

LAND AT SUMMERLAND STREET, EXETER, DEVON

(NGR SX 92652 93080)

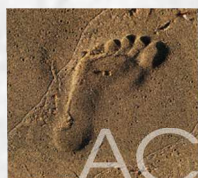
Written Scheme of Archaeological Work

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On behalf of:
McLaren (Exeter) Limited

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archaeology

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1. INTRODUCTION

- 1.1** This document sets out proposals to undertake archaeological mitigation prior to and during works associated with the development of land at the corner of Summerland Street and Red Lion Lane, Exeter, Devon (centred on NGR SX 92652 93080; Fig. 1). It represents a *Written Scheme of Archaeological Work* submitted as supporting information for a planning application to redevelop the site. It is expected to be required by Exeter City Council, as advised by their Principal Project Manager (Heritage) (hereafter ECC PPMH) and represents a commitment by the site owner to undertake the required archaeological works via condition assuming a consent is granted.
- 1.2** The investigations, which will be carried out by AC archaeology, have been commissioned by Faithfull and Gould on behalf of McLaren (Exeter) Limited.
- 1.3** The development site is situated on Summerland Street, within a block of land between Red Lion Lane to the northwest and Verney Street to the southeast. It currently comprises an Asian food supermarket and adjacent former warehouse, both constructed in the 1950s following World War II bomb clearance. It is located at a height of approximately 49m above Ordnance Datum (aOD). The underlying solid geology is Interbedded Carboniferous Mudstone and Siltstone of the Crackington formation overlain by Quaternary alluvium of clay, silt, sand and gravel (British Geological Survey Online Viewer 2023).
- 1.4** Full planning permission was granted for the northwest part of the site (the Asian food market) in 2013 for redevelopment to provide five storey building with 28 flats and retail/restaurant unit at ground floor and associated works (planning ref. 13/0042/03). The scheme has since lapsed, but as part of that application condition 4 of that consent stated:

No development related works shall take place within the site until a written scheme of archaeological work has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include on site work and off site work such as the analysis, publication, and archiving of the results, together with a timetable for completion of each element. All works shall be carried out and completed in accordance with the approved scheme unless agreed in writing by the Local Planning Authority.

Reason: *To ensure the appropriate identification, recording and publication of archaeological and historic remains affected by the development.*

- 1.5** It is anticipated that a similar worded condition will apply here, as well as the scope of works required.
- 1.6** The new development will comprise the demolition of existing buildings and development of 167 co-living accommodation units together with associated access works, car parking, landscaping and associated works.

- 1.7** The scheme of work will comprise some or all of the following, dependent on initial results:
- Archaeological monitoring during the removal of any ground slab or existing footings as part of the demolition phase;
 - The excavation of a series of trial trenches if the presence of surviving soil profiles is established, or if there is uncertainty whether this is the case;
 - More formal archaeological excavation if any archaeological features and deposits are present. This could be across the whole of the site or only parts if there are pockets of localised survival; and,
 - Appropriate reporting, analysis and archiving of the results of the work.
- 1.8** Time will be allowed for between the demolition and construction phases of the project for this full programme of archaeological works, if required, to be undertaken and completed.

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

- 2.1** The redevelopment site lies to the southeast of Sidwell Street, which is known to follow the course of the Roman road. This Roman road may have formed the principal route into the eastern gate of the legionary fortress and later, the main road leading into the east gate of the subsequent Roman and Medieval city. Evidence for Romano-British and medieval settlement and plot division was identified during investigations immediately adjacent to the site to the northeast at the former garage site off Verney Street (Pink 2011; see Fig. 1). The frontage of Sidwell Street is thought to have been developed during the medieval period. During the Civil War, all of the buildings along Sidwell Street, from the East Gate as far as St Anne's Chapel, were demolished. They are believed to have been rebuilt during the late 17th century onwards.
- 2.2** A review of historic mapping suggests that the site, which lies to the rear of the Sidwell Street properties, was within garden plots in 1744 and 1819, with the plots probably representing earlier medieval tenements extending back from the road. This is still the case in 1840, as depicted on John Wood's map of that date. By 1876, houses are shown fronting Summerland Street on the First Edition Ordnance Survey 1:500 town map. The site and its vicinity was subsequently developed on a piecemeal basis from the mid-19th century up until World War II. The area is believed to have been completely cleared of buildings by 1945, either as a direct result of the bombing, or a combination of this and general demolition in advance of redevelopment. In 1951, the Ordnance Survey 25-inch map shows that all of the site had been cleared. By 1965 a garage and cold storage depot is present on the site.

3. AIMS OF THE WORK

- 3.1** The main aim of the archaeological work is to preserve by record any archaeological features present within the agreed area to be investigated, which will be damaged or destroyed by the development. More site-specific aims are:
- To excavate and record and buried archaeological remains/structures relating to the Romano-British and medieval activity identified on the adjoining site;
 - To establish the nature of the activity of any hitherto previously unrecorded archaeological remains;
 - To recover any environmental evidence from archaeological features;
 - To identify any artefacts relating to the previous occupation or use of the site;
 - To provide further information on the archaeology of Exeter/Devon from any archaeological remains encountered; and,
 - To analyse, publish and archive the most significant results and finds.

4. METHODOLOGY

- 4.1** All works will be undertaken in accordance with this Project Design and the Chartered Institute for Archaeologists' documents, *Standards and Guidance for Archaeological Excavation* (revised 2020), *Standards and Guidance for Field Evaluation* (revised 2020) and *Standards and Guidance for Archaeological Watching Brief* (published 1994, revised 2020).
- 4.2** During the demolition phase an archaeologist will be in attendance when the ground slab/existing footings are being removed, to ensure no damage to any buried archaeological remains and to identify any areas of archaeological potential.
- 4.3** Once demolition has been completed, and if there is potential for survival, a series of trial trenches will be excavated across the site. The locations for these will be established at that time and will depend on various factors, such as the presence of buried services, areas of modern disturbance etc. A trench plan will be provided to the ECC PPMH at that time. Trenches will be positioned using a Leica Net rover GPS, with 10mm accuracy.
- 4.4** If archaeology is encountered within the trial trenches, then at this stage only limited hand-excavation and recording will be undertaken to confirm the need for area excavation in the relevant localised or entire area. No backfilling of trenches will be carried out until approved by the ECC PPMH.
- 4.5** The removal of soil overburden and hardstanding will be undertaken under the control and direction of the site archaeologist. Non-archaeological overburden will be removed by mechanical excavator in spits no greater than 20cm in depth, using a toothless bucket and stored alongside the trench. Topsoil and subsoil will be separated. Stripping by mechanical excavator will cease at the level at which archaeological deposits or natural subsoil is exposed.
- 4.6** If area excavation is required, then the method for removal of overburden will be in line with section 4.5 above. Following completion of the soil strip, or as soon as safe working allows, each area will be cleaned by hand, where necessary, in sufficient detail and extent to identify the presence / absence of subsoil archaeological features. Each excavation area and all spoilheaps will be scanned by metal detector. A site grid will be created and a plan at a scale of 1: 500 will be prepared and copies made available for a site meeting to enable identification of deposits that require further investigation.
- 4.7** A site meeting will then be held between AC archaeology, the client and the ECC PPMH. The purpose of the meeting will be:
- To agree satisfactory completion of the first phase of work;
 - To agree what archaeological deposits exist in the area, their likely character and the levels of excavation/sampling required;
 - To agree a timetable for further work, including site monitoring milestones. Sufficient time will be allowed for in the programme for the satisfactory completion of the archaeological excavation work in between demolition finishing and construction groundworks commencing, and that the ECC PPMH will need to sign off the archaeological work before the latter can start in a particular area.
- 4.8 Approaches to sample hand-excavation**
For any area excavation or watching brief, all archaeological features and deposits will be excavated by hand, using appropriate tools, and then subjected to an agreed level of sampling prior to being recorded. Sampling levels will be as follows:

- Full (100%) excavation of any deposits related to funerary/ritual activity; e.g. burials, cremations;
- Full (100%) excavation of any deposits related to industrial/domestic activity; e.g. furnaces, hearths, ovens;
- A minimum of 50% of any floor or yard surfaces, although surviving structural elements, such as *in situ* walls, will just be exposed, cleaned, sampled and recorded and will not be fully removed unless they obscure earlier remains. Areas of collapsed rubble and debris will be cleaned, sampled as necessary and recorded and a portion hand excavated. The need for, and method of, any further excavation will be determined after discussion with the ECC PPMH, but will be undertaken where they are likely to mask earlier underlying remains;
- A minimum of 50% excavation of pits and postholes unless they are established as modern in date; and,
- A minimum of 10% excavation of early linear features, to include all intersections and terminals. Linear features that are clearly modern will not be excavated, except where they may obscure earlier features.

