

Redundant Barns, Tackbear Manor, Bridgerule, Devon.

An Archaeological Programme of Works: Historic Building Recording and
Watching Brief



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Redundant Barns, Tackbear Manor, Bridgerule, Devon.

An Archaeological Programme of Works: Historic Building Recording and Watching Brief

for

D & D Homes Limited.

by



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Non-technical summary

Context One Archaeological Services Ltd (COAS) carried out an archaeological programme of works (the 'Assessment') relating to four redundant barns (referred to as 'A', 'B' & 'C') at Tackbear Manor, Bridgerule, Devon (NGR SS 2573 0188) (the 'Site') between August and December 2007. The investigation comprised an historic building survey (the 'Survey') carried out between 2 and 3 August 2007, and monitoring and recording (the 'Watching Brief') of groundworks on 15th December 2007. The project was commissioned and funded by D & D Homes Ltd.

The investigation was requested by the Local Planning Authority (LPA), Torridge District Council on the advice of Ms Ann Marie Dick (Archaeological Officer, Devon County Council Historic Environment Service (HES)) as a condition of granting planning permission for the conversion of the barns to three dwellings (planning reference: 1/0414/2007/LBC).

The archaeological work has recovered evidence for a small area of cobbling to the west of Barn B, however no further archaeological features and no finds were found during the course of the watching brief. It should be noted that all groundworks took place outside of the barns. The barns pre-date 1844, with remnants of cob walling surviving in each, including an original window with splayed jambs in the cob walling of Barn C. This suggests that further cobbing survives, however the barns underwent complete restoration during the early 20th century, during which time the walls were rebuilt or refaced in coursed random rubble. Windows and doorways were reused, many of which are Jacobean in style and may have been derived from the south-east wing of the manor house demolished in 1858. Later modernisation and repair includes the insertion of brick and concrete blocks.

1. Introduction and circumstances of the work

- 1.1. Context One Archaeological Services Ltd (COAS) carried out an archaeological programme of works (the 'Assessment') relating to four redundant barns (referred to as 'A', 'B', 'C' & 'D') at Tackbear Manor, Bridgerule, Devon (NGR SS 2573 0188) (the 'Site') between August and December 2007. The investigation comprised an historic building survey (the 'Survey') carried out between 2 and 3 August 2007, and monitoring and recording (the 'Watching Brief') of groundworks on 15th December 2007. The project was commissioned and funded by D & D Homes Ltd.
- 1.2. The investigation was requested by the Local Planning Authority (LPA), Torridge District Council on the advice of Ms Ann Marie Dick (Archaeological Officer, Devon County Council Historic Environment Service (HES)) as a condition of granting planning permission for the conversion of the barns to three dwellings (planning reference: 1/0414/2007/LBC). In a Brief for Historic Building Recording and Archaeological Monitoring and Recording of Groundworks (DCC2007) issued by Ms Dick to the applicants it was stated:

"In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 8) requires that:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.

The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

The principal objectives of the programme shall be to:

- i) investigate and record any historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development and*
- ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded."*

- 1.3. The request for the archaeological work follows advice given by central Government as set out in *Planning Policy Guidance Note 1 (PPG1), General Policy and principles, 1997* and *Planning Policy Guidance: Note 16 (PPG16)* issued by the DoE in 1990. The recommendation also conforms to Policy CO8 of the *Devon Structure Plan 2001 to 2016* (adopted September 2004) and Policy ENV4 of the *Torridge Local Plan* (adopted July 2006).
- 1.4. This report summarises the topographical, geological, historical and archaeological setting of the site, and presents the results of the watching brief and the building survey.

2. Definition and objectives of the work

- 2.1. Archaeological building investigation and recording is defined by the Institute of Field Archaeologists (IFA) as:

“...a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, inter-tidal zone or underwater.” (IFA rev.1999).

- 2.2. The purpose of archaeological building investigation and recording is also defined by the IFA and is:

““...to examine a specified building, structure or complex, and its setting, in order to inform:

- *the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting; and*
- *to seek a better understanding, compile a lasting record, analyse the findings/ record, and then disseminate the results.”*

- 2.3. An Archaeological Watching Brief is defined by the Institute of Field Archaeologists (IFA) as:

“...a formal programme of observation and investigation conducted during any operation carried out for non-archaeological reasons. This will be within a specified area or site on land, inter-tidal zone or underwater, where there is a possibility that archaeological deposits may be disturbed or destroyed. The programme will result in the preparation of a report and ordered archive.” (IFA rev.1999).

- 2.4. The purpose of a Watching Brief is also defined by the IFA as:

“To allow, within the resources available, the preservation by record of archaeological deposits, the presence and nature of which could not be established (or established with sufficient accuracy) in advance of development or other potentially disruptive works.

