ARCHAEOLOGICAL RECORDING AT 3 CROWN AND ANCHOR WAY PAIGNTON, TORBAY

by

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1. INTRODUCTION

This report presents the results of an archaeological evaluation undertaken by Exeter Archaeology (EA) in November 2001 at 3 Crown and Anchor Way, Paignton, Torbay (NGR SX 88566080). The project was commissioned by W.G. Couldrey, Son & Partners in respect of Planning Applications 01/0828 PA and 01/0832 CA.

1.1 The site and geology (Figs 1–2)

The site at 3 Crown and Anchor Way comprises a number of derelict one- and two-storey buildings enclosing an area of 0.017ha at a height of approximately 14.5m AOD. It is located on the east side of Crown and Anchor Way, close to the Parish Church and the former Bishop's Palace, within the historic core of Paignton.

The geology of the area consists of Permian conglomerate, breccia and sandstone, overlain by red sands, clays and gravels.¹

2. METHOD

The evaluation was undertaken in accordance with a brief supplied by the Torbay Council's Archaeology Officer² and a subsequent project design prepared by EA.³ The aim was to establish the nature and extent of any archaeological deposits or features, including any below ground structures, on the site. The fieldwork consisted of:

- the excavation of four test pits (each approximately 1m²), located at the ends of proposed drainage runs;
- the excavation of the courtyard (trench 5) within the centre of the site (Fig. 2).

Existing concrete surfaces were removed by the client's contractor, and the trenches were hand-excavated by EA staff. All archaeological features were then recorded in accordance with standard procedure. A written record was produced on standard EA single context sheets, a drawn record was compiled at scales of 1:10 and 1:20, and a photographic record was made consisting of colour slides and black-and-white prints.

Following discussions with the Torbay Council Archaeology Officer during the course of the evaluation, further fieldwork was requested and undertaken. This consisted of a basic analysis of the standing buildings (section 6), and the extension of trench 5 to include the whole courtyard area (as above).

The investigations incorporated a desktop element (sections 3 and 4), which included the examination of relevant documentary, cartographic and archive material at Torbay Sites and Monuments Register (SMR), the Devon Record Office (DRO), the Westcountry Studies Library (WCSL) and the Devon & Exeter Institution (DEI).

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¹ BGS

² Bishop 11 September 2001.

³ Exeter Archaeology 22 October 2001.

3. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

3.1 Archaeological background

Very few structured archaeological investigations have taken place within the town of Paignton itself. The extent of any Saxon or post-Conquest settlement is therefore at present unknown. However, two recent investigations have shed light on aspects of the town's early history. In 1999 an archaeological evaluation on the site of a proposed extension to Paignton Hospital (160m to the north-east of the present site) revealed two ditches, one dating from the 11th or 12th century.⁴ In Well Street (75m to the north-west of the present site) a medieval pit containing pottery dating from between the 11th and 15th centuries was recorded during the construction of residential buildings in 2001.⁵

3.2 General historical background

The large and fertile Saxon manor of Paignton was acquired by the bishops of Exeter and remained in their hands after the Conquest.⁶ The church of St John the Baptist, which is situated approximately 80m to the north-east of the site, contains 12th-century fabric, although it was extensively rebuilt in the 15th century.⁷ It is possible that there was an earlier church on the site. To the south are the remains of the Bishop's Palace, a Scheduled Ancient Monument (Devon No. 240), of which the enclosing wall and corner tower survive. These features are possibly of 14th-century date,⁸ although the Palace may have originated in the 11th century. To the north of the church lie the former Vicarage, a mill and the late medieval Kirkham House. Unverified 19th-century references imply that the Palace may have also held land to the north of the church.⁹

A weekly market was granted to Paignton in 1295, as was a three-day fair held during the festival of the Holy Trinity. A borough appears to have been established about the same time. Paignton was one of the bishops' richest manors, and attracted the attention of Henry VIII, who pressurised Bishop Veysey into granting it to Sir Thomas Speke. In 1557 the manor was granted to Sir William Herbert, Earl of Pembroke, and it was he who commissioned the very detailed survey and plan made 10 years later. In 1644 the manor was sold to Sir Henry Cary of Cockington, but financial pressures resulting from his support of the Crown during the Civil War led to the manor being sold to Samuel Kelland Esq. in 1654.