4.9 It is also recognised that there may be cases when individual features do not merit these levels of sampling, or where an increased level of excavation is necessary to recover significant information or artefacts. Nonetheless, any variation to these levels would need to be approved by the ECC PPMH following on-site discussion.

4.10 If human remains are encountered, their excavation and removal will be undertaken on receipt of the appropriate licence from the Ministry of Justice. The local coroner will also be informed. Any consents or licences required will be obtained on behalf of the client by AC archaeology.

4.11 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.

5. RECORDING

5.1 Recording system

All artefacts or deposits revealed will be recorded using the standard AC archaeology pro-forma recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 2*. Site plans will be drawn at a scale of 1:20 and sections of features and baulk sections at 1:10 or 1:20. An overall location plan will be prepared at a scale of 1:1000 or 1:2000.

All site levels will be related to Ordnance Datum and areas investigated to published property boundaries.

All metal finds and other typologically distinct or closely dateable artefacts will be recorded three-dimensionally.

A comprehensive photographic record of all archaeological deposits will be made in both plan and section. This will comprise colour digital format only (minimum 15 megapixels), illustrating in both detail and generally the principal features and finds discovered. The photographic record will also include working views to illustrate more generally the nature of the archaeological operation mounted. A photographic scale and north arrow shall be included in the case of detailed photographs. Guidance as set out in Historic England (2015a) *Digital Image Capture and File Storage: Guidelines for Best Practice* will be followed.

5.2 Finds and samples

All finds will initially be retained and examined by the AC archaeology Finds Manager in consultation with relevant specialists. Following this initial examination, later post-medieval and modern finds will not be retained except where they are items of intrinsic interest, or their further examination is considered necessary for the dating of specific features or deposits, or for the interpretation of the site.

Necessary conservation work, including any on-site emergency conservation actions, will be undertaken by the Exeter Museum Conservation Laboratory, who regularly provide sub-contract services and conservation advice to AC archaeology.

All artefacts recovered are to be washed (where the condition of the material allows) and marked. Finds will be bagged, boxed labelled and stored in accordance with current Institute of Conservation (Icon) guidelines. Appropriate separation will be maintained of bulk finds from those small or delicate objects requiring special treatment or packaging.

Where deposits of palaeo-environmental or metalworking potential are encountered, including carbonised or waterlogged organic deposits as well as iron ore extraction, these will be sampled as appropriate in accordance with English Heritage (now Historic England) guidelines (English Heritage 2011). Sampling will be undertaken, as appropriate, in consultation with the South West Historic England Scientific Adviser.

The following techniques will be used:

- 40/60 litre bulk samples will be taken from any deposits relevant for environmental sampling (waterlogged deposits, peat deposits etc) or metalworking residues. Bulk samples will be fully processed. Peat or waterlogged contexts will require sequential sampling and discussion with the relevant specialist (see below);
- If it is felt appropriate by the relevant specialist, samples taken (both bulk samples and monolith tin samples) will be examined for pollen, diatoms, insect, plant macrofossils and molluscs.
- Bulk samples will be processed using the standard flotation/sieving methods, with the float collected on a mesh size of 250 microns. Residues will be sieved through mesh sizes of 5.6mm, 2mm and a minimum of 500 microns.
- Monolith tin samples, with tins measuring no more than 500mm in length, will be overlapped in the standard way to allow for a continuous sample of the entire sequence to be taken. Samples will be adequately recorded and labelled. A register of samples will be made and sampling record sheets (Using the standard AC archaeology pro-forma recording system – see section 5.1 above) will be completed for all samples taken and will include the following information: sample type, reason for sampling, sample size, context, sample number, spatial location, date, context description and the approximate percentage of the context sampled. The samples will be recorded on the relevant site section drawing and photographs of the sample locations taken.
- Radiocarbon samples will be taken and dates obtained if sufficient material from relevant deposits is located. AMS dating can be taken from monolith samples. If early peat deposits are encountered, the Historic England Science Advisor will be consulted to discuss the method of sampling for radiocarbon dating.
- If surviving animal bone is encountered then the English Heritage (2014) guidance *Animal Bones and Archaeology* will be used <https://historicengland.org.uk/advice/technical-advice/archaeological-science/environmental-archaeology/>.