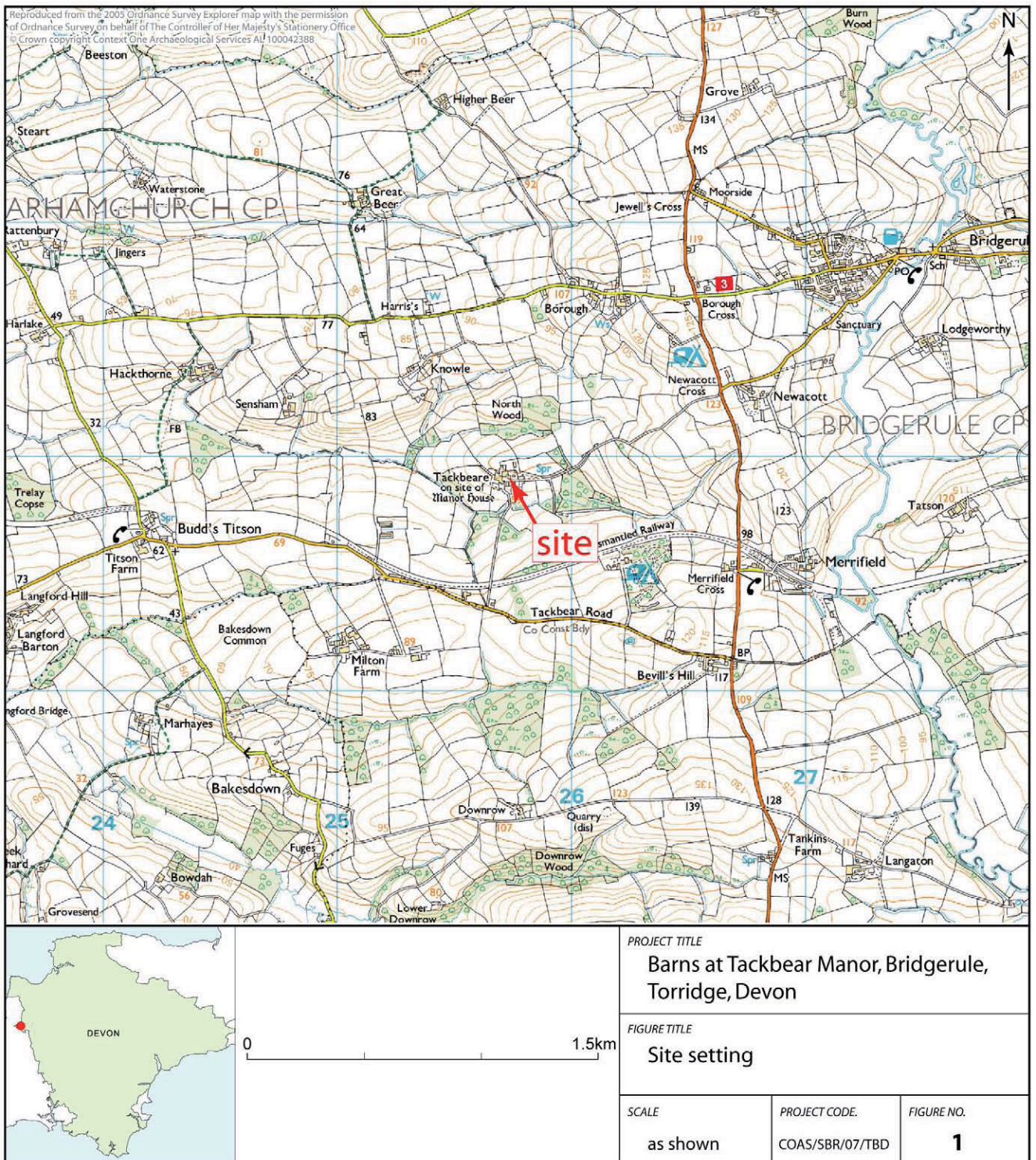
To provide an opportunity, if needed, for the watching archaeologist to signal to all interested parties, before the destruction of the material in question, that an archaeological find has been made for which the resources allocated to the Watching Brief itself are not sufficient to support treatment to a satisfactory and proper standard.” (IFA rev. 1999)

- 2.5. The results of a watching brief are used to:

- produce a record of the location, nature and date of any archaeological remains encountered on the Site;
- add to the knowledge about the previous history of activity on the current site and its surroundings; and
- Provide information to influence planning decisions in the area.

3. Site location, topography and geology

- 3.1. The Site (centred on NGR SS 25730 01880) is situated c. 170m south-west of Bridgerule and just within the Devon border in the very eastern part of the county (**Figure 1**). The Site occupies roughly level ground c. 64m above Ordnance Datum (AOD). According to the British Geological Survey (2001), the underlying geology is of Namurian and Lower and Upper Westphalian. The soils in this area are characterised by freely draining slightly acid loamy soils and slowly permeable seasonally wet acid loamy and clayey soils (Multi Agency Geographic Information for the Countryside (MAGIC), 2008).



