F716 | |
| 708 | Linear feature | - | Foundation trench for 709 | |
| 709 | Breccia blocks >0.74m wide x 0.36m high | - | Wall | |
| F710 | NW-SE aligned linear feature >0.88m wide x 0.59m deep | - | ?Leat construction cut | |
| 711 | Pale purplish brown silty clay | - | Fill of F710 | |
| 712 | Mid purplish brown silty clay | - | Made ground | |
| 713 | Pale pinkish brown clayey silt | - | Made ground | |
| 714 | Dark grey clayey silt | - | Deposit | |
| 715 | Brick and breccia wall NW-SE aligned 0.94m wide by 0.8m high | - | Wall footings | |
| F716 | Large pit feature >0.48m long x >1.9m wide x >1.6m deep (also in Trench 8) | - | Waste pit from foundry | |
| 717 | Pale orange sandy silt | - | Deposit | |

APPENDIX 2: TABULATED TRENCH DESCRIPTIONS

| Trench 8 | | Length 7m | Width 1.9m | Alignment NE-SW, |
|-----------------|---|---------------------|-----------------------------|----------------------------|
| Context | Description | Depth | Interpretation | |
| 800 | Mid greyish black silty sand | 0-0.30m | Modern levelling deposit | |
| 801 | Mid reddish brown sandy silt | 0.30-0.50m | Modern demolition layer | |
| 802 | Cobbles | - | Surface | |
| 803 | Bricks | - | Wall corner | |
| 804 | Brick and breccia blocks | - | Wall | |
| F805 | ENE-WSW aligned linear feature | - | Modern services trench | |
| 806 | Mid greyish brown sandy silt | - | Fill of F805 | |
| 807 | Dark bluish black silty sand | - | Made ground | |
| 808 | Breccia blocks 0.15m wide x 0.22m high | - | Wall | |
| 809 | Mid orangey brown silty clay | - | Demolition/levelling layer | |
| F810 | Pit feature – same as F716 | - | Waste pit from foundry | |
| 811 | Black charcoal rich loam | - | Basal fill of F810 | |
| 812 | Black clayey loam | - | Upper fill of F810 | |
| F813 | E-W aligned linear feature 0.78 wide x 0.72m deep | - | Foundation cut for wall 804 | |
| 814 | Mid orangey brown silty clay | - | Fill of F813 | |
| 815 | Mid purplish brown silty clay | - | Made ground | |
| 816 | Pale purplish brown silty clay | - | Made ground | |

Appendix 3

All finds by context

APPENDIX 3: ALL FINDS BY CONTEXT (WEIGHTS IN GRAMS)

| Context | Context description | Roman pottery | | Medieval pottery | | Post-medieval pottery | | Metalwork | | Slag | | Glass | | Clay tobacco pipe | | CBM | | Animal bone | | Shell | |
|--------------|------------------------|---------------|----|------------------|----|-----------------------|------|-----------|------|------|------|-------|------|-------------------|-----|-----|-------|-------------|------|-------|-----|
| | | No | Wt | No | Wt | No | Wt | No | Wt | No | Wt | No | Wt | No | Wt | No | Wt | No | Wt | No | Wt |
| 815 | Made ground | | | 1 | 41 | 5 | 220 | | | | | | | | | | | 5 | 80 | | |
| 1012 | TP101 | | | | | 4 | 480 | | | | | | | 2 | 7 | | | 2 | 115 | 1 | 58 |
| 1002 | Surface (sample brick) | | | | | | | | | | | | | | | 1 | 3700 | | | | |
| Total | | 4 | 34 | 7 | 90 | 109 | 3493 | 19 | 1463 | 24 | 2201 | 28 | 1120 | 58 | 264 | 27 | 19249 | 96 | 1026 | 11 | 145 |

Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk