

173-181 Brandy Row  
Chiswell  
Portland  
Dorset

A PROGRAMME OF  
HISTORIC BUILDING  
RECORDING  
AND  
ARCHAEOLOGICAL  
MONITORING AND  
RECORDING

REPORT

June 2020

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*Looking after the past, today...*





**173-181 Brandy Row  
Chiswell  
Portland  
Dorset**


for

**C1 project code: C1/SBR/17/BRP**

**Canford Estates Ltd**

#### REPORT

Prepared by	Cheryl Green
Date	25/06/20

Approved by	Richard McConnell
Signed	
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#### PROJECT DETAILS

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Front cover image: View from the southern part of the Site towards Brandy Row with Chesil Beach in the background (from the SE)

## Summary

*Context One Heritage & Archaeology (C1) carried out a programme of historic building recording and archaeological monitoring and recording as a condition of granting planning permission for development at the rear of 173-181 Brandy Row, Chiswell, Portland, Dorset. The project was commissioned by Canford Estates Ltd*

*The Site is within the Underhill Conservation Area, and Chiswell lies mainly on the high shingle bank of Chesil Beach. In the early 19<sup>th</sup> century, the village reflected the presence of fishermen, quarrymen, traders and their families, the surviving buildings associated with fish wholesalers, former boat works, fishing huts/ stores, and a few older buildings built into Chesil Beach. The buildings either side of the Site (181 & 175), together with the former industrial single-storey stone building behind 181 being converted as part of the development, are identified as Important Local Buildings. The Site occupies part of the area remembered as being a dairy farm with a bull ring to the north, and includes the single-storey stone building with associated stone boundary/ retaining wall. However, the remaining industrial buildings on the Site are thought to date from the early 20<sup>th</sup> century with various adaptations taking place into the later 20<sup>th</sup> century. These have all been demolished as part of the development. Despite the existing buildings having been constructed on what must have been sloping ground, the development had the potential to impact below-ground archaeological remains associated with the settlement.*

*The historic building recording has identified new evidence that provides more detail about the development of the buildings on the Site. The oldest built fabric are the walls on either side of the entrance from Brandy Row, dating to the late 18<sup>th</sup> or early 19<sup>th</sup> centuries, and a small rectangular structure also depicted on the 1841 tithe map. There is evidence that the latter was later amalgamated into the northern end of the largest early 20<sup>th</sup> century building on the Site. The only other building to appear in the later 19<sup>th</sup> century was the outbuilding within the northern part of the Site, which was contemporary with the adjacent boundary walls. The Site may have been first developed for dairying in the early 20<sup>th</sup> century, with the large building seemingly beginning life as a lean-to shed attached to the south side of the earlier small rectangular structure. The addition of further buildings suggests a change to light industry, and this endured into the mid-20<sup>th</sup> century when the second storey was added to the large building and the earlier fabric converted to offices. The archaeological monitoring and recording appears to confirm that prior to the construction of the dairying/ industrial buildings the Site was an empty plot, probably used as pasture and then gardens by the cottagers of Brandy Row. The steep eastward escarpment to the terrace in front of Cove Cottages and deep landslip deposits would have rendered the Site difficult for building on, and it seems likely that the western part underwent terracing prior to the construction of buildings.*



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## 1. Introduction

- 1.1 Context One Heritage & Archaeology (C1) carried out a programme of historic building recording and archaeological monitoring and recording as a condition of granting planning permission (planning reference: WP/15/00368/FUL) for development at the rear of 173-181 Brandy Row, Chiswell, Portland, Dorset (the 'Site') (**Figure 1**). This comprised the demolition of existing industrial accommodation, erection of nine dwellings, one residential conversion of an existing building, car parking and external works. The project was commissioned by Canford Estates Ltd.
- 1.2 The programme of archaeological works was requested by the Local Planning Authority (LPA), Weymouth and Portland Borough Council (WPBC) on the advice of the county Historic Environment Service (HES), Dorset County Council (DCC). In an email response dated 30 April 2014 to a planning consultation request from Ms Joanne Langrish-Merritt (WPBC), Mr Steve Wallis, Senior Archaeologist, DCC noted that some of the buildings were of local interest. As such, it was recommended that a record should be made prior to demolition and conversion, conforming to recording Level 2 as set out in *Understanding Historic Buildings – A guide to good recording practice* (Historic England, 2016). It was also noted that, despite the existing buildings having been constructed on what must have been sloping ground, the development might impact below-ground archaeological remains and that archaeological monitoring and recording might be deemed necessary during groundworks. As such, it was recommended that the following condition should be attached to any grant of planning consent:
- "The applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant to, and approved by the Planning Authority. This scheme shall cover archaeological fieldwork together with post-excavation work and publication of the results."*
- Planning permission was refused on 15 December 2015, and subsequently allowed on Appeal on 6 May 2016. The archaeological requirements were formalised in Condition 28 of the Appeal decision notice (ref. APP/P1235/W/15/3141855).
- 1.3 The programme of archaeological works comprised five elements: the production of a Written Scheme of Investigation (WSI) which set out the project strategy (Green 2017); historic building recording; archaeological monitoring and recording; post-excavation and report production (this document); and archive preparation and deposition.
- 1.4 The requirement follows advice by Central Government as set out in the *National Planning Policy Framework* (NPPF) (DCLG 2019).

## 2. The Site

- 2.1 The Site (centred on NGR SY 68405 73344) covers an approximately L-shaped plot of 1,495 square metres set-back from the eastern side of Brandy Row, Chiswell, and now absorbed into the small town of Fortuneswell in the north-west area of the Isle of Portland (**Figure 1**). Brandy Row runs behind the esplanade above the beach, providing access between Chiswell road and the seafront. Most of the western side of Brandy Row is occupied by garages and parking opposite a mix of residential and light industrial buildings on the eastern side, including numbers 173-181. The Site encompasses 181a (a former flat-roofed shed), through which access was gained to the buildings, yards and land extending behind properties 181, 173 and 175 Brandy Row, and which do not form part of the scheme. Number 181a is flanked by cottages to the north (181) and garages and a cottage to the south (175). The remainder of the plot is entirely encompassed by walled gardens and outbuildings of adjacent properties, with a high retaining wall along the curved south-eastern boundary. Prior to development works, the buildings were vacant and the land behind was a terraced garden now overgrown.