During the medieval and post-medieval periods the settlement focus of Paignton was along Winner Street and around Church Street; this is evident on Donn's map of 1765. Paignton suffered a decline after the Reformation, and was described by Dr Richard Pococke in 1750 as 'a poor town of farmers'. ¹⁴ In the mid 19th century it was still surrounded by orchards and fields. The arrival of the railway in Paignton in 1859¹⁵ appears to have been the main impetus

⁴ Dyer 1999.

⁵ Collings and Passmore 2001.

⁶ Thorn & Thorn 1985, Exon Notes 2.16–22.

⁷ Hoskins 1972, 449–50.

⁸ *ibid.*, 449.

⁹ Dyer 1999.

¹⁰ Hoskins 1972, 449–50; Beresford & Finberg 1973, 96.

¹¹ Cherry & Pevsner 1989, 836; Patterson 1952, 54.

¹² Patterson 1952, 54–55.

¹³ *ibid.*, 62.

¹⁴ Born 1989, 102.

¹⁵ Thomas 1981, 78.

for the development of the town as a seaside resort and by the turn of the 20th century the settlement area had expanded considerably.

3.3 No. 3 Crown and Anchor Way

Crown and Anchor Way takes its name from its position linking Tower Road with Church Street via a passage through or adjoining the Crown and Anchor Inn, which was the town's principal inn during the first half of the 19th century.

The earliest information regarding the site under investigation derives from the Tithe Award of 1840–41, although this is somewhat confusing. The property was allocated plot No. 58, which according to the Apportionment was a house owned and occupied by Richard Goodridge. However this structure is shaded grey on the map and not the red used elsewhere to denote residences. Another minor discrepancy is that, according to the Apportionment, Richard Goodridge was owner and occupier of the nearby London Inn on Church Street, while other contemporary sources refer to John Hutchings as the licensee. The site may possibly have been among the buildings referred to in a sale notice of 1814, when the London Inn property included 'brewhouse, stable, other outbuildings'. The site of the contemporary included 'brewhouse, stable, other outbuildings'.

No further information on the site has been located until the 1910 Valuation, when the property was shown as being divided into two. The western part was then said to be stables, valued at £4 per annum, owned and occupied by the Misses E & M Hoyles, who ran a grocery shop in Church Street adjoining the London Inn. ¹⁸ The eastern part was described as a workshop, valued at £12 per annum, owned and occupied by J S Hoyles. The latter was presumably John Sparks Hoyles, a bootmaker, who had been living in Church Street at the time of the 1881 census, but appears to have later moved to Avenue Terrace. ¹⁹

In the post-war period the property is understood to have subsequently become an upholsterer's premises, presumably that of A. Saunders, who was also a loose-cover maker.²⁰

4. SITES OF ARCHAEOLOGICAL AND HISTORICAL INTEREST

4.1 Within the site area under

No specific sites of potential interest have been identified within the site area.

4.2 In the immediate vicinity

1. The Bishops' Palace SX88626077 Grade II* Scheduled Ancient Monument Devon No. 240

This is believed to have functioned as the manorial centre and as one of the bishops' occasional residences from the 11th up until the 16th centuries.²¹ Such fabric as survives, comprising curtain walls and tower in the south-east corner, suggests two principal phases of construction, one in the 13th century and the other in the mid to late 14th century.²² The

¹⁶ Pigot & Co. 1830, 136; Paignton Church Rate 1839–40, DRO 3134A add6/PW2.

¹⁷ Trewman's Exeter Flying Post 20.10.1814 3b.

¹⁸ DRO 3201V/3/47, Hereditament Nos 1094, 1093, 1099.

¹⁹ DRO 3201V/3/47, Hereditament Nos 1095; PRO RG11/2171/f71/p14; Kelly's Directory of Devonshire 1906, 460.

²⁰ Kelly's Directory of Torquay & Paignton 1965, 411.

²¹ Jones 2001, 2.

²² *ibid*, 3.

Palace was described as uninhabitable in the 16th century, and it is believed that by the 1660s the manorial courts were held in the Crown and Anchor.²³

2. Inferred site of the Great Stable SX88606080

This is believed to have been located immediately outside the curtain wall of the Palace, on what is now Palace Place, parts of which form the east and south boundaries of the present site.²⁴ The original dimensions of the stable are said to have been 8½ perches by 1½ perches (which assuming a standard perch of 16½ft equates to 42.7m long and 7.5m wide).²⁵

3. Site of the Crown and Anchor Inn SX88536083

During the middle of the 19th century this was Paignton's principal inn, being owned and run by the Goodridge family.²⁶ The court leet is said to have been held here until 1842, and petty sessions until its closure and demolition around 1880.²⁷

