The site lay just outside the lines of the various defensive ditches that have flanked the City Wall since Roman times. It was unlikely to have been built up in medieval times but the eastern side of Great Southernhay Lane was developed by the late 16th century. No Scheduled Ancient Monuments were located within the area although it did fall within the boundary of the Area of Archaeological Importance. The extent of disturbance following wartime bombing and redevelopment was not known. No specific sites of archaeological interest have been located but there was some potential for Roman extra-mural occupation, both civil and military. The Civil War defences erected by both armies after 1643, consisting of a series of banks, ditches and covered ways, were also thought to be impacted.

An auger survey, along with test-pits, was carried out in order to evaluate the palaeoenvironmental and geoarchaeological potential of floodplain deposits. The recorded sediments were highly mobile and transient, and probably did not represent a long timescale. It was decided that a more detailed record could be best obtained from an on-site sampling strategy during any further evaluation or mitigation fieldwork.

The evaluation showed that the site had been extensively cultivated from the medieval period to the 20th century. Early plot boundaries in the form of ditches were identified. Pottery and kiln waste provided evidence of the Bovey pottery industry. This material was judged to have potential to provide information on the production and manufacturing methods of this important local industry.