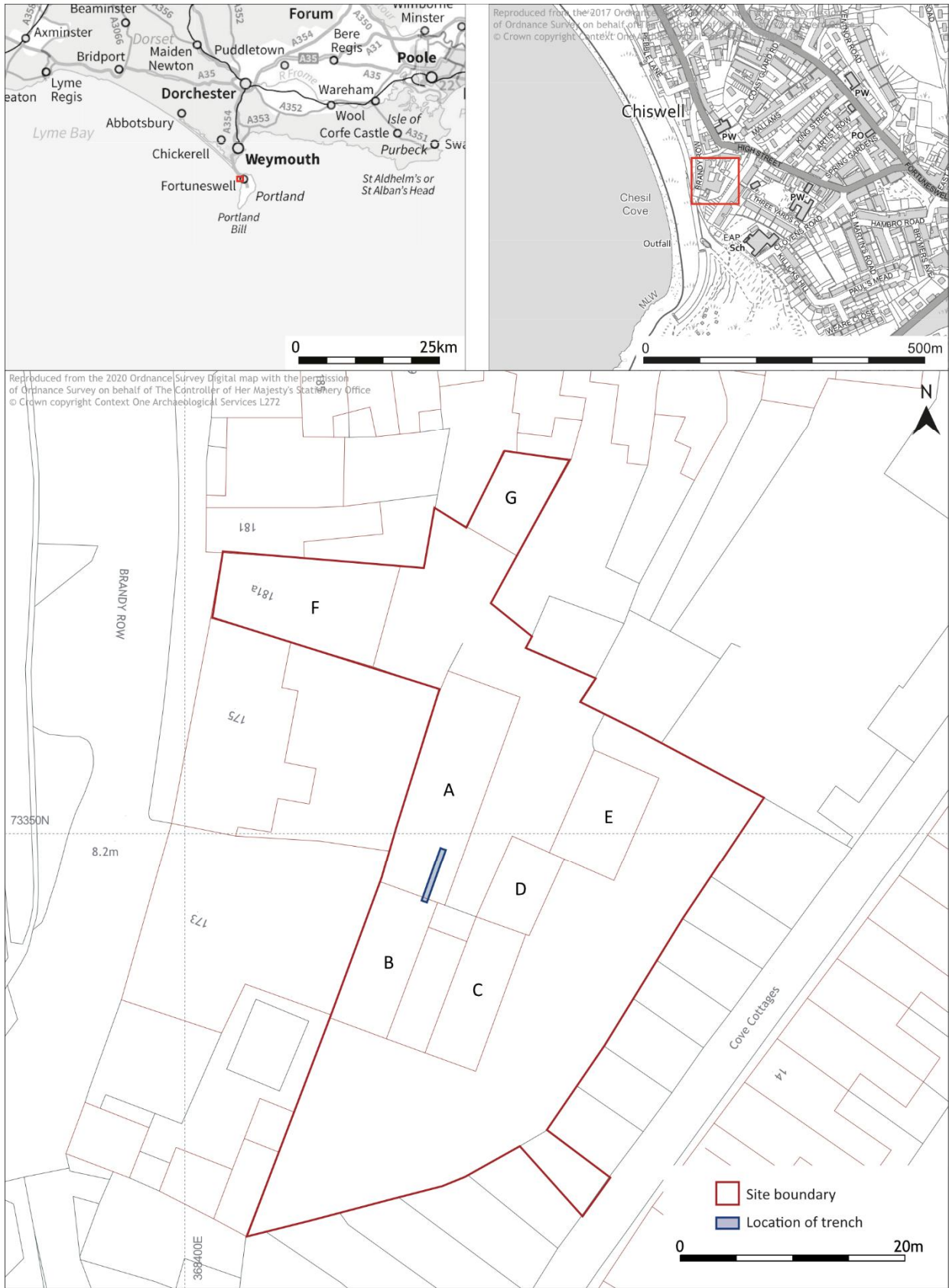


Figure 1. Site setting showing buildings (labelled A-G) & archaeological trench location

