

**98-100 Vauxhall
Street**

Plymouth, Devon.

**Historic Building
Recording**

September 2017






98-100 Vauxhall Street
Plymouth
Devon

for

C1 project code: C1/DBA/17/CDC

Nichola Burley (Heritage Vision) on behalf of
Premier Parking Solutions Ltd.

HERITAGE IMPACT ASSESSMENT

Prepared by	Dr Cheryl Green, Historic Buildings & Post-excavation Manager
Date	14/09/17
Approved by	Richard McConnell, Director
Signed	
Date	20/09/17
Issue	01

PROJECT DETAILS

Client project/scheme ref.	N/A
Planning Application ref.	16/01396/FUL
Local Planning Authority	Plymouth City Council
Scheduled Monument Consent ref.	N/A
Historic Environment Record ref.	TBC
OASIS reference	296286

C1 STAFF

Director, Historic Environment Consultant	Richard McConnell BA (Hons), MCIfA
Post-excavation Manager, Historic Buildings	Cheryl Green FSA, BA Hons, PhD, MCIfA
Archaeologist, Stone Specialist	
Illustrator, Project co-ordination, Historic Buildings Archaeologist	Tara Fairclough BA (Hons), PCIfA
Archaeological Officer, Animal bone Specialist, Archivist	Clare Randall FSA, BA (Hons), BSc (Hons), MSc, PhD, MCIfA
Senior Field Archaeologist	Peter Fairclough BA (Hons)

DISCLAIMER

This report is produced solely for the benefit of an individual client and for the proposed uses stated in the report, and should not be relied upon for other purposes or by other parties unless specifically agreed by us in writing. The different elements of the report are designed to be integral to each other and therefore do not necessarily stand alone. Opinions and information provided in this report are on the basis of C1 using reasonable skill and care, however no investigative method can eliminate the possibility of obtaining partially imprecise, incomplete or less than fully representative information. This document is limited to the scope and limits agreed with the client under our appointment. Any investigative work undertaken as part of the commission will have been subject to limitations imposed by such factors as timescales, budgets, seasonal variations and weather conditions.

COPYRIGHT

C1 shall retain the copyright of any commissioned reports or other projected documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client and the HES for the use of such documents by them in all matters directly relating to the project as described in the project design/specification. This licence will be extended to those conducting bona fide research as long as it does not breach client confidentiality.

Summary

Context One Heritage and Archaeology (C1) carried out historic building recording in August 2017 as a condition of granting planning permission for the demolition of existing buildings and provision of a car park at 98-100 Vauxhall Street, Plymouth, Devon. The project was commissioned by Ms Nichola Burley (Heritage Vision) on behalf of her client, Premier Parking Solutions Ltd.

The buildings were not Listed however no. 98 contained historic fabric dating from the early post-medieval period, and both buildings were set within the Barbican Conservation Area. Following previous archaeological desk-based study and building surveys by South West Archaeology (Humphreys 2004 & 2005), a Heritage Appraisal and Impact Assessment was prepared by Heritage Vision in support of the present planning application (Burley 2016). As a result, the Local Planning Authority (LPA), Plymouth City Council (PCC), requested that the demolition works be subject to further historic building recording. This provided an opportunity to record features exposed during the demolition works, and to elucidate crucial aspects of the dating, phasing and development of the series of buildings that occupied no's. 98 and 100 Vauxhall Street. The first and second floors were safely accessible for the first time in several years, and removal of render had exposed several previously concealed features.

The investigation has resulted in several important adjustments to dating, phasing and form. There is no convincing evidence for a late 16th century phase, with the earliest features dating to the 17th century. This is more in keeping with what is known about the development of this area, and documentary and cartographic evidence relating to the Site. The evidence gathered provides a record of a 17th century high status house at no. 98 and a partial record of a further house within the north side of the same plot (bordering no. 100) that may have been similar in character, together with the party walls, 'pallace' and quay wall behind. This makes an important contribution to our knowledge of the maritime and trading character of Vauxhall Quay and Little Vauxhall Quay in the 17th and 18th centuries, the area fronting the historic quay, and the character of the Barbican in general. Historic features within the south party wall of no. 98 have been retained as part of the conversion works, and the line of the north party wall between nos. 98 and 100 retained, so that together with the quay features within the east wall beneath Dolphin House they provide a legacy of the historic buildings that occupied no. 98 for over four centuries.

Contents

Summary	1
1. Introduction	1
2. The Site	2
3. Historical background	4
4. Aims and Objectives.....	6
5. Methodology.....	6
6. Results.....	8
7. Discussion	17
8. Conclusion.....	19
9. Archive	19
10. Bibliography.....	20

Figures

Figure 1. Site setting.....	3
Figure 2. Phased floor plans.....	22

Plates

Plate 1. Extract from Donn's map of 1765 (Plymouth and West Devon Record Office)	4
Plate 2. B1 north wall - 17 th century window (from N)	8
Plate 3. B1 Wall A - late 16 th to mid-17 th century fireplace (from N)	8
Plate 4. B1 Wall A ground - 17 th century stair turret at west end (from N)	9
Plate 5. B1 Wall A ground - between 17 th century fireplace & east end showing curve in wall (from N)	9
Plate 6. B1 Wall A ground - east end showing curve in wall (from N).....	9
Plate 7. B1 Wall A ground – west end (from N)	10
Plate 8. B1 Wall A first floor	11
Plate 9. B1 Wall A first floor – blocked window	11
Plate 10. B1 Wall A first floor – late 17 th to early 18 th century window (from N)	11
Plate 11. B1 Wall from second floor – stair turret (from N).....	12
Plate 12. B1 Wall A first floor – west end (from N)	12
Plate 13. B1 second floor	13
Plate 14. B2 Wall A ground – 19 th century brick fireplace (from N)	14
Plate 15. B2 Wall A ground – brick stair to west of fireplace (from N)	14
Plate 16. B2 Wall A ground – brick flue to east of fireplace (from N)	14
Plate 17. B2 ground – brick partition between rooms (from W)	15
Plate 18. Wall A ground – rubble walling & stove setting across corner (from N).....	15
Plate 19. Wall A ground – rubble walling (from N)	15
Plate 20. B2 east wall – rubble walling with blocked opening (from SW).....	16
Plate 21. No. 98 east wall – blocked opening & two 17 th / 18 th century windows (from W).....	16
Plate 22. No. 98 east wall below Dolphin House with western return (from W).....	17
Plate 23. Wall B adjacent to western return from east wall below Dolphin House (from S).....	17