6. REPORTING

- 6.1** If necessary, following completion of the initial trial trenching and prior to commencement of construction a short summary and plan will be produced within two weeks in order to establish what further excavation or watching brief is required as a second stage.
- 6.2** A fully illustrated summary report will be prepared and submitted within three months of completion of all investigations. The contents and scope of the report will vary dependent on findings and will be confirmed with the ECC PPMH, but would normally include:
- A non-technical summary;
 - A plan showing the location of trenches and any excavation area(s);
 - A description of the aims and methodology adopted;
 - A description of the results, including if appropriate assessment/analysis of artefacts or palaeo-environmental material;
 - A comment on the archaeological or historical importance of the results, in relation to the historic development of the area, including copies of relevant historic maps and plans as necessary;
 - An assessment of the potential of the finds and archive for further analysis and wider publication, and, if the importance of the results merit, a programme for the completion of the same;
 - Relevant plans, sections and photographs; and
 - Tabulated context descriptions as an appendix.

Digital copies of the summary report will be supplied to the client and the ECC PPMH within three months of the completion of all archaeological site work, specialist reports permitting. Hard copies will be supplied on request.

- 6.3** Should any finds or samples be recovered during the investigations then, the AC archaeology Finds Manager will make a decision, in consultation with the SWHT SHEO, on the level of reporting initially required (Levels 1-2), based on the Chartered Institute for Archaeologists online guidance Toolkit for Specialist Reporting. The following specialists will contribute to the report as necessary:
- An assessment of any prehistoric ceramics will be provided by Henrietta Quinnell;
 - Other ceramics will be assessed by Naomi Payne BA MA PhD MCIfA, Finds Manager, AC archaeology, or other regional specialist as required;
 - Land snail analysis, environmental, geoarchaeological and radiocarbon sampling will be carried out by Mike Allen PhD MCIfA FLS FSA;
 - Pollen analysis will be carried out by Rob Scaife BSc PhD FRGS;
 - General plant macrofossils will be assessed by Wendy Carruthers BSc MSc MCIfA;
 - An assessment of worked flint will be carried out by Julian Richards BA FSA MCIfA;
 - Metalworking residues will be assessed by Dr Tim Young;
 - An assessment of any human remains will be carried out by Charlotte Coles MA MCIfA;
 - An assessment of animal bone will be reported on by Charlotte Coles MA MCIfA;
 - An assessment of metal objects will be undertaken by Naomi Payne BA MA PhD MCIfA; and,
 - Coins will be identified by Naomi Payne BA MA PhD MCIfA.

Other finds or environmental reports will be prepared by appropriate specialists or in-house staff as required.

- 6.4 Details of the project will be submitted to the OASIS (Online Access to the Index of Archaeological Investigations) database, along with a digital version of the completed report, within 12 months of the completion of all investigations.
- 6.5 In the event that significant remains are recorded then, in line with government planning policy (National Planning Policy Framework, paragraph 141), wider publication of the most significant results will be required, usually in either a regional or national archaeological journal. Where such remains are encountered, the publication requirements, including any further analysis that may be necessary, will be confirmed with the ECC PPMH. A final draft, together with confirmation that it has been accepted by the editor of an appropriate journal or publisher, will be submitted to the ECC PPMH within 12 months of the date of the completion of the fieldwork.

7. THE PROJECT ARCHIVE

- 7.1 Depending on findings and the recipient museum collections policy, a fully integrated site archive will be prepared with reference to the English Heritage (2015b) document *Management of Archaeological Projects* (Appendix 3) and Brown, DH, 2011, *Archaeological Archives A Guide to Best Practice in Creation, Compilation, Transfer and Curation*. A digital archive will be compiled, if required, in accordance with the Archaeology Data Service (ADS) standards and guidelines, as well as the *AC archaeology Data Management Plan for Digital Archives* (Coles 2018). It will consist of:
- All relevant born-digital data (images, survey data, digital correspondence, site data collected digitally etc.); and,
 - Digital copies made of all other relevant written and drawn data produced and/or collected during fieldwork and as part of the subsequent post-excavation analysis phase.
- 7.2 The digital archive will be deposited with the ADS within six months of acceptance of the publication draft for all stages of fieldwork.
- 7.3 The finds archive will initially be stored at the offices of AC archaeology in Bradninch, under a temporary reference number **pending** from the Royal Albert Memorial Museum (RAMM), Exeter. On completion of all fieldwork the contents of the finds archive will be reviewed by the Royal Albert Memorial Museum and, if they are considered worthy of retention, with the agreement of the site owner they will be transferred to the museum under an allocated accession number after three months of acceptance of the publication draft. Material not retained by the RAMM could be offered to local schools, or used as teaching/reference collections.
- 7.4 If the fieldwork does not expose deposits of archaeological interest and yield little or no artefactual material, then no archive will be prepared or deposited. The results of the fieldwork will be held by the Historic Environment Record in the form of the final report and the creation of an OASIS entry and uploading of the report.