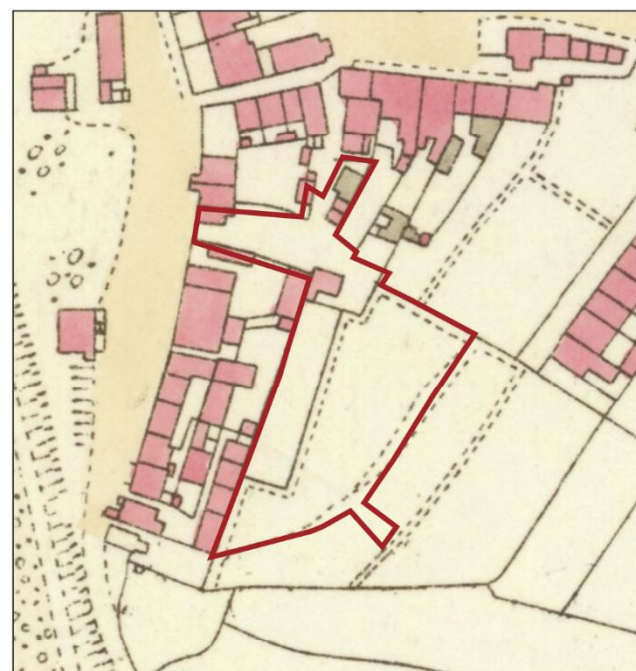




a) Detail from Ordnance Survey Drawing, 1805



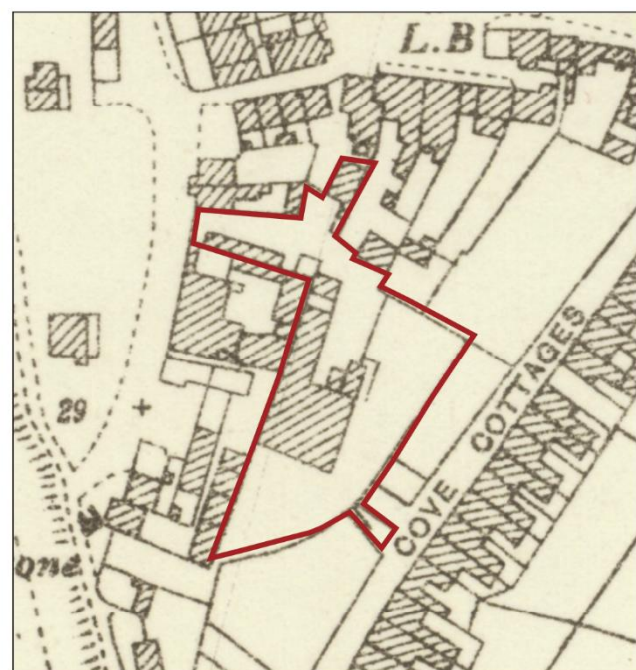
b) Detail from Tithe Map, 1841



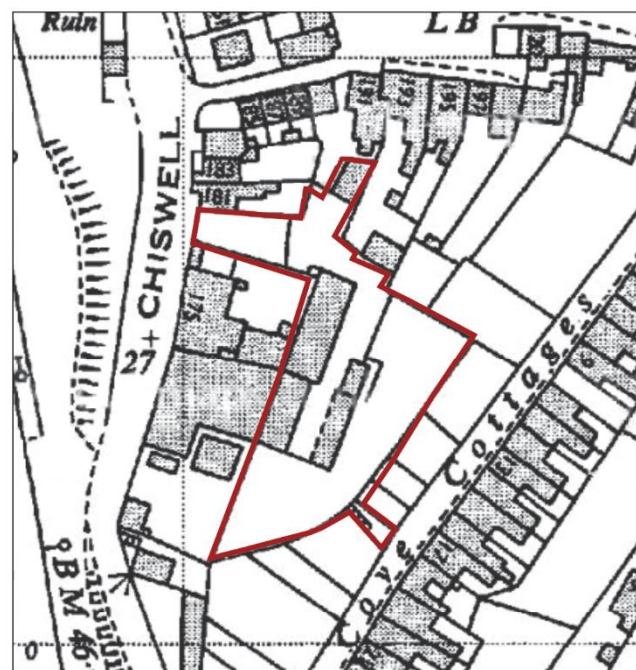
c) Detail from Ordnance Survey 25" Map, 1892



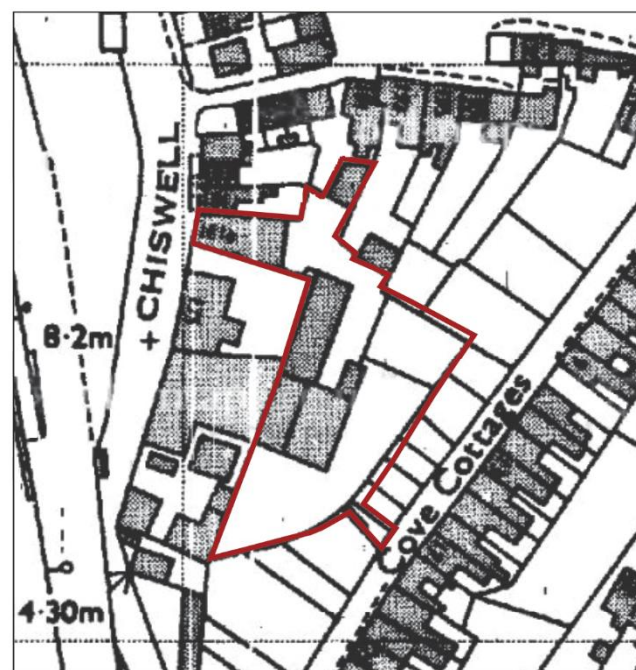
d) Detail from Ordnance Survey 25" Map, 1903



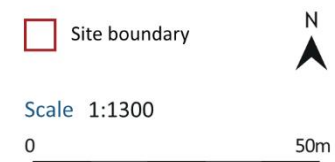
e) Detail from Ordnance Survey 25" Map, 1929



f) Detail from Ordnance Survey 25" Map, 1959



g) Detail from Ordnance Survey 25" Map, 1973



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Figure 2. Historic map regression



- 2.2 The area of the Site occupied by buildings and yards was predominantly situated on level ground at an average height of c. 7m above Ordnance Datum (aOD). The rear of the Site was situated at the base of a steep scarp, above which are the quarrying plateaus that dominate this side of the island. Towards this scarp, the ground rises along the south-east side of the Site, the boundary wall retaining the higher ground of the adjacent plots. The recorded geology for the Site is Mudstone of the Kimmeridge Clay formation, with no recorded superficial deposits (BGS 2017). Soils are recorded as freely draining shallow loamy lime-rich soils over chalk or limestone (CSAIS 2017). Findings from a borehole investigation were consistent with this data, comprising made ground over landslip deposits above Kimmeridge Clay (GA Site Investigation Ltd, December 2019). The made ground measured 0.70m deep and consisted of loose silt, clay and limestone gravel, above landslip deposits composed of limestone gravel, cobbles and silt. This extended to a depth of 5.85m below ground level at which point the Kimmeridge Clay formation was situated, comprising calcareous Mudstone.
- 2.3 The Site lies within the Underhill Conservation Area, incorporating Chiswell, Maidenwell, Fortuneswell and Castletown, designated in 1976 and with boundary extensions in 1997, 2000, 2014 and 2017. Unlike Maidenwell, Fortuneswell and Castletown which are situated on the lower slopes (landslip) of the northern cliffs, Chiswell lies mainly on the high shingle bank of Chesil Beach. In the early 19<sup>th</sup> century, the village reflected the presence of fishermen, quarrymen, traders and their families, the surviving buildings associated with fish wholesalers, former boat works, fishing huts/ stores, and a few older buildings built into Chesil Beach (WPBC 2017, 21). The buildings either side of the Site (181 & 175), together with the building behind 181 being converted as part of the development, are identified as Important Local Buildings (WPBC 2017, 14). Number 181 is a late 18<sup>th</sup> to mid-19<sup>th</sup> century stone cottage, and number 175 a mid- to late 19<sup>th</sup> century stone house. The area behind numbers 173-181 Brandy Row are remembered as being a dairy farm plus a bull ring, including the former industrial single-storey stone building behind number 181, and associated stone boundary/ retaining walls (*ibid.*, 24). Occupation along the east side of Brandy Row is described as a tightly packed island of cottages and stone boundaries, the west side used for car parking and the east side including 17<sup>th</sup> and 18<sup>th</sup> century cottages although the frontages are depleted (WPBC 2017, 12).
- 2.4 The National Heritage List for England lists 41 Grade II Listed structures, mostly cottages, within a 250m radius of the Site, the closest situated along Brandy Lane a short distance to the north. The county Historic Environment Record (HER) shows four non-designated heritage assets within a 250m radius of the Site. The table below provides brief details of these assets.