1. Introduction

- 1.1 Context One Heritage and Archaeology (C1) carried out historic building recording on 8 August 2017 as a condition of granting planning permission for the demolition of the existing buildings and provision of a car park at 98-100 Vauxhall Street, Plymouth, Devon (the 'Site') (planning reference: 16/01396/FUL). The project was commissioned by Ms Nichola Burley (Heritage Vision) on behalf of her client, Premier Parking Solutions Ltd.
- 1.2 The buildings have been subject to archaeological desk-based study and building survey (South West Archaeology (SWA) (Humphreys 2004) and additional building survey (Humphreys 2005). A Heritage Appraisal and Impact Assessment by Heritage Vision relating to the current application was prepared in 2016. Although unlisted, no. 98 contained historic fabric dating from the early post-medieval period, and both buildings were set within the Barbican Conservation Area. As such, the historic building recording was requested by the Local Planning Authority (LPA), Plymouth City Council (PCC), on the advice of the Historic Environment Team (HET), Strategic Planning and Infrastructure, PCC. Condition 6 stated:
- 1.3 *"PRE-COMMENCEMENT RECORDING OF FEATURES*
- (6) No works shall take place until the applicant, or their agent or successor in title, has secured the implementation of a programme of recording of historic building fabric which will be destroyed or damage in the course of the works to which this consent relates.*
- The development shall be carried out in strict accordance with the approved scheme, and in accordance with other such other details as may be agreed in writing by the Local Planning Authority.*
- All of the above to be agreed in accordance with a WSI (written scheme of investigation) which shall previously have been submitted to and approved in writing by the Local Planning Authority.*
- A list of Building Recording Contractors who have undertaken work within Plymouth to a satisfactory standard is available from the Historic Environment Team, Strategic planning & Infrastructure.*
- Justification: To ensure that important archaeological features are properly protected/recorded before construction commences.*
- Reason: To ensure that a record of historic building fabric is made and kept available for inspection, in accordance with Policy CS03 of the Plymouth Local Development Core Strategy (2006-2021), 2007."*
- 1.4 The requirement follows advice by Central Government as set out in paragraph 141 of the National Planning Policy Framework (DCLG 2012). This states:
- "Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted."*
- 1.5 The programme of archaeological works comprised four elements: the production of a Written Scheme of Investigation (WSI) which set out the project strategy; historic building recording during demolition works; illustrated report production (this document); and archive deposition.

2. The Site

- 2.1 The Site (centred on SX 48204 54381) comprises two plots fronting the east side of Vauxhall Street, on the western side of Sutton Harbour (**Figure 1**). No. 98 was situated within the south half of the Site and comprised a three-storey building (B1) incorporating the south party wall known throughout all previous surveys as Wall A. This wall continued eastwards, adjoining the plot now occupied by the six-storey Dolphin House. Constructed against Wall A, and adjoining the east side of B1, was a further range (B2). Opposite B1 was a two-storey building (B3) constructed against the party wall between plot no. 98 and plot no. 100, known throughout all previous surveys as Wall B. A light-well and corridor spanned the open space between B1 and B3. The area north of B2 was a courtyard with lean-to structures. A single-storey warehouse (B4) occupied plot no. 100, constituting the entire northern half of the Site.
- 2.2 None of the buildings were Listed, however the Site lies within the Barbican Conservation Area, designated in 1967 and extended in 1977. It includes most of the historic core of Plymouth defining much of the development of the historic town from the late 13th century to the 18th century, and that survived wartime destruction and post-war redevelopment.