4. Possible course of medieval water supply SX88406082

According to one authority, water was brought to the Palace by an open leat from the Westerland Valley, passing through Winner Street and into Church Street to a point near the Crown and Anchor arch, from where it ran underground to the Palace. On leaving the Palace it is said to have run across Church Street, passing the Old Vicarage to enter the millpond.²⁸

5. The Vicarage SX88596078 Listed Grade II

This was built of the local breccia rubble around 1910. It lies within what had once been the precinct of the Palace. In 1840/41 it was called Ropewalk Orchard, ²⁹ then owned, along with Palace Place, by Sir John Seale. The building is now divided into flats.

5. RESULTS OF EVALUATION

5.1 **Trench 1** (Fig. 3, plan and section 1)

This trench was located in the northern part of the site, and measured 0.8 by 0.75m.

Removal of the existing concrete surface (500, 0.03m thick) and associated clayey silt make-up layer (501, 0.06m thick) revealed a (0.12m thick) layer of ash (502), containing slate and mortar fragments, 19th/20th-century china, glass and clay tobacco pipe stems. This overlay natural red silty sand (exposed at a height of 14.09m AOD) which was cut on the eastern side of the trench by a north-south aligned trench containing stone footings (limestone rubble bonded in a light grey cement mortar with an embedded ceramic pipe) for the adjacent brick wall.

²³ *ibid*, 4; Patterson 1952, 64.

²⁴ 'Proceedings at the 71st Annual Meeting, held at Paignton, 20th to 24th June, 1932', 56.

²⁵ Straton (ed.) 1909, Vol. 2, 389.

²⁶ Pigot & Co. 1830.

²⁷ Patterson 1952, caption facing page 56.

²⁸ Patterson 1952, 15–16.

²⁹ Paignton Tithe Apportionment No. 1130.

5.2 **Trench 2** (Fig. 3, plan and section 2)

This trench was located in the eastern part of the site, and measured 1.0 by 0.8m.

Removal of the existing concrete surface (505, 0.04m thick) and associated gravel make-up layer (506, 0.03m thick) revealed a thin (0.02m) layer of black sooty clay (507) overlying a cobbled surface comprising lightly packed, worn white quartz cobbles (508). The cobbles were bedded in a layer of sand (up to 0.15m thick) containing occasional flecks of charcoal, glass fragments and glass bottles (509). In the natural deposits beneath this bedding layer was a north-south aligned cut for the breccia footings (510) of the adjacent stone wall. The cut contained two additional fills, a red brown gritty clay (511), and a pink-red coarse sand (512) containing flecks of white mortar and stones, which also spread over the natural clayey sand (visible at a height of 13.91m AOD).

5.3 Trench 3

This trench was located in the western part of the site, and measured 0.95 by 0.75m.

Removal of the existing concrete surface (514, 0.06m thick) revealed an earlier red brick surface (515, 0.08m thick). The bricks were embossed with the manufacturer's name 'W Thomas & C° Wellington'. Below this surface was a pink-red gritty sand and gravel (516) containing white mortar with bone and 19th/20th-century china. At a depth of 0.15m a glazed ceramic service pipe was uncovered at which point excavation ceased.

5.4 **Trench 4** (Fig. 3, plan and section 3)

This trench was located in the western part of the site, north of trench 3, and measured 0.8 by 0.75m.

Removal of the existing concrete surface (518, 0.06m thick) revealed a brick surface, (519, 0.08m thick), similar to that seen in the adjacent trench 3. Below this was the same pink-red gritty sand and gravel (520) observed in trench 3, followed by three further layers of redbrown clay loams (521-3). The upper two layers contained bone, 19th/20th century china, clay tobacco pipe stems and glass. These overlay a thin (0.03m) layer of black soot (524) containing coal, which covered a cobbled surface (525). The cobbles were bedded in a redbrown clay loam (526) containing flecks of mortar and one sherd of 19th/20th century china. This directly overlaid natural silty sand exposed at 13.74m AOD.

5.5 **Trench 5** (Fig 4)

The original excavation of 2.7 by 2.25m was extended to include the whole courtyard area.