HER ref.	Description	Period
9 000 0461	Maritime – on Chesil Beach	Post-medieval to modern
9 000 1839	Stone net sinker – on Chesil Beach	Unknown
9 000 1841	Wheel bosses – on Chesil Beach	Unknown
9 000 1840	Fishing equipment – to south-south-east of Site	Modern

- 2.5 The heritage assets within the Site environs are testimony to the fishing that took place along Chesil Beach, the cottages of the 17<sup>th</sup> to 19<sup>th</sup> centuries providing accommodation not only for the fishermen and their families but also for those engaged in the stone building industry and, from the mid-19<sup>th</sup> century, large construction projects such as the building of the Verne Citadel and breakwater. However, the origins of the settlement are of greater antiquity. During the Roman period, the settlement of Chiswell was reached by The Mere (saltwater creek), along which Roman galleys transported quarried stone (WPBC 2017). Hutchins' 1710 map shows post-medieval development centred on Underhill (Chiswell and Fortuneswell), although other settlements are also depicted. On 23 November 1824, a storm caused catastrophic flooding resulting in the death of 26 people at Chiswell, with 36 houses destroyed and 100 houses made uninhabitable. The shrinkage of the settlement is reflected on a map of c. 1830, which depicts a recognisable settlement layout with buildings overlooking Chesil Beach. Even by 1929 the settlement had not regained its pre-storm extent. In the late 19<sup>th</sup> century there was a surge of house building at Underhill, providing accommodation for a civilian workforce engaged in construction works. Nevertheless, it was the fishing industry that was most significant to Chiswell, with Chesil Beach used for storing fishing boats, nets, and landing the days catch. Old

photographs show the west side of Chiswell occupied by fishing huts/ stores, fishermen's houses and Opes<sup>1</sup>, some of which survive today.

- 2.6 A brief review of historic maps shows that in 1805 the southern extent of settlement along Brandy Row was coterminous with the Site, although there do not appear to have been buildings on the Site itself (**Figure 2, a**). The 1841 tithe map shows the Site encompassing one of the terrace houses fronting the street (plot 388) with open land behind, however most of the Site comprised a broadly square plot (number 382) behind the cottages of Brandy Row (plots 390-395) and with a single small building in the north-west corner (**Figure 2, b**). The former industrial single-storey stone building (building G) in the northern part of the Site appears on the 1892 Ordnance Survey (OS) map, by which time access had been created from Brandy Row by removing one of the terraces. The plot behind Brandy Row had undergone some sub-division and possibly terracing, and building G was now part of the industrial unit (perhaps the farm) accessed from Brandy Row, with two small structures against the south wall. Very little change is apparent on the 1903 OS map (**Figure 2, c**). The two-storey building (building A) and attached buildings (building B-D) that were to dominate the plot for the next century are first present on the 1929 OS map (**Figure 2, d**). This also depicts other structures that are no longer extant, most notably a narrow building on the south side of the entrance from Brandy Row (now plot 181a). This had vanished by 1959 (**Figure 2, f**) and a gap is now shown between buildings B and C, indicating they were always separate structures perhaps with a shared roof. The 1973 OS map (**Figure 2, e**) shows them as connected structures once again, and with a roofed structure (building F) over the entrance from Brandy Row. Building E does not appear on any maps and therefore must be post-1973.
- 2.7 Although no historic photographs have been sourced for the Site itself, a number of images of Brandy Row<sup>2</sup> provide important evidence about the historical context. Two photographs which must pre-date the 1892 OS map show the cottages towards the southern end of Brandy Row as inhabited but rather weather-beaten and with a ruinous building at the far end (**Figure 3**), including a cottage with a thatched dormer and an angled buttress (**Figure 4**). These cottages relate to plots 391-395 as depicted on the 1841 tithe map, the cottage at the end uninhabited by 1892. A subsequent photograph shows the extant property of 175 Brandy Row after it had replaced the cottages on plot 390, again by 1892, with the adjacent terrace to the south now ruinous (**Figure 5**). The cottage with the thatched dormer and angled buttress on plot 394/395 appears intact, but by 1929 had been significantly remodelled and is still extant as a store (**Figures 6 & 7**). It has been suggested that this building may date to the 17<sup>th</sup> century (Canford Cliff Architects, June 2015). Further photographs taken in 1978 and 1979 demonstrate the extent to which Brandy Row was subject to flooding (**Figure 8**), and explains why any remaining properties on the opposite side of the street were removed in order to construct a sea wall.

<sup>1</sup> Opes are a local method of providing floodways during storm surges and allowing access to small, rear building groups and to the beach (WPBD 2017, 12).

<sup>2</sup> Images kindly provided by Boots Coman via Stuart Wilson





Figure 3. Postcard showing southern end of Brandy Row



Figure 4. Photograph showing cottage with thatched dormer & buttress near south end of Brandy Row



Figure 5. Photograph pre-1892 showing 175 Brandy Row alongside ruined terrace & cottage with thatched dormer



Figure 6. Present day view of 175 Brandy Row with re-modelled cottage (formerly with thatched dormer & angled buttress) at S end & entrance to Site through blue doors (from the N)