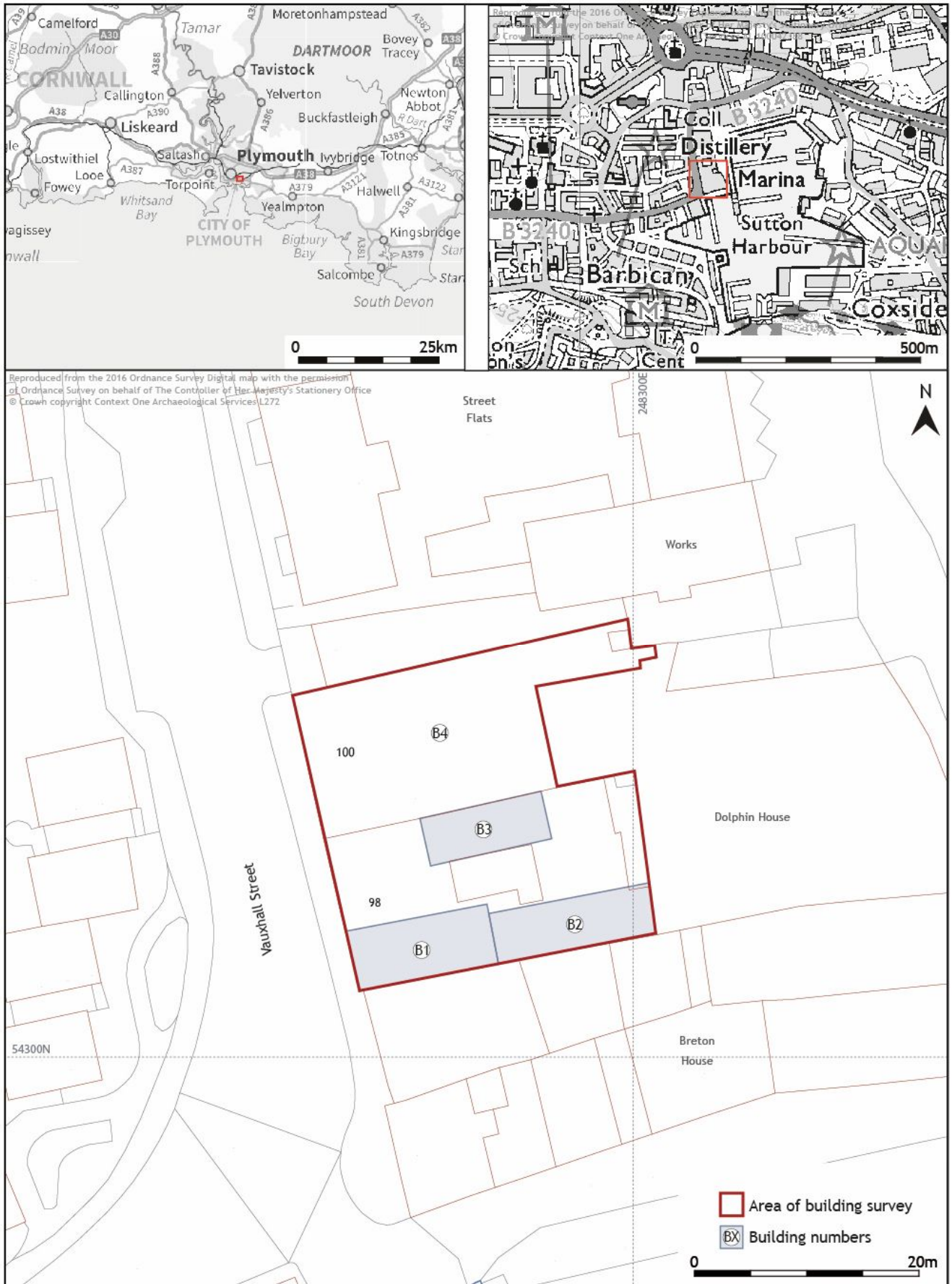


Figure 1. Site setting

3. Historical background

General historical context

- 3.1 Vauxhall Street occupies land that was most likely reclaimed in the 13th century, probably representing the original west side of the shore (Humphreys 2004, 2.3; after Stead 2003, 25). Excavations by Exeter Archaeology at numbers 130 and 132A have identified the development of a sloping 'hard' (reclaimed land) on the east side of Vauxhall Street, probably in the 15th century (Parker 2003). The same excavations indicate that by the mid- to later 17th century a level quay existed on the west side of Sutton Pool, with houses or warehouses and their 'pallaces' (open areas for recreation and/ or storage and handling of goods) on the east side of Vauxhall Street (*ibid.*, 2.6). Indeed, a 1535 depiction suggests that by the early 16th century the ground had been levelled all along the shoreline, with documentary and cartographic evidence indicating that properties existed here from at least the beginning of the 17th century (*ibid.*). High status 16th century dwellings also existed in this part of Plymouth and merchants' houses were probably built along the line of the former shore with 'pallaces' stretching back to the waters edge (*ibid.*; after Gill 1997, 68).
- 3.2 The excavations at numbers 130 and 132A Vauxhall Street found no evidence of a quay wall in the 16th century, although timber-work reinforcement is depicted on Henry VIII's 1535 defence map of Plymouth (*ibid.*, 2.3). However, the excavations did identify that the mid-17th century major reclamation comprised firm levelling layers between clay-bonded walls with deep foundations (*ibid.*). It has been suggested that this firm base was suitable for supporting large structures such as warehouses (Stead 2003, 36); the scale of building in the mid-17th century and early 18th century reflecting a demand for increased storage for larger cargoes (*ibid.*, 45). Donn's map of 1765 show the plots on the east side of Vauxhall Street extending to the waters edge (**Plate 1**), and this is repeated on the Ordnance Surveyor's Draft of 1784, whereas by Elliot's map of 1820 the quay had been extended approximately to the present line and the land between reclaimed.