4. Historical and archaeological background

Sources consulted

- 4.1. The archaeological and historical background for the Site and its environs has largely been drawn from secondary sources, including a data search of archaeological records held by Devon County Council as part of the Historic Environment Record (HER) and readily available cartographic and documentary sources at the county records office. A search was requested of the HER for an area of 1000m radius centred on the site. The search results were provided by the County Council in PDF format. Eight records were generated for the search area and relate primarily to Tackbear manor house and the post-medieval/modern landscape. In the following text HER records are referred to with the prefix 'HER' followed by its unique numeric identifier. Other specific finds or items of interest are referred to and illustrated in the report as appropriate. Full details of the specified HER are listed in Appendix 1.
- 4.2. The main sources consulted as part of the Assessment are listed in **Table 1** below.

Repository	Source information
Devon County Council HER, Exeter;	Archaeological records pertaining to the Site and its environs.
Devon Record Office, Exeter.	Historic manuscript and printed sources, including: maps; census returns; periodicals and journals; secondary sources.

Table 1. Sources consulted during the Assessment

History of Tackbear manor

- 4.3. There have been numerous variations in the spelling of 'Tackbear'¹, with the earliest – Tacabere – being in Domesday, 1086. Other earlier variations include Tackbeare 1326; Takebeare, 1336; Takebear, 1339; Taikbeare, 1343; Tackeber, mid 14th century; Tackbeare alias Tackere, 1384; Takkebere, Tekebare, Tekebeare, 1447; Tegebere, 1490, 1491 and Teckbear, 1826-7. 'Tackbear' seems to have been favoured from the mid-19th century, although 'Tackbeare' is also in current usage.
- 4.4. As noted above, Tacabere manor is recorded in Domesday, when it was held by Bernard the priest of the Count Mortain. Domesday records that: "The Priest held in demesne ¼ part of a ferling and 1 plough, and the villeins the remaining land. There Bernard had 3 bordars, 14 beasts, 11 sheep, 5 acres of under-wood and 40 acres of pasture." It was worth 7s. (Glubb 1927, 25).
- 4.5. The manor and hamlet of Tackbear are mentioned in documents on numerous occasions from the 14th century onwards (*ibid.*) and it seems reasonable to assume that there was a medieval predecessor to the current manor house on the Site. The location of this building is not known, but may be beneath or adjacent to the present day house and farm.
- 4.6. Lands within the manor were held by two religious houses during the medieval period, although the extent of their holdings in the manor are not known. At the time of writing *Magna Britannia*: volume 3 (Lysons and Lysons 1814) the manor extended into Whitstone,

¹ *An Index to the Historical Place Names of Cornwall.* www.cornovia.org.uk/ihpnc/t.html

Tamerton, and St. Stephen's, Launceston, in Cornwall, and Sourton in Devon. They also note that the manor seems afterwards to have acquired the name of Merrifield (a corruption probably of Mary-field and a reference to the convent of St Mary de Graces: see below). In addition, the descent of the manor is far from clear and it is not until the reign of Elizabeth I that ownership is easier to follow. The nearby church at Bridgerule was served by the brethren of the priory at Launceston before 1300 and they are known to have held land in the manor. It may be that their holdings commenced before this date as land in the manor was returned to them in 1300 or before (*ibid.*). Glubb also states that their holdings are still mentioned in one of their rentals of 1474. Notwithstanding this, the reversion of the manor was purchased by Edward III (1327-1377) and bequeathed in his will as part of his endowment to the Convent of St Mary de Graces near the Tower of London, an act confirmed by Richard II in 1390 (*ibid.*, 27). The manor was then granted to the King's brother, the Earl of Huntingdon, and an annual monetary donation made to the Abbey in lieu of the manor. This was then revoked by Henry IV in 1400 who then granted the premises to the convent.

- 4.7. The manor house (HER monument ref: 7122) dates from the late 16th century and is believed to have been built by Richard Gilbert, originally as an open hall. The manor had been granted to the Gilbert family by Elizabeth I (*ibid.*, 29). A floor was subsequently inserted (late 17th-early 18th century?) to provide an upper storey. New windows were inserted c. 1820 at the same time as the porch was resisted (*reset?*) one bay to the north and a corridor added to the west front; the south-east wing was demolished in 1858 (see changes between **Figures 2** and **3**). The house and farm buildings were subsequently modified in the 20th century – possibly incorporating material from another house – by the then owner Albert de Castro Glubb.
- 4.8. From the late 16th century, the manor descended through the Gilbert line to Samuel, the last male Gilbert who died in 1751. The manor then passed to his daughter, Anna Maria, who married Cotton Amy of Bottreaux castle; their daughter died intestate in 1819. At this juncture, the manor was split in two, passing to the descendants of Grace and Judith Gilbert – sisters of Samuel. One half of the manor was inherited by Colonel Harward JP – a descendant of Grace Gilbert and who allegedly indulged in smuggling, using the manor house as his headquarters – who then purchased the other half from the descendants of Judith Gilbert². The manor in turn passed to his daughter, Emmeline, who married Lewis Hawkey, and resided at Tackbear with their children (see census of 1841 below). The manor was later sold to the Glubbs, who let it with the farm.