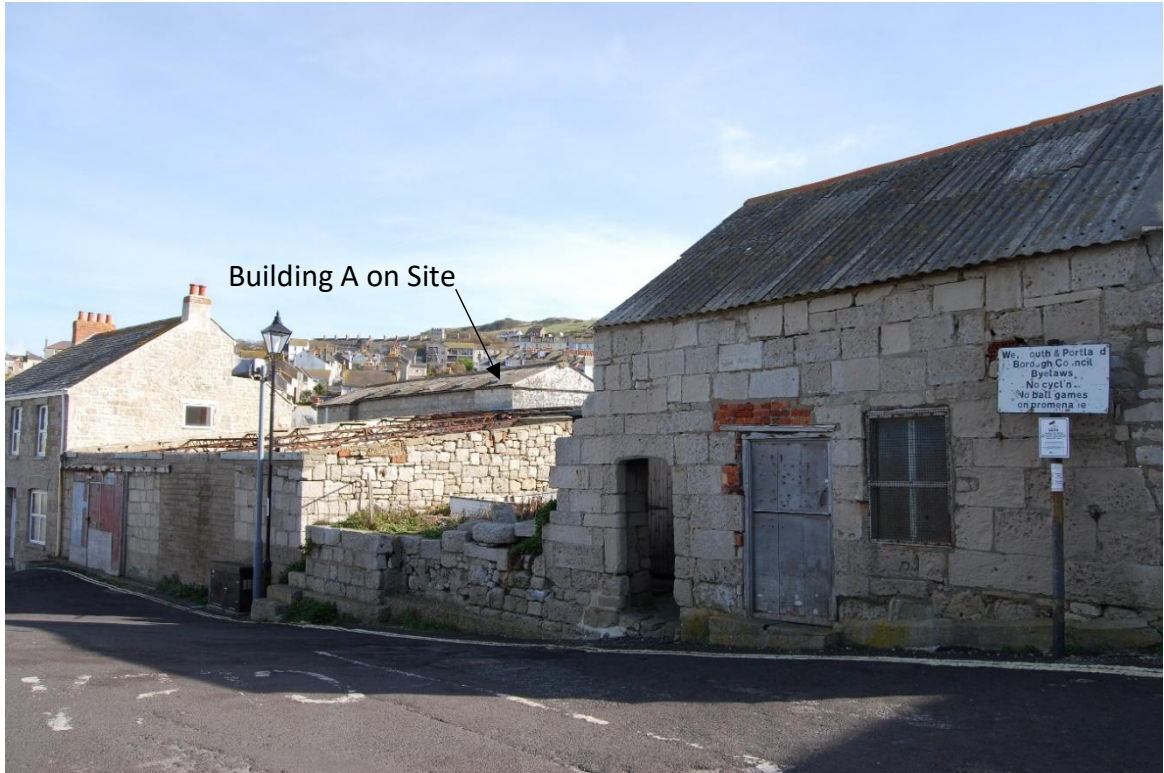


Figure 7. Present day view of re-modelled cottage (formerly with thatched dormer & angled buttress), with 175 Brandy Row on left (from the SSW)



Figure 8. Flooding of Brandy Row in 1979 (from the N)



### 3. Archaeological aims and research objectives

3.1 The principal aims of the historic building recording work were to:

- to provide a descriptive record of the buildings and historic fabric;
- 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.

3.2 The research objectives were to:

- provide an historical account of the buildings that will contribute to our understanding of the history of Brandy Row and Chiswell village

3.3 The principal aims of the archaeological monitoring were to:

- identify, investigate and record all significant buried archaeological deposits revealed on the site during groundworks;
- determine the character of the archaeological remains, where present;
- recover environmental information, which may provide further information relating to the local historic environment of the area;
- provide sufficient information to enable further mitigation strategies to be determined, where appropriate

3.4 The research objectives were to:

- determine whether the apparent 19<sup>th</sup> century terracing along this part of Brandy Row removed all traces of earlier occupation

### 4. Methodology

#### Historic Building Recording

4.1 The historic building recording was carried out as a Level 2 survey in accordance with *Understanding Historic Buildings – A guide to good recording practice* (Historic England, 2016), and *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* published by the Chartered Institute for Archaeologists (CIfA) in 2014. COAS adhered to the Code of Conduct of the 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.

4.2 A Level 2 survey is summarised as:

*“5.2.1 This is a descriptive record, made in similar circumstances to Level 1 but when more information is needed. It may be made of a building which is judged not to require a more detailed record, or it may serve to gather data for a wider project. Both the exterior and interior of the building will be seen, 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.”*

4.3 In accordance with the requirements of a Level 2 survey, a full photographic survey including architectural features and a description of the building and structural/architectural components. The survey used existing plans and elevations as a basis for the recording work.

4.4 The overall form of the buildings, individual elevations and historic features were photographed, involving the sole use of digital images captured using a Nikon DS40 SLR camera. The 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/>). All photographs illustrating architectural details will feature an appropriately sized scale. The photographic survey will be accompanied by a photographic register.

#### **Archaeological Monitoring and Recording**

- 4.5 All archaeological work was carried out in accordance with the *Standard and guidance for an archaeological watching brief* issued by the Chartered Institute for Archaeologists (CIfA) (December 2014). C1 adhered to the *Code of Conduct* of the CIfA (1985, rev. 2000, 2014), and *Regulations for Professional Conduct* (CIfA, 2014, rev. 2015) at all times. The fieldwork methodology is summarised below.
- 4.6 C1 gave notification of the commencement of the works to the HES but it was not deemed necessary for a representative to visit the Site and monitor archaeological fieldwork. However, monitoring will continue until the deposition of the Site archive.
- 4.7 Prior to the commencement of Site works, the excavation methodology was agreed between those responsible for carrying out the groundworks and C1 to ensure that all parties were aware of the monitoring requirements. Deep piling took place along the eastern boundary to provide robust support to the terrace above, which provides parking and gardens for the properties of Cove Cottages. A pile and raft system was used for the new build and in lieu of monitoring piling and service trenching it was deemed that an archaeologically-led trench excavation would provide better opportunity to assess the deposit sequence and therefore establish any potential for encountering archaeological remains. The trench measured 0.50m by 5.00m and was excavated using a 7.5-tonne slew fitted with a 0.50m wide toothless grading bucket. The results of a borehole investigation carried out by GA Site Investigation Ltd were also consulted.
- 4.8 By default, core details of the deposit sequence was recorded on a C1 pro-forma profile form in digital format using an iPad mini tablet. Spoil was examined for the retrieval of artefacts. A photographic record of the monitoring and recording was carried out and involved the sole use of digital images. The photographic record included working shots to illustrate more generally the nature of the archaeological operation mounted.

## **5. Results**

#### **Historic Building Recording**

- 5.1 For the purposes of this report, the buildings have been labelled as follows: two-storey block (**A**), five plain industrial sheds (**B, C, D, E & F**) and a small outbuilding (**G**). These are shown on **Figure 30** along with photo viewpoints relating to the photographs used in the following account. Surplus photographs are presented in **Appendix 2**. The survey was carried out on 8 November 2017. The buildings occupied the western portion of the Site, with the eastern side left as open ground bounded by a high stone retaining wall (**Figures 9 & 10**). Access to the Site was through building F, a partly derelict industrial canopy constructed between 175 and 181 Brandy Row and accessed from the street through full-height wooden garage doors with inset pedestrian doorways, below a steel lintel with concrete blocks above (**Figure 11**).