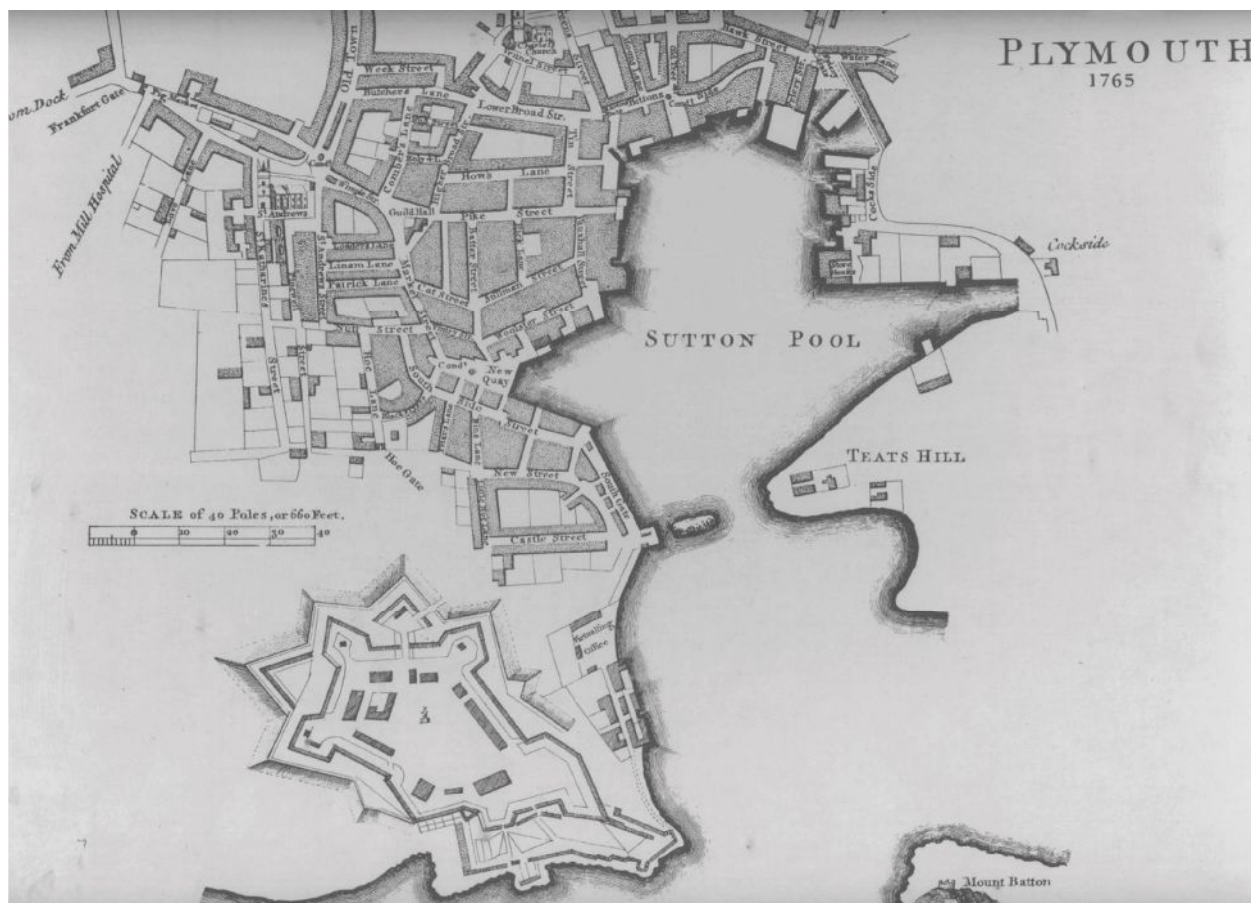


Plate 1. Extract from Donn's map of 1765 (Plymouth and West Devon Record Office)

Early Site history

- 3.3 It has been suggested in the preceding reports that the earliest historic fabric dated to c. 1580-1650 comprising the party wall (Wall A) between no. 98 and no. 96, and possibly the party wall (Wall B) between no. 98 and no. 100, although the latter was unproven (Burley 2016). This was largely based on evidence from the adjoining no. 96, which was subject to historic building recording prior to demolition in 1963 (Barber 1973). No. 96 was identified by Barber as one of two tenements described in the Borough Rentals of 1608-9 as 'a Pallace called Foxhole' for which the former mayor of Plymouth paid a 'high rent' of 9d (*ibid*, 30), the other being no. 94 (Humphreys 2004, 2.6). The wording of the entry in the Rentals suggests that the two houses were of recent construction (*ibid*.). The party wall on the north side shared with no. 98 was distinct in character from the rubble limestone construction found elsewhere in the building, being regularly coursed and faced, and appeared to be contemporary, and in places, earlier than the 17th century buildings forming the back of no. 96 (Barber 1973, 27). Partial stripping of the plaster disclosed a number of blocked features which had nothing to do with the existing buildings and the east wall had been added later (*ibid*.). This suggests that no. 96 was built against a pre-existing building to the north, i.e. no 98 (Barber 1973, 27). The only other suggestion that no. 98 may have originated in the late 16th century is a note by Barber which refers to documents within the Calmady manuscripts dating from 1568-1582 relating to 'a property on the east side of Foxhole St which lay close to and may have adjoined the site no. 96' (1973, 35 note 13).
- 3.4 Despite Wall A and B perhaps dating to as early as c. 1580, previously identified architecturally dateable features were confined to a granite fireplace and a truncated coeval stair turret in Wall A, both dated as 17th century (Burley 2016, 11). In addition, a small ovolo moulded window thought to be of the same date was re-used in modern fabric within the north wall of B1. Following comparisons with securely dated examples, it was concluded that these features indicate that B1 originated as a high status residential property (*ibid*, 12). The rear east wall of no. 98 contains two metal grills similar to nearby examples within 17th to 18th warehouses on Little Vauxhall Quay, suggesting that the wall once bordered the harbour (*ibid*.). As Burley rightly states, the dating of the features within this wall refutes the findings of the SWA 2004 assessment which dated the rear wall as early 19th century. Wall B contained no dateable architectural features or scars that can be used as evidence to support a c. 1580-1650 date as suggested in the 2004 and 2005 reports, although the wall probably represents the 17th century tenement plots (*ibid*, 17). Previous reports also purport that the upper part of Wall B dates from the 19th century.
- 3.5 In summary, archive evidence and the general expected plot layout for the west side of Sutton Pool, indicates the existence of two long plots in the 17th century on the site of 98 and 100, with houses at the front (west) and to the rear open space, yards, and storage running down to the harbour edge (*ibid*, 16). The two metal grills and a blocked door opening that one of them is set in, are presumed to relate to storage functions associated with the dwellings at the front of the site and a quay at the rear (*ibid*, 26).
- 3.6 The area declined from the 18th century onwards, and by the 19th century Vauxhall Street is said to have lost its earlier high status with properties changing ownership and function rapidly (Humphreys 2004, 2.6). An indenture of 1747 is thought to prove that no. 100 was at that time a storage and work space (*ibid*). B2, which was the eastern extension to B1, comprised warehouses, and the location of a large brick fireplace towards the eastern end of Wall A indicates they were converted to domestic use in the 19th century (Burley 2016, 14). The upper floors of B1 were recorded as being principally related to 19th century use. Haggart family deeds and local directories record no. 98 as a Sailors Home from 1887 to 1929. Many of the 19th century features probably relate to this period or its use as a private home prior to that, including the light well with its 19th century detailing. By the 20th century the site was within an area of light industry, and a road widening scheme in the 1920's saw the demolition of the historic street frontages (loss of about 3m) and replacement with rendered blockwork facades. No. 98 was subsequently used as a blacksmiths and brass-founders workshop, during which time the large 19th century brick fireplace towards the eastern end of Wall A is described as being used to vent a crucible (Humphreys 2004, fig. 11). The Site was last used as an engineering workshop and offices until the buildings were vacated in 2005.

Recent history

- 3.7 Initial proposals for re-development of the Site resulted in the commissioning of an archaeological desk-based study and building survey by South West Archaeology (Humphreys 2004). An additional detailed survey of Wall B was subsequently carried out (Humphreys 2005) to provide evidence to support the postulated date of c. 1580-1650, however no clear evidence was provided although the upper parts of the wall were now advised to date from the 19th century (Burley 2016, 7). It is important to draw attention to the mis-numbering of the buildings throughout both SWA reports, with the numbers being the wrong way around (*ibid*, 6).