Removal of the existing 0.09m thick concrete surface (527), including plastic DPC sheet, revealed an earlier concrete surface (528, 0.04m thick) and an associated red-brown silty clay make-up layer (529, 0.1m thick). This sealed a 0.2m thick layer of dumped, dark brown, loose silty loam (530) containing large quantities of china, glass, stones, brick, metal (buckets, tins, nails, grates), in addition to a piece of plasterwork. This overlay a floor surface (531) consisting mainly of cobbles aligned north-south, but with breccia slabs along the north, west and southern sides. A small sondage excavated through the breccia slabs in the north-eastern corner revealed a mid brown loam make-up or bedding layer (532) for the cobbles, containing china, clay tobacco pipe stem, bone, and a flint. This lay above a mid-red-brown silty clay (533). From the small area observed it was unclear whether this represented a layer or the fill of a construction cut for the footings of the wall to the north.

Context 533 overlay the natural silty sand exposed at a height of 13.54m AOD. The southern part of surface (531) was disturbed by later services.

6. BUILDING RECORDING

Following discussions with the Torbay Council Archaeology Officer during the course of the evaluation, it was further requested that a basic analysis of the standing buildings at 3 Crown and Anchor Way be undertaken.

Four phases of construction could be identified (Fig. 2).

The earliest phase is the sub-rectangular two-storeyed structure in the north-eastern part of the site, with a boundary wall running to the south before turning to the west towards Crown and Anchor Way. This boundary forms part of the ground-floor wall of the south-eastern building (outbuilding), which was a phase 2 addition.

A second (two-storeyed) building, fronting onto Crown and Anchor Way, is also a phase 2 construction, as is a small rebuild of the earlier boundary wall. The buildings represented by phases 1 and 2, which are constructed of the local breccia stone, are depicted on the 1841 Tithe Map, and may be those mentioned in 1814.

The central area between the secondary buildings was enclosed by the construction of a brick wall in phase 3. This occurred between 1865 (Fig. 5) and 1904. Later phase 4 additions include a gatepost and an internal brick wall in the north-east building, as well as alterations to the fenestration of the buildings.

7. FINDS (Appendix 2)

A small quantity of artefacts was recovered during the evaluation. With the exception of the material from dumped layer 530 (in trench 5), the majority of the finds were clay tobacco pipe stems, glass, and pottery. The latter two categories consisted of 19th and 20th-century material, including quantities of industrial china, and stamped glass. One residual sherd of Totnes-type ware, dating from between the 15th to the mid 18th century, was also recovered, as was a single struck flint.

8. DISCUSSION

The documentary research has indicated that the site of 3 Crown and Anchor Way was located north of the medieval Bishop's Palace and close to the inferred site of the Great Stable associated with the Palace. In addition, a water supply to the Palace is believed to have passed in close proximity to the site.

Little of the early history of the site (i.e. pre-1840s) has been elucidated, but parts of the present buildings (Fig. 2, phases 1 and 2) are depicted on the 1841 Tithe Map. No earlier features were revealed during the evaluation. The recorded surfaces and associated make-up/levelling layers were all of 19th- or 20th-century date. No dating evidence was recovered from the construction trenches for the footings of adjacent walls (where encountered).

In the southern part of the building the earliest surfaces were cobbled, probably associated with the site's use as stables. In trenches 3 and 4 the cobbled surface had been replaced by a later brick surface, which was retained as 'bedding' for the present concrete floor. In trench 5, the ground level was raised and levelled with dumped material after the cobbled surface went out of use, and this material served as a make-up layer for the concrete surface. In trench 2 the concrete was laid upon a gravel make-up layer placed directly over the cobbles.

A basic phasing of the buildings identified four sequences of construction, none of which could be dated earlier than the 19th century. Their use as workshops and stabling since then has been established from the documentary evidence.

The earliest find from the site was a residual struck flint flake recovered from trench 5.

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APPENDIX 1: CONTEXT DESCRIPTIONS