Figure 9. General view of buildings from S side of Site (looking N)

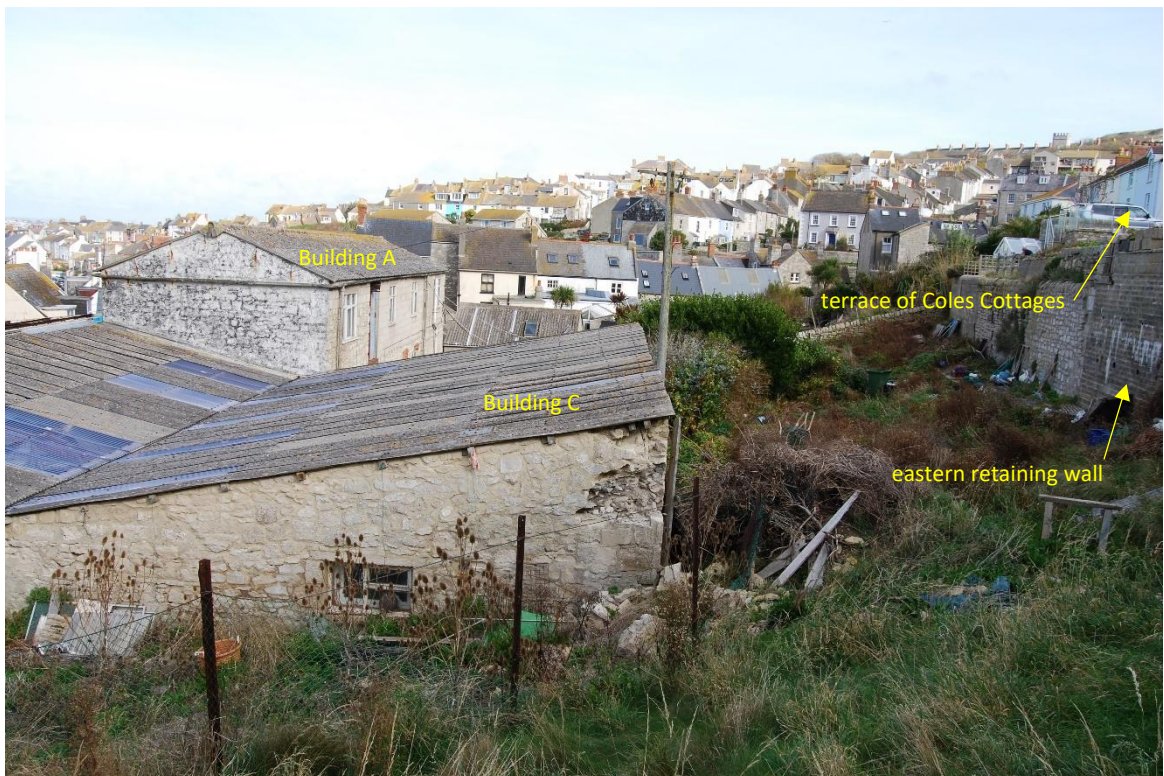


Figure 10. General view of buildings from S side of Site with eastern retaining wall (looking NNE)





Figure 11. Access to Site from Brandy Row (2m scale, looking E)



Figure 12. Building F with side walls formed by adjoining properties (2m scale, looking W)

- 5.2 The older features of the complex are mostly restricted to the stone boundary walls and walls shared with historic properties, and the small outbuilding (G) at the north end of the Site. All are retained as part of the development with building G being converted to residential. Within building F, the western part of the north wall is constructed of large blocks of dressed limestone shared with 181 Brandy Row, formerly a dividing wall

between this house and another small property belonging to the terrace as shown on the 1892 and 1903 OS maps (**Figure 12**). The remainder of the wall follows an old boundary but has been re-built in concrete blocks (**Figure 13**). Similarly, the south wall is the boundary wall of 175 Brandy Row, the western end of which may possibly be a remnant of the cottage shown occupying this plot on the 1841 Tithe map (**Figure 12**). There are also marks from the long narrow structure built against the south wall before it was enclosed by an east wall (by 1959) and roofed (by 1973) (see **Appendix 2**). The east wall was partly constructed of stone rubble with concrete blocks making up the height and narrowing the yard entrance; this might suggest the latter was contemporary with the installation of the corrugated iron roof (**Figures 13 & 14**).

- 5.3 Building G is a single-storey pitched roof single room outbuilding, and is constructed of large dressed blocks of limestone (**Figure 15**). Only the south facing elevation was accessible, into which garage doors have been inserted. However, there is a small rectangular window opening that may be original, and a vertical line of protruding stones in the approximate centre (now forming the east side of the garage door) are a remnant of an additional small building as shown on the 1892 to 1929 maps, the roof line of which survives in the adjoining wall (**Figure 16**). The adjacent boundary wall is composed of random small rubble with some brick, with the eastern return incorporating another outbuilding of similar date to building G (but excluded from the development). Running along the south side of this building is a long, neatly constructed rubble wall separating the Site from the area to the north known as the Bull Ring (**Figure 17**). Finally, the high retaining wall along the east side of the Site is multi-phased, the original fabric no doubt represented by the coursed limestone rubble but with some areas of concrete blocks from more recent repairs (**Figure 18**).



Figure 13. Building F with extended mid-C20 north wall & east wall (2m scale, looking E)





Figure 14. East end of Building F opening onto yard with extended mid-C20 north wall & east wall (2m scale, looking W)



Figure 15. Outbuilding at N end of Site with adjacent stone boundary walls (2m scale, looking N)





Figure 16. Building G with additional building to S (2m scale, looking E)



Figure 17. Stone boundary wall along north side of Site (looking W)





Figure 18. East retaining wall (looking S)

- 5.4 The complex was dominated by the two-storey building (building A) situated immediately east of building F (**Figure 19**). The north end of the building differed from the rest of the structure; it had a lower ground floor cut into the sloping ground, the upper storey had been re-built using concrete blocks whereas the lower storeys were of random rubble with larger limestone blocks for the quoins; and it was slightly wider with the west wall protruding from the main flank. The utilitarian windows were later inserts, although the ground floor window may have sat beneath an original lintel, and there was a small square blocked window at first floor level. By contrast, the main west elevation was predominantly of random rubble, with only three courses of concrete blocks at the top (**Figure 20**). No openings were observed however this wall directly overlooked the garden of 175 Brandy Row (doubling as its rear boundary wall) therefore this is not surprising. The east elevation was flush with the northern part of the building and was constructed of random rubble for the lower storey and concrete blocks for much of the second storey, with the exception of the southern end where only three courses of concrete blocks formed the upper part of the wall (**Figure 21**). The lower storey retained four original arched brick lintels for windows and one for a door; the door had been widened and one of the windows blocked with a widened doorway beneath recently blocked by concrete blocks. The upper storey had utilitarian windows and a double-opening timber loading door. The interior of building A mirrored the external observations, the upper storey of the main wing providing a large open space and the corrugated roof supported on an A-frame constructed of circular posts (**Figures 22 & 23**). This was accessed from the north end of the building via a wooden staircase (**Figure 24**), a solid stone wall dividing the southern wing from the wider north end (**Figure 25**). As mentioned above, the north end of the building has been subject to remodelling, with insertion of two floors used as offices and a lower ground floor for storage.