- 3.8 Conservation Area Consent was subsequently granted for the demolition of 98-100 for the construction of apartments and a shop with car parking, on the basis that key elements of the historic fabric were retained. This comprised all of Wall A, the rear wall (now cannibalised within modern buildings) and parts of wall B. The 2005 approval was not pursued and during the intervening period the building has fallen into dereliction, to the extent that in preparation of the Heritage Statement the upper floors were no longer safely accessible (Burley 2016, 7).

4. Aims and Objectives

- 4.1 B3 and B4 were subject to total demolition, although the footprint of Wall B has been retained so that the line of the historic party wall remains evident. The superstructure of B1 and B2 together with the street frontage and north elevations were also subject to total demolition. However, Wall A (the south wall) has been retained to first storey height (with full height at the rear) and will form the south boundary of the new car park.
- 4.2 The principal objectives of the historic building recording work were:
- to provide a descriptive record of historic fabric, including elements subject to demolition;
 - to provide a detailed photographic record showing overall form, architectural features, and to illustrate the descriptive record;
 - to provide an account of the origins, development and use

Note: the reports by SWA already provide a comprehensive account of the buildings. As such, the current project sought to identify and record any newly exposed historic fabric in relation to B1 and B2 and Walls A and B that might provide further evidence of dating, phasing, use, and form, with reference to the existing reports.

5. Methodology

- 5.1 C1 adhered to the *Code of Conduct* of the Chartered Institute for Archaeologists (CIfA, 2014) and the *Regulations for Professional Conduct* (2014, revised 2015) at all times during the course of the investigation. The current Health and Safety legislation and guidelines were followed on Site. The historic building survey conformed to the *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* published by the CIfA (2014, revised 2015) and *Understanding Historic Buildings – A guide to good recording practice* (Historic England 2016). The Statement also accords with the Specification for Historic Building Recording issued by the *Devon Historic Environment Service* (HES, 2016).
- 5.2 The building survey conformed to recording Level 2 with elements of Level 3 as set out in *Understanding Historic Buildings – A guide to good recording practice* (Historic England, 2016). This states:

'This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The examination of the building will produce an analysis of its development and use and the record will include the conclusions reached, but it will not discuss in detail the evidence on which this analysis is based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project'. (para 5.2.1)

'Level 3 is an analytical record, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis'. (para 5.3.1)

'The information contained in the record will for the most part have been obtained through an examination of the building itself. The documentary sources used are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record may contain some discussion of the building's broader stylistic or historical context and importance. It may form part of a wider survey of a number of buildings which will aim at an overall synthesis, such as a thematic or regional publication, when the use of additional source material may be necessary as well as a broader historical and architectural

discussion of the buildings as a group. A Level 3 record may also be appropriate when the fabric of a building is under threat, but time or resources are insufficient to allow for detailed documentary research, or where the scope for such research is limited'. (para 5.3.2)

- 5.3 The Historic Building Recording took place on 8 August 2017 during overcast and wet weather conditions. The Recording was timed to coincide with the stabilisation of B1 so that the first and second floors were accessible. B3 and B4 had been removed together with the light well between B1 and B3. Wall B was in the process of being demolished and recording of a remaining section of wall was carried out.
- 5.4 The photographic survey comprised digital images in .jpg format captured using a Nikon D40X 10.1 megapixel digital SLR camera fitted with an 18-55mm lens. Images were captured on a 4GB SD card on site and were subsequently transferred to the C1 Cloud server for storage. Digital photographs were taken in accordance with Historic England's guidelines for Digital Image and Capture (<https://www.historicengland.org.uk/images-books/publications/digital-image-capture-and-file-storage/>). The images set the site in context and provide a record of the demolition work. A series of shots were taken along the interior elevation of Wall A as the render and other obstructions had been removed. Both known and newly exposed architectural details were also photographed. Images featured an appropriately sized scale where possible, and the photographic survey was accompanied by observational notes/descriptions and the completion of a photographic register.
- 5.5 Pre-existing plans and elevations were used as a basis for annotation. All photographs and observations have been incorporated into this report. Information recorded in the photographic register is replicated in the photo captions.

6. Results

Building 1 (B1)

Ground floor

- 6.1 A 17th century stepped ovolo window single-light window was positioned within the stub of the north wall adjoining the 1920's frontage (**Plate 2; Figure 2**). The window had been reset within modern fabric (Humphreys 2004, section 3.11), although coursed rubble walling beneath the modern blockwork comprised coursed limestone rubble identical to Wall A and therefore indicative of historic fabric.



Plate 2. B1 north wall - 17th century window (from N)



Plate 3. B1 Wall A - late 16th to mid-17th century fireplace (from N)

- 6.2 Within Wall A is a large fireplace with granite bressumer and granite jambs with deep straight chamfers (**Plate 3; Figure 2**). This has been dated as late 16th to mid-17th century (*ibid*, section 4.1). It has previously been noted that a plain wooden relieving lintel above the fireplace had been truncated on the west side, possibly where an opening (now blocked) had been forced through the wall (*ibid*, section 3.11). This postulated opening is of the correct dimensions to be a doorway and may have opened onto the space in front of the adjoining no. 96, which was set further back from the road as depicted on the 1st edition Ordnance Survey (OS) map. An alternative interpretation is a fireside recess, the re-built corner utilizing 19th century bricks.
- 6.3 Immediately west of the fireplace and postulated recess, the south wall is slightly set-back before becoming concave in plan (**Plate 4; Figure 2**). This is thought to reflect the curve of a former stair turret subsequently truncated by the 1920's frontage, the junction between the old and new fabric rebuilt in brick (*ibid*.). The remainder of the wall was still rendered therefore construction materials could not be observed. Towards the east end of B1, and adjacent to the later stairs, the wall is also slightly concave in plan (**Plates 5 & 6; Figure 2**); this becomes more pronounced at first floor level and indicates the presence of another stair turret (see below).

- 6.4 Where exposed, the fabric of the south wall comprised coursed limestone rubble (**Plates 3-7**). To the east of the fireplace the internal face of the wall is slightly set-back at a height of 2.25m from the modern ground surface. This would have created a sill upon which floor beams were suspended, and indicates the level of the original first floor. As such, the present first floor is c. 0.50m higher than the original floor. The east wall is similar in construction however it is not tied in to the south wall and has been suggested as being a 17th/ 18th century replacement of an earlier timber-framed internal wall (*ibid.*) for which no evidence was identified during the present survey. Given this wall aligns with the eastern projection of the stair turret it is considered more likely that the wall is the original east end of B1, even if it was constructed after the party wall (Wall A).