8. HEALTH & SAFETY AND INSURANCE

- 8.1 Archaeological staff will operate under AC archaeology's Health and Safety Policy. All works will also be carried out in accordance with current Health and Safety legislation, to include (but not exclusively rely upon) the *Health and Safety at Work etc Act 1974*, the *Management of Health and Safety at Work Regulations 1999* and the *Construction (Design & Management) Regulations 2015*.
- 8.2 The Project Manager responsible for Health and Safety for AC archaeology is Simon Hughes. Simon is accredited under the *Site Manager's Safety Training Scheme* (SMSTS).

- 8.3** In accordance with the provisions of the AC archaeology Health and Safety Policy, the AC archaeology site representative will be responsible for ensuring that operations under his/her control are carried out in accordance with the procedures outlined in **8.1** and in the site-specific risk assessment.
- 8.4** Archaeological staff will not work in unsafe or unhealthy conditions, even where not to do so will result in the possible under-recording of the archaeological resource. Safety helmets, high visibility vests and boots are to be used by all site personnel as necessary. Archaeological staff **must not** enter any area where there is a considered to be a health and safety risk that has not or is not being appropriately mitigated against.
- 8.5** All site staff carry *Construction Skills Certification Scheme* (CSCS) cards and senior members have up to date first aid qualifications, as well as CAT and Genny and banksmen certification. AC archaeology is registered as an approved contractor under the Worksafe Health and Safety Scheme (SMAS), Contractor's Health and Safety Assessment Scheme (CHAS) and CQMS Safety Scheme, as recognised by SSIP (Safety Schemes in Procurement).
- 8.6** AC archaeology carries Public Liability Insurance cover to £5,000,000, Employers Liability to £10,000,000 and Professional Indemnity cover to £5,000,000.

9. PERSONNEL AND PROGRAMME

- 9.1** The project will be managed by John Valentin BSc MCIfA, Director (Devon Office), AC archaeology Ltd. Other personnel will be permanent and contract staff members of AC archaeology, all with suitable experience of this type of investigation and adhering to the ClfA Code of Conduct.
- 9.2** A date for commencement has not yet been established.
- 9.3** The project will be monitored by the ECC PPMH, who will be informed of the start and completion of fieldwork. Any variations to this document shall be agreed with the ECC PPMH before they are carried out. A date of completion of archaeological site work for the whole site will be confirmed with the ECC PPMH at the time, and the timescale for reporting and archiving will run from that date.

10. SOURCES CONSULTED

British Geological Survey (BGS) Online Viewer, 2023, www.bgs.ac.uk

Brown, D. H., 2011, *Archaeological Archives: a guide to best practice in creation, compilation, transfer and curation* (revised edition). Archaeological Archives Forum.

Chartered Institute for Archaeologists, n.d., *Toolkit for Selecting Archaeological Archives* <https://www.archaeologists.net/selection-toolkit>.

Chartered Institute for Archaeologists accessed May 2022, www.archaeologists.net/reportingtoolkit/using-the-advisory-checklist.

Coles, C., 2018, *AC archaeology Data Management Plan for Digital Archives*. In-house AC archaeology technical document.

Devon Heritage Centre, John Coldridge's Map of Exeter, 1819

English Heritage, 2011, *Environmental Archaeology: A guide to the Theory and Practice of Methods, from Sampling and Recovery to Post-excavation* (second edition)

English Heritage, 2014, *Animal Bones and Archaeology*.

Historic England, 2015a, *Digital Image Capture and File Storage: Guidelines for Best Practice*.

Historic England, 2015b, *Management of Research Projects in the Historic Environment: the MoRPHE project managers' guide*. Swindon, Historic England.