Figure 19. North facing gable of building A (2m scale, looking S)



Figure 20. North end & west facing elevation of building A (2m scale, looking SE)





Figure 21. East elevation of building A (2m scale, looking WSW)



Figure 22. Upper storey of building A (2m scale, looking S)



Figure 23. Upper storey of building A, accessed from north end of building (2m scale, looking N)



Figure 24. Stairs from upper storey of building A into N part of building (2m scale, looking N)





Figure 25. Ground floor of building A (2m scale, looking SW)

- 5.5 There were no distinguishing features to buildings B and C, which are most easily described as modern sheds utilising early 20<sup>th</sup> century walls of random rubble for the west, south and east sides (**Figure 9**). When the building was divided into two, as shown on the 1959 OS map, the unroofed central part of the south wall still served as a boundary. The buildings were reunited under one roof by 1973, at which time the connecting frontage was probably erected (**Figure 26**). Buildings D and E were simple pitched roof single room structures with no distinguishing features, and constructed of random rubble (although the west wall of building D had been largely rebuilt in concrete blocks (**Figures 27 & 28**)).



Figure 26. View across yard to buildings B, C, D & E (2m scales, looking S)



Figure 27. Building D (2m scale, looking SE)





Figure 28. Building E (2m scale, looking E)

#### Archaeological Monitoring and Recording

- 5.6 In accordance with standard archaeological practice, each deposit recorded during the investigation was given a unique context number and is shown in standard brackets, e.g. (100). Deposit colours were matched on Site against a Munsell soil colour chart and described against the relevant hue and reference, e.g. brownish yellow (10YR 3/1). Details of all the recorded deposits have been tabulated in **Appendix 1** and are summarised below.
- 5.7 The trench was excavated within the area previously occupied by building A (**Figures 31, 32 & 33**). Directly beneath the base of the building was a 0.40m deep soil layer (100) containing fragments of Portland stone, shale and brick. As such, this may have been a make-up deposit associated with the construction of the building or simply a buried topsoil. This covered a 0.10m deep disturbed subsoil (101) which contained crushed Portland stone and shale but no brick. Beneath this was a layer of sterile natural silty clay (102) with a minimum depth of 0.10m; the underlying stone horizon rose up within the northern half of the trench. The borehole investigation undertaken a short distance to the south revealed made ground to a depth of 0.70m with a further 5.15m of landslip deposits (GA Site Investigation Ltd, December 2019). This would suggest that the deposits recorded in the archaeological trench relate to the same events, with the upper two layers (100) (101) forming 0.50m of made ground above landslip deposits. As such, the stone horizon encountered in the base of the trench was probably redeposited as opposed to solid bedrock.
- 5.8 Piling along the eastern boundary of the Site revealed a c. 1.00m deep garden soil above at least 3m of landslip deposits (**Figure 34**). The loose nature of these deposits and the excavation depths negated more detailed recording.

## 6. The finds

- 6.1 No finds were observed or collected during the course of the investigation, although a small stone sculpture of a head was recovered during renovation of building G and shown to the author by Stuart Wilson (**Figure 35 & 36**). Carved from Portland Stone and measuring 0.30m tall, it is an unfinished, schematic carving of a



face and may have been a practice piece or a waster. The object is being reincorporated into the building from which it came.

## 7. Discussion and Conclusion

- 7.1 Overall, the buildings behind numbers 173 and 175 Brandy Row that have now been demolished were plain in form with simple, utilitarian fenestration and limited architectural embellishment. The exception was the arched brick lintels in the east elevation of the two-storey building (building A), above four windows and a doorway. A key point of interest of this building along with the single-storey sheds (buildings B, C, D and E) was the local limestone rubble used to construct the walls. This material would have been readily available through the local quarrying industry, however a reasonable quantity of re-used shaped and tooled stone was also noted; given the known catastrophic flooding events in the 19<sup>th</sup> century which saw nearby buildings reduced to ruins and subsequent rebuilding along Brandy Row, the regurgitation of building stone would have been common practice. The outbuilding at the north end of the Site (building G) dates to between 1841 and 1892, with the adjoining stone boundary walls bearing scars of additional contemporary structures. The walls on either side of the main entrance (enclosed by building F) are shared with adjoining properties shown on the 1841 tithe map. The large limestone blocks forming the south wall of 181 Brandy Row and used for building G are typical of the local vernacular. All of these elements are retained within the development and the outbuilding has been remodelled and converted to residential.
- 7.2 Buildings A-D are known to date from the early 20<sup>th</sup> century, however the northern end of building A may have been remodelled from the small rectangular structure depicted on the 1841 tithe map (see **Figure 30**). Evidently this end of the building started life as a single-storey structure, a solid stone internal wall separating it from the main southern wing, and the blocked square window and large ashlar blocks to the quoins reminiscent of the older buildings along Brandy Row and the outbuilding (building G) at the north end of the Site. The north end of building A is likely to have had a gabled roof like building G, and was probably not altered much when the south wing was constructed. The brick lintels described above within the south wing would support an early 20<sup>th</sup> century date, and it would seem that the structure may have been a lean-to; the rubble walling of the east elevation was of one-storey whereas the west elevation was two-storey. Such a building would not be out of place in a farmyard, and it might be that it was intended as a cattle-shed which would fit with the memory of the area being a dairy farm.
- 7.3 It is more difficult to envisage how the single-storey buildings were associated with dairying, which might suggest they were slightly later although certainly present by 1929. Building D was relatively tall with wide barn or garage-type doors, and it seems likely that the complex by now served a different purpose, perhaps for light industry or manufacture. Given the proximity of the coastline it is likely this was associated with boat manufacturing or fisheries (**Figure 29**), or perhaps with the nearby quarrying industry. Subsequent alterations to the building group, particularly in the mid-20<sup>th</sup> century, were typical of the treatment of low-key industrial buildings of the time, employing such materials as concrete blocks and corrugated iron roofing, blocking of previous openings and insertion of new doors and windows as the buildings were put to new uses. The entrance to the complex was enclosed around the same time (building F). The roof and eastern wall have been demolished as part of the development but the side walls remain intact as they were formed by the neighbouring properties (the late 18<sup>th</sup>/early 19<sup>th</sup> century cottage of 181 Brandy Row and the boundary wall to 175 Brandy Row). It is interesting to note scars from a narrow structure depicted on the 1929 OS map. Building A underwent significant alterations in the mid-20<sup>th</sup> century with the raising of the east elevation to the same height as the west elevation; the presence of a first-floor loading door into the large open space would suggest a storage facility. The northern section of the building was remodelled at the same time and converted to ground floor and first floor offices with a lower ground floor perhaps for storage, and the doors, windows and stairs were associated with these changes. Building E was post-1979 in date but similar in appearance to building D.
- 7.4 In conclusion, the historic building recording suggests that the oldest built fabric on the Site are the walls on either side of the entrance from Brandy Row, dating to the late 18<sup>th</sup> or early 19<sup>th</sup> centuries, and a small rectangular structure also depicted on the 1841 tithe map. There is evidence that the latter was amalgamated into the northern end of the long, narrow early 20<sup>th</sup> century building. The only other building to appear in the