Context No.	Description	Interpretation	Dating Evidence
500	Concrete	Surface	
501	Mid-red/brown firm clayey silt with slate and mortar	Make-up for surface 500	
502	Light grey very loose ash with frequent mortar and slate fragments	Demolition/make-up	19th/20th-century glass, china
503	Linear cut	Construction trench for footings 504	
504	Breccia and ceramic pipe bonded in a light grey cement	Footings for brick wall	
505	Concrete	Surface	
506	Grey loose sandy gravel with occasional slate pieces	Make up for surface 505	
507	Black firm gritty silty clay with abundant soot	Tread layer on surface 508	
508	White quartz cobbles	Surface	
509	Dark red firm gritty coarse sand with occasional flecks of charcoal	Bedding for surface 508	19th/20th-century glass bottles
510	Breccia stones	Footings for adjacent stone wall	
511	Light pink/red loose gritty coarse sand with frequent flecks of white mortar and stones.	Secondary fill of cut 513.	
512	Dull red/brown sticky red-brown gritty clay with occasional slate fragments	Primary fill of cut 513	
513	Stepped linear cut	Construction trench for footings 510	
514	Concrete	Surface	
515	Red bricks	Surface	
516	Pink/red loose gritty sand and gravel with	Fill of pipe	19th/20th-century
	abundant white mortar	trench/levelling/make-up	china
517	Ceramic pipe	Service pipe (drain)	
518	Concrete	Surface	
519	Red bricks	Surface	
520	Pink/red loose gritty sand and gravel with abundant white mortar	Levelling/make-up	19th/20th-century glass, china
521	Red/brown firm gritty clay loam with abundant flecks of white mortar	Dump/levelling	19th/20th-century china
522	Red-brown firm clay loam	?buried soil	
523	Bright red loose sandy loam with black soot and coal	Dump	
524	Black loose powdery soot with occasional patches of coal	Tread layer on surface 525	
525	Cobbles	Surface	
526	Deep red/brown firm clay loam	Bedding material for surface 525	19th/20th-century china
527	Concrete	Surface	
528	Concrete	Surface	
529	Mid-red/brown stiff silty clay with mortar and charcoal fragments	Make-up for surface 528	
530	Dark brown loose silty loam with frequent china, glass, metal, plasterwork, stones and bricks	Dump of levelling material	20th-century china
531	Breccia and cobbles	Surface	
532	Mid brown loose loam with mortar and charcoal fragments	Bedding for surface 531	19th/20th-century glass, china and clay tobacco pipe stems
533	Mid red/brown firm silty clay with slate fragments	?make-up or fill	
534	Breccia	Footings of adjacent stone wall	

APPENDIX 2: FINDS LISTING by G. Langman

The following site code was used to mark artefacts: PCAW 01.

Context Dating

context	date/period			
502	19th century or later			
504	1st ½ 20th century			
516	19th century or later			
502	19th century or later			
521	post 1780			
526	post 1780			
530	1st ½ 20th century			
532	post 1800			

Clay Pipe

context	bowls	stems	dates/comments
502	0	1	post 1600
520	0	1	post 1600
521	0	2	post 1600
532	0	3	post 1600

Glass

Giass		
context	qty	comments
502	1	green bottle fragment:
		19th century or later
504	2	complete marble bottle (discarded)
		with wording, POWELL &
		RICKETTS BRISTOL: 1st ½ 20th
		century; square green bottle base:
		19th century or later
520	1	green bottle fragment:
		19th century or later
530	1	complete bottle (discarded) with
		wording BOTTLED BY JEYES:
		1st ½ 20th century

Lithics

context	qty	comments
532	1	flint: struck flake

Pottery & Dating Evidence

Abbreviations Listing

C	Century
Chin	China
cw	coarseware
E	Early
Eng	English
ind	industrial
M	Mid
skt	skillet
stnw	stoneware
Tot	Totnes-type
TP	Transfer Print

context 502	contents/dating evidence 19C+	sherds	vessels
	total sherds: 3		
	Eng ind Chin (19C+)	2	2
	Tot cw (1500-M18C, ?skt rim) clay pipe: post 1600 glass: 19C+	1	1

504	1st ½ 20C glass: 1st ½ 20C		
516	19C+ total sherds: 2 total vessels: 1 Eng ind Chin (19C+)	2	1
520	19C+ total sherds: 1 total vessels: 1 Eng stnw (19C) clay pipe: post 1600 glass: 19C+	1	1
521	post 1780 total sherds: 2 total vessels: 1 Eng ind Chin (post 1780 TP) clay pipe: post 1600	2	1
526	post 1780 total sherds: 1 total vessels: 1 Eng ind Chin (post 1780)	1	1
530	1st ½ 20C total sherds: 1 total vessels: 1 Eng ind Chin (E20C, complete Dundee marmalade jar (discarded), base stamped MALING NEWCASTLE 19120) glass: 1st ½ 20C	1	1
532	post 1800 total sherds: 2 total vessels: 2 Eng ind Chin (post 1800) clay pipe: post 1600	2	2

Statistics

total number of sherds: 12 minimum number of vessels: 10

Stone

~		
context	qty	comments
530	1	decorative architectural fragment:
		post-medieval