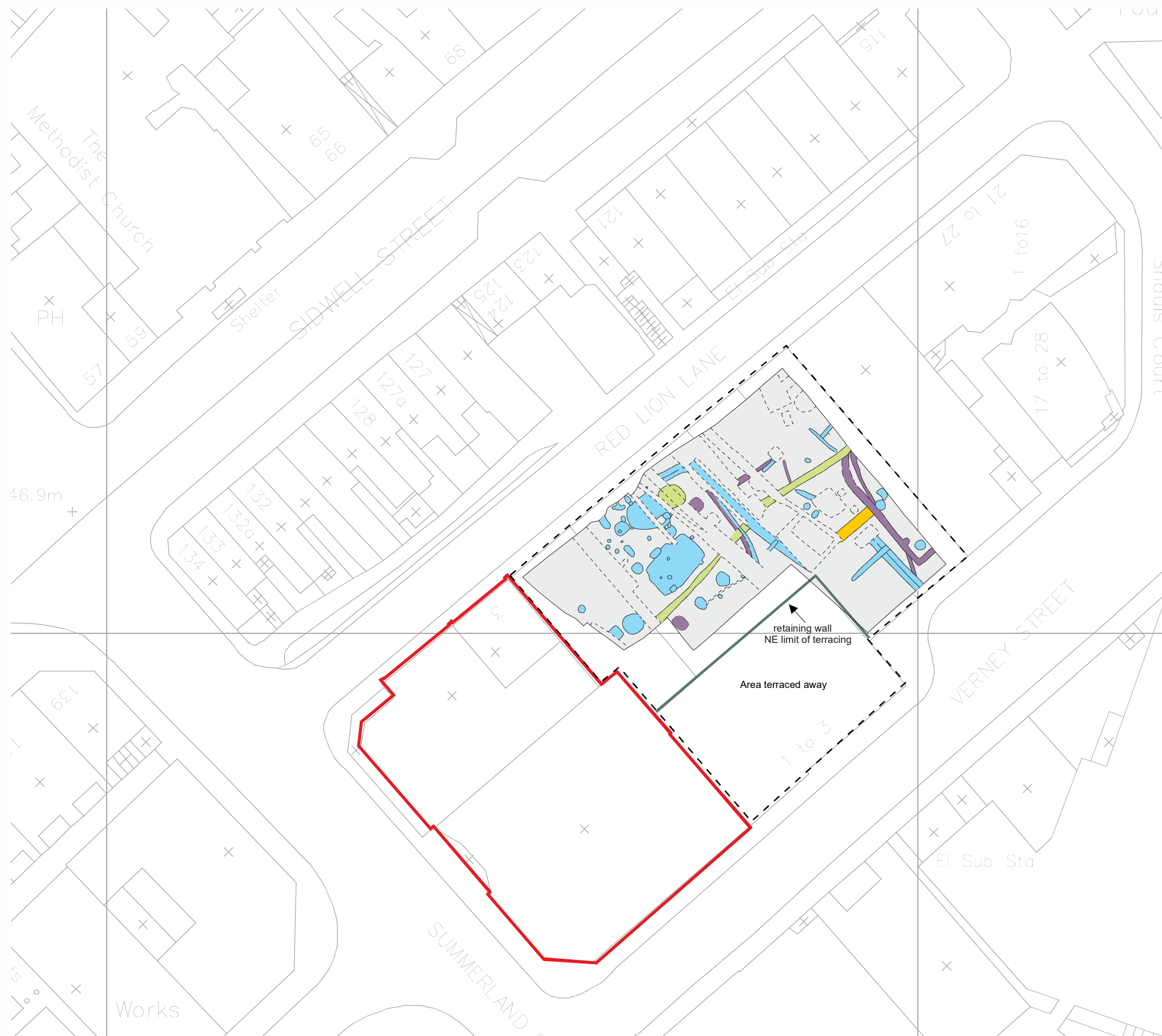
John Wood's Map of Exeter, 1840

Ordnance Survey 1:500 map sheets 80.6.8, 80.6.9, 80.6.13 & 80.6.14: 1876

Ordnance Survey 1:1250 Plan SX9293SE: 1951, 1960, 1965

Ordnance Survey 1:2,500 map sheet 18.6: 1890, 1905, 1932

Pink, F., 2011, *Archaeological excavations at Verney Street Exeter*. Unpublished Exeter Archaeology report for client, ref. 11.44

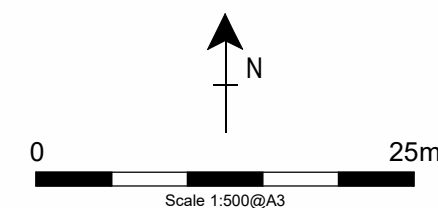


Legend

- Application area
- Previous excavation (Exeter Archaeology 2011)

Key to archaeological features by period

- Probable prehistoric
- Romano-British
- Medieval
- Post-medieval



PROJECT
Summerland Street, Exeter, Devon

TITLE
Fig. 1: Site location in relation to previous archaeological results next door



Plan supplied by Stride Leglown Ltd

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