Plate 4. B1 Wall A ground - 17th century stair turret at west end (from N)



Plate 5. B1 Wall A ground - between 17th century fireplace & east end showing curve in wall (from N)



Plate 6. B1 Wall A ground - east end showing curve in wall (from N)



Plate 7. B1 Wall A ground – west end (from N)

First floor

- 6.5 On the east side of the chimney breast (continuing up from the 17th century ground floor fireplace) was a blocked single-splayed window, filled with larger rubble from the inside which may have concealed the frame (**Plates 8 & 9; Figure 2**). The timber lintel remained in-situ and the outer sides of the splay measured 1.60m apart. The base of the window was at modern first floor height however this would have been at an appropriate level for the original first floor which was 0.50m lower (see above).
- 6.6 A previously concealed two-light single-splayed window was exposed in the slight curve of the western stair turret in the south wall (**Plates 9 & 10; Figure 2**). The wooden frame and timber lintel remained *in-situ* and had been blocked externally with small rubble, the outer sides of the splay measuring c. 1.10m apart. The glazing bar comprised a broad ovolo and fillet, a typical profile of the late 17th to early 18th century (English Heritage 2014, 15).
- 6.7 The eastern end of B1 was occupied by an ornate 19th century staircase positioned against a curved recess (**Plates 8 & 11; Figure 2**). The curve resembled the stair turret identified at the opposite end of the room, and was lined with thin Tudor-style bricks with several courses of limestone rubble above. At the approximate height of the present second floor the coursed rubble above the stair turret became flat and continued up to the roof line. The salient angle of the turret had been refaced in 19th century brick, perhaps associated with the insertion of the contemporary staircase.
- 6.8 The exposed fabric of Wall A comprised coursed limestone rubble, with some modern brick patching to the chimney breast which continued upwards from the granite fireplace on the ground floor (**Plate 8**). The curved walling of the stair turret remained evident at the west end of the south wall despite modern interference, the curve starting on the east side of the late 17th to early 18th century blocked window and becoming more acute on the west side (**Plate 12**).



Plate 8. B1 Wall A first floor



Plate 9. B1 Wall A first floor – blocked window



Plate 10. B1 Wall A first floor – late 17th to early 18th century window (from N)



Plate 11. B1 Wall from second floor – stair turret (from N)



Plate 12. B1 Wall A first floor – west end (from N)

Second floor

- 6.9 With the exception of the coursed rubble walling above the eastern stair turret and the chimney breast, which continued up from the ground floor, the remainder of the south wall was constructed in 19th century brick (**Plate 13**). The timber roof comprised bolted A-frames with half-lapped collars and apex, and together with the skirting boards and other features indicate extensive re-building and re-modelling in the late 19th century.



Plate 13. B1 second floor

Building 2 (B2)

Ground floor

- 6.10 The room on the east side of B1 is clearly an addition (room 4 in SWA 2004 report), the coursed rubble walling of B1 forming the west wall. Some of the original coursed rubble walling of the south boundary is also visible, although it has been significantly altered by the introduction of a large brick fireplace in the 19th century (**Plate 14; Figure 2**). To the west of the fireplace is a diagonal band of brick (mostly laid as headers) rising towards the east at a c. 45-degree angle (**Plate 15; Figure 2**); it has been suggested that this related to a former stair (Humphreys 2004, 3.11). On the east side of the fireplace is another diagonal band of brick, this time mostly laid as stretchers and at a less acute angle of c. 30 degrees (**Plate 16; Figure 2**). This is thought to be a flue for a stove setting (now covered) in the south-east corner of the adjoining room (room 5 in SWA 2004 report). The partition between the two rooms is formed of timber studwork infilled with bricks, and is also 19th century (**Plate 17**).
- 6.11 The south boundary wall in room 5 and the adjoining room 6 is of coursed limestone rubble (**Plates 18 & 19**). There is a large blocked opening in the east wall (**Plates 20**) of no. 98. Within the open courtyard, this wall contains the two 17th/ 18th windows with metal grills, one within a blocked doorway beneath a relieving arch comprising a row of header bricks above a row of stretcher bricks (**Plate 21**).



Plate 14. B2 Wall A ground – 19th century brick fireplace (from N)



Plate 15. B2 Wall A ground – brick stair to west of fireplace (from N)



Plate 16. B2 Wall A ground – brick flue to east of fireplace (from N)



Plate 17. B2 ground – brick partition between rooms (from W)



Plate 18. Wall A ground – rubble walling & stove setting across corner (from N)



Plate 19. Wall A ground – rubble walling (from N)



Plate 20. B2 east wall – rubble walling with blocked opening (from SW)



Plate 21. No. 98 east wall – blocked opening & two 17th/ 18th century windows (from W)

First and second floor

- 6.12 A first floor extended above the full length of B2, with a second floor above the western part only (above room 4 in SWA 2004). Unfortunately, it was not safe to enter this part of the building during the survey although the SWA 2004 report dates the first floor as 19th century (section 3.13) and the second floor as 20th century (section 3.13).

Wall B

- 6.13 The SWA 2004 report depicts Wall B as possibly continuing up to the east wall of no. 98, although if this was the case they were clearly not keyed-in as there are no obvious scars on the latter. Also, the western return appears to be bonded-in (**Plate 22**) which makes the existence of an immediately adjacent wall unlikely. It is therefore argued that Wall B was either shortened before the construction of the east wall (supporting a pre- 17th/ 18th date) or always terminated here, which seems more likely given there is no obvious reconstruction work.
- 6.14 The wall was constructed entirely of coursed rubble lias, similar in character to Wall A forming the south boundary of B1 and B2 (**Plate 23**). The SWA 2004 report notes a change in build at first floor level; this relates to a narrowing of the wall as opposed to a change in materials or construction techniques. This is the same as the projection noted in Wall A, which would have supported beams for the first floor. As such, it seems more likely that the change in depth was intended to support a first floor as opposed to reflecting a different phase to the wall. These similarities provide the only clue that Wall B may have been contemporary with Wall A.