mid- to later 19<sup>th</sup> century was the outbuilding within the northern part of the Site, which was contemporary with the adjacent boundary walls. The Site may have been first developed for dairying in the early 20<sup>th</sup> century, with the long, narrow building seemingly beginning life as a lean-to shed attached to the south side of the small rectangular structure. The addition of further buildings suggests a change to light industry, and this endured into the mid-20<sup>th</sup> century when the second storey was added to the long building and the earlier phase converted to offices. The archaeological monitoring and recording appears to confirm that prior to the construction of the dairying/ industrial buildings the Site was an empty plot, probably used as pasture and then gardens by the cottagers of Brandy Row. The steep eastward escarpment to the terrace in front of Cove Cottages and deep landslip deposits rendered the Site difficult for building on, and it seems likely that the western part of the Site underwent terracing prior to the construction of buildings.



Figure 29. View of Site from Coves Cottages (looking W)

## 8. Archive

- 8.1 The NPPF requires that an archaeological archive arising from development works is made publicly accessible (para. 199). The archive comprises two parts: the paper/digital archive including site records and images; and the artefact/ecofact assemblage.

### **Paper/digital archive**

- 8.2 Where archaeological features/deposits are recorded, the archive generated from this 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. The digital archive will be compiled in accordance with the standards and requirements of the ADS, as set out on their website.
- 8.3 As no archaeological evidence was encountered, all relevant data has been incorporated into this assessment report and the paper/digital archive will be stored on the C1 cloud storage server or discarded.

**Physical archive**

- 8.4 The artefact/ecofact assemblage is the legal property of the landowner (excluding any items that fall under The Treasure Act 1996). However, it is usual practice for the landowner to transfer ownership of this assemblage to a receiving institution (usually a museum) once it has been fully assessed and/or analysed. Receiving institutions store the assemblage and make it publicly accessible. Alternatively, the landowner can choose to keep the assemblage but arrangements must be made to ensure its long-term curation and public accessibility in accordance with NPPF.
- 8.5 On this occasion, there is no physical archive to deposit.

**Dissemination: report**

- 8.6 Copies of the report will be submitted to the following:
- client and/or agent
  - Historic England
  - 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**

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

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Figure 30. Phased plan with photo viewpoints





Figure 31. Excavation of trench (looking W)



Figure 32. Excavation of trench (1m scale, looking N)



Figure 33. Trench profile (1m scale, looking W)



Figure 34. Deep piling alongside E boundary wall (looking S)



Figure 35. Incomplete carving from building G



Figure 36. Oblique view of incomplete carved face from building G



### Appendix 1: Context summary

CONTEXT NO.	PERIOD	TYPE	DESCRIPTION	EARLIER THAN	CONTEMP. WITH	LATER THAN	LENGTH	WIDTH/DIAMETER	THICKNESS/DEPTH (m)
<b>Trench 1</b>									
100	Modern	Layer	Buried soil below demolished two-storey building. Very dark greyish brown (10YR 3/2) friable silty clay with common fragments of Portland stone, shale & brick	Base of building	-	101	-	-	0.40
101	Post-medieval	Layer	Subsoil subject to some very occasional disturbance. Dark yellowish brown (10YR 4/4) friable silty clay with occasional crushed Portland stone & shale	100	-	102	-	-	0.10
102	Natural	Layer	Natural sediment over stone horizon. Yellowish brown (10YR 5/4) friable silty clay. Deeper at W end of trench where stone not reached	101	-	Stone	-	-	0.10

### Appendix 2: Supplementary photographs



Building F – south wall



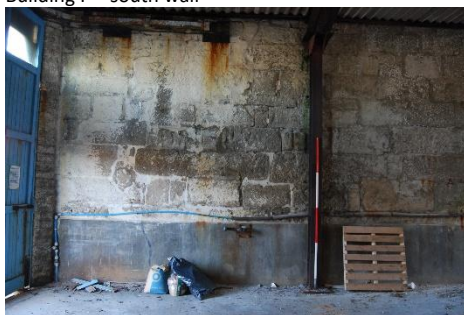
Building F – south wall



Building F – south wall



Building F – south wall



Building F – north wall



Building F – north wall



Building F – north wall



Boundary between building F & building A (looking S)



			
<p>Building G south elevation</p>	<p>Boundary wall &amp; outbuilding outside development area (looking N)</p>	<p>Outbuilding outside development area (looking N)</p>	
			
<p>Building A – east elevation</p>	<p>Building A – east elevation</p>	<p>Building A – east elevation</p>	<p>Building A – east elevation</p>
			
<p>Ground floor of building A (looking S)</p>	<p>Ground floor of building A (looking N)</p>	<p>Upper storey of building A (looking E through loading door)</p>	<p>Lower ground floor of N end of Building A (looking SE)</p>





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