Plate 22. No. 98 east wall below Dolphin House with western return (from W)



Plate 23. Wall B adjacent to western return from east wall below Dolphin House (from S)

7. Discussion

- 7.1 The historic building recording provided an opportunity to record features exposed during the demolition works, and to elucidate crucial aspects of the dating, phasing and development of the series of buildings that occupied no's. 98 and 100 Vauxhall Street. The first and second floors were safely accessible for the first time in several years, and removal of render had exposed several previously concealed features. It is considered that the dating suggested by the previous reports should be altered to reflect these discoveries, and this is shown in **Figure 2**. There is no convincing evidence for a late 16th century phase, with the earliest features dating to the 17th century, and as such the c. 1580-1650 date range is replaced with a 17th century phase. This is more in keeping with what is known about the development of this area. Documentary and cartographic evidence indicates properties here from at least the beginning of the 17th century (Humphrey 2004, 2.6) and excavations at no's 130 and 132A indicated a level quay on the west side of Sutton Pool by the mid- to later 17th century, with houses or warehouses and their 'pallaces' behind (Parker 2003). This also fits with the documentary evidence relating to the adjoining no. 96 which suggests that in 1608-9 the property had been recently built, with archaeological evidence indicating that it had been constructed against an existing property at no. 98.

- 7.2 The discussion below differentiates securely dated 17th century fabric from walling which is considered to be contemporary but has no direct dating evidence. Previous work suggests a tentative 18th century date for some walling, however this is not supported by the current recording work and has been removed. However, a new 17th /18th century phase has been added.

17th century

- 7.3 Wall A dates to the 17th century, with features of this period within B1 comprising the granite fireplace at ground floor level and evidence of a second semi-circular stair turret providing a pair to the turret already recorded. The Tudor bricks lining the eastern stair turret were exposed during the demolition works, and are in keeping with a 17th century date. At a height of 2.25m above the modern ground surface, the internal face of Wall A is set back, indicating the level of the original first floor.
- 7.4 The 2004 report also assigned the first floor of Wall A to the earliest period, and this is now confirmed by the continuation of the same wall fabric. Two blocked windows were revealed at this level; the westernmost single-splayed window frame was of a type common in the late 17th and early 18th centuries, and as such may have been inserted to light the stair turret.
- 7.5 Together with the possible blocked door directly below at ground level, both openings overlooked the space in front of the adjoining no. 96 which was set further back from the road than no. 98. Although the other window frame was probably concealed behind blocking material, this was also single-splayed (although wider) and relates to the original first floor level. This window was within the part of Wall A suggested as being adjoined by no. 96 in this location, providing further supporting evidence that no. 98 was constructed first .
- 7.6 It has previously been suggested that the second floor was raised in the 19th century, however the chimney breast and rubble above the eastern stair turret were of the same coursed rubble walling as the ground and first floor level construction. As such, it is suggested that the brickwork used for most of this storey represents refacing or rebuilding of existing walls. The 17th century merchants house on Looe Street was of four storeys, therefore it is reasonable to expect that additional storeys above the first floor would have existed. The first and second floors do not appear to have been added to B2 until the 19th century, confirming that the eastern extent of B1 corresponded with the south-east stair turret. Although no 17th century features are present in Wall A within B2, the construction style is the same as within B1 and represents a continuation of the party wall to the quayside.
- 7.7 While no *in situ* 17th century features have been recorded in the north and east walls of B1, excepting the re-set 17th century ovolo window in the north wall, there is no evidence to support the tentative 18th century date previously suggested. Exposed areas of coursed limestone rubble provide comparative evidence that the walls were broadly contemporary with Wall A, yet as noted in 2004 the east wall is not keyed-in to it. Although this confirms that Wall A was built first, it seems likely that the other walls of B1 were added soon after, with no evidence to support the theory that the stone walls replaced an earlier timber framed building constructed against the party wall. Indeed, from the 17th century onwards stone and the newly-fashionable brick were, where at all possible, favoured in urban situations as the fire risk was by that time well appreciated (Harris 2006, 52).
- 7.8 As previously noted by Burley, there is no direct dating evidence for Wall B although it does indicate the line that divided the 17th century plots (2016, 18). However, the coursed limestone rubble construction is identical to that recorded for Wall A and, most critically, at first floor level the inner face of the wall is set back as also observed in Wall A. As such, it is suggested that the narrowing of the wall above ground floor level does not relate to a later building phase as previously suggested, but that it also indicates the level of the original first floor. The similarities to Wall A strongly suggest that Wall B was also a 17th century party wall against which a two- or three-storey building existed. The building (B3) that most recently occupied the space against Wall B was demolished prior to this survey, however previous work did not record any pre-19th century fabric within it and the position does not correlate with the length of the building indicated by Wall B.

17th /18th century

- 7.9 The eastern wall of no. 98 contained two metal grills similar to those observed in 17th and 18th century warehouses around Sutton Harbour, and therefore the early 19th century date suggested in the 2004 report has been challenged (Burley 2016, 28). These grills, and the blocked door within which one of them is set, are presumed to reflect a quay front storage facility behind the high-status residence. This is in keeping with the results of the excavations at no's

130 and 132A Vauxhall Street (Parker 2003), and the known consolidation of land in the mid-17th century and early 18th century to meet the demand for storage facilities (Stead 2003, 45)

8. Conclusion

- 8.1 The combined evidence from the 2004 and 2005 historic building surveys, the 2016 Heritage Statement, and the recent historic building recording during demolition, allow several overall conclusions to be drawn. The stone party wall (Wall A) between no. 98 and no. 96 was the primary feature, probably constructed soon after the land was reclaimed from the shore line of Sutton Quay. Similarities with Wall B suggests this was contemporary, in particular the setting back of the internal faces to accommodate first floors relating to the attached buildings. The most recent building (B3) against Wall B did not yield any pre-19th century fabric, and it appears to have had a two- to three-storey antecedent. However, the building (B1) against Wall A was of three-storeys and was most likely added soon after construction of the party wall. Documentary evidence suggests this might have been by 1608-9, with extant 17th features in the walls supporting this date. Stair turrets occupied the south-east and south-west corners of the building, a late 17th/ early 18th century window inserted to light the south-west turret, and a window in the south wall perhaps providing further evidence that no. 98 predated the adjacent no. 96. The area between the two buildings (B1 and B3) was occupied by an open yard, with the road to the west and the quay to the east. To the east of B1, Wall A was single-storey proving that although the party wall extended to the quay, the area served a different purpose to the high-status dwelling of B1. It may have been an open yard possibly with single-storey buildings, although there is very little evidence of their form. This yard was enclosed by a quay wall initially with a door that was subsequently blocked and two 17th or 18th century metal grill windows inserted. A second blocked door was observed in the east wall, within B2.
- 8.2 During the 19th century, the range (B2) to the east of B1 was re-built, including the raising of the first floor, the insertion of a new stair case, and raising of an extra storey as part of the 'Sailors Home' that occupied no. 98 between 1887 and 1929. This was contemporary with the rebuilding of the north range (B3) with a slightly later washroom. The second storey of B1 was also significantly altered, including rebuilding/ refacing of most of the walling, installation of a new roof, a new staircase, and skirting. During the 20th century the building was converted to a workshop, the brick fireplace in B2 used as a crucible.
- 8.3 The evidence gathered as part of the historic building recording of no's. 98-100 Vauxhall Street provides a record of a 17th century high status house and a partial record of the house within the north side of the plot that may have been similar in character, together with the party walls, 'pallace' and quay wall behind. This makes an important contribution to our knowledge of the maritime and trading character of Vauxhall Quay and Little Vauxhall Quay in the 17th and 18th centuries, the area fronting the historic quay, and the character of the Barbican in general. Historic features within the south party wall have been retained as part of the conversion works, and the line of the north party wall retained, so that together with the quay features within the east wall beneath Dolphin House they provide a legacy of the historic buildings that occupied no. 98 for over four centuries.

9. Archive

- 9.1 The NPPF requires that an archaeological archive arising from development works is made publicly accessible (para. 141). The archive comprises two parts: the paper/digital archive including site records and images; and the artefact/ecofact assemblage.
- Paper/digital archive**
- 9.2 The fieldwork archive usually comprises site records, drawings and photographs either in paper format or born-digital data. Within three months of the conclusion of a project this is normally transferred into the care of a Trusted Digital Repository such as the Archaeology Data Service (ADS) as scanned paper records or native born-digital data.
- 9.3 The archive generated from this project comprises born-digital data of site records and images. All relevant data has been incorporated into this report and, as such, the digital archive will only be stored on the C1 cloud storage server.

Dissemination: report

9.4 Copies of the report will be submitted to the following:

- client and/or agent
- the HES so that it can be included as part of the county Historic Environment Record (HER)
- the ADS, via OASIS (On-line Access to the Index of Archaeological Investigations – <http://oasis.ac.uk/england/>)

Dissemination: publication

9.5 By default, a short entry will be prepared for publication in the summary section of the next county archaeological journal or equivalent periodical.

10. Bibliography

- | | |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Barber, J., 1973 | No. 4 Vauxhall Street, Plymouth, in <i>Transactions of the Devonshire Association</i> , Vol. 105, 17-35 |
| Burley, N., 2016 | <i>98–100 Vauxhall Street, Plymouth – Demolition of building, construction of new façade, provision of car park. Heritage Appraisal & Impact Assessment.</i> Heritage Vision, Unpublished client report. |
| Chartered Institute of Field Archaeologists (CifA), December 2014 | <i>Code of Conduct.</i> Reading: CifA |
| Chartered Institute of Field Archaeologists (CifA), December 2014 | <i>Code of Conduct.</i> Reading: CifA |
| Chartered Institute for Archaeologists (CifA), December 2014 (rev. 2015) | <i>Regulations for professional conduct.</i> Reading: CifA |
| Chartered Institute for Archaeologists (CifA), December 2014 (rev. 2015) | <i>Standard and Guidance for the archaeological investigation and recording of standing buildings or structures.</i> Reading: CifA |
| Department for Communities and Local Government (DCLG) 2012 | <i>National Planning Policy Framework</i> , London: Her Majesty's Stationery Office |
| Devon County Council (DCC), 2009 | <i>The Historic Environment and Development: Practice Note.</i> Devon County Council |
| Gill, C. 1997 | <i>Sutton Harbour.</i> Devon Books |
| Harris, R., 2006 | <i>Discovering Timber-Frame Buildings.</i> Gosport, Shire Publications Ltd |
| Historic England, 2014 | <i>Traditional Windows. Their Care, Repair and Upgrading.</i> London, Historic England |
| Historic England, 2015 | <i>Understanding Historic Buildings – A guide to good recording practice.</i> London, English Heritage (now |
| Parker, R. W., 2003 | <i>Archaeological Building Survey and Recording at 94 Vauxhall Street, Plymouth.</i> Exeter Archaeology, Unpublished report |
| Humphreys, C., 2004 | <i>98-100 Vauxhall Street, Sutton Harbour, Plymouth, Devon – Results of an Archaeological Desk-based Study & Building Survey.</i> South West Archaeology, Unpublished client report |
| Humphreys, C., 2005 | <i>98-100 Vauxhall Street, Sutton Harbour, Plymouth, Devon – Results of a brief survey of the wall between</i> |



Stead, P., 2003

98 & 100 Vauxhall Street. South West Archaeology,
Unpublished client report.

'Excavations of the Medieval and Later Waterfront at
Dung Key, Plymouth', in *Proceedings of the Devon
Archaeological Society* Vol. 61, 21-135

Based on client plan no.: 3703 - 01 REV A Site Layout Street Scene Elevation (As Existing)
 Charles Blake Associates Architecture



Figure 2. Phased floor plans

Brickfield Offices : Maperton : Wincanton : Somerset : BA9 8EG
1 Emperor Way : Exeter Business Park : Exeter : Devon : EX1 3QS

T: 01963 824696 : E: mail@contextone.co.uk

Registered in England Number 6005800 : VAT Registered Number 834 1916 29