Historic maps

- 4.9. There were no estate maps for the manor of Tackbear available at the County Records Office. Small scale county maps of the late 18th and early 19th (e.g. Benjamin Donn's 1 inch to the mile survey of 1765) century provide little useful information of the context, history and development of the site and were not examined in detail. Mindful of this, the first useful manuscript map is the Bridgerule West Tithe Map of 1844. This and other maps consulted during the Assessment are examined in date order below.

Bridgerule West, Tithe Map 1844

- 4.10. The location and arrangement of the buildings represented on this map (**Figure 2**) is broadly similar to what remains today, with the barns grouped to the west and north of the manor house. The buildings to the north of the house clearly represent barns 'A', 'B' and 'C' minus

2 See www.tackbear.co.uk for family tree

more recent attachments/extensions. The building illustrated to the west of barn 'A' and the substantial building to the south of the manor house are no longer extant. The written apportionment that accompanies the tithe map describes, *inter alia*, the owners, occupants and land use at the time of the survey and is summarised for the area adjacent to the buildings in **Table 2**.

Numbers on plan	Name and description of land and premises	State of cultivation
203	Wood	Timber
204	Above Way	Arable
205	(?) Park	Arable
221	Above Town	Pasture
315	Above Town Meadow	Pasture
316	Western Town	Meadow
318	Meadow	Arable – occasionally
319	Orchard	Orchard
320	Homestead	Yard etc.
321	Lawn	Pleasure ground
322	Mowhay	Mowhay
323	Plot	Pasture
324	Orchard	Orchard
325	Fore Park	Arable
325a	Timber in Fore Park	Timber
326	Gipsy's Plot	Pasture
331	Copse & Wood	Timber & waste
332	Barn Meadow	Meadow
333	Garden	Garden
334	Orchard	Orchard
335	Orchard	Orchard
337	Moory(?) Meadow	Arable
339	Copse	Timber

Table 2. Bridgerule West Tithe Map, 1844 - description of land use adjacent to Tackbear Manor House

- 4.11. All of the the above land was part of Tackbear Manor, in effect a mixed farm that ran to approximately 249 acres at the time of the survey. The buildings are not described in detail, although it can be assumed that they accommodated a range of agricultural uses required for mixed farming – barns, granary, cattlesheds, stables and possibly a cider house might be anticipated. A mowhay³ adjacent to one of the 'barns' is recorded. The round extension on the north side of barn 'A' may indicate the location of a horse-engine house. The extensive

³ A regional term for a yard or enclosure containing mows (i.e. ricks or corn or hay) *OED*.

orchards around the farmstead were a common feature of the south-west, with cider being a major part of the agricultural economy – both as a staple of the local diet and as an export item (Beacham 2001, 70). The importance of timber and other wood products in the economy can also be seen in the numerous copses and woods recorded in the survey.

Ordnance Survey 6" 1889 (surveyed 1883) LXI. N.W.

- 4.12. This survey illustrates several changes from the earlier Tithe Map - the range of buildings attached to the south side of the manor house are no longer present and a wing on the south side of the building has also been removed (**Figure 3**).

Ordnance Survey 25" 1906 (surveyed 1833) LXI. 2.

- 4.13. This survey illustrates no major changes from the earlier survey with the exception of an addition/extension to barn 'E' (**Figure 4**).

Census returns, 1841-1901

- 4.14. Contemporary with the maps are the 10-yearly census returns for the period 1841-1901. The resident individuals change through this period, but represent, for the most part, a fairly uniform picture of a tenant farmer and family, along with agricultural labourers and house servants. The census of 1841, however, records Lewis Hawkey, the then owner, and his family (3 sons and 4 daughters) in residence with 4 male agricultural labourers and 3 female (?)house servants. His wife Emmeline (d. 1873) is not mentioned, so was presumably absent from the house on the day of the census. From 1861, the farm was run by the Rogers family – first with William Rogers as head and subsequently, following his death, by his widow Elizabeth. The family was at its largest in 1881 with William and Elizabeth resident along with their four sons, five daughters and William's brother Samuel. The size of the farm is recorded as 250 acres, which accords with the tithe survey almost 40 years earlier.



Figure 2. Extract from Bridgerule West Tithe Map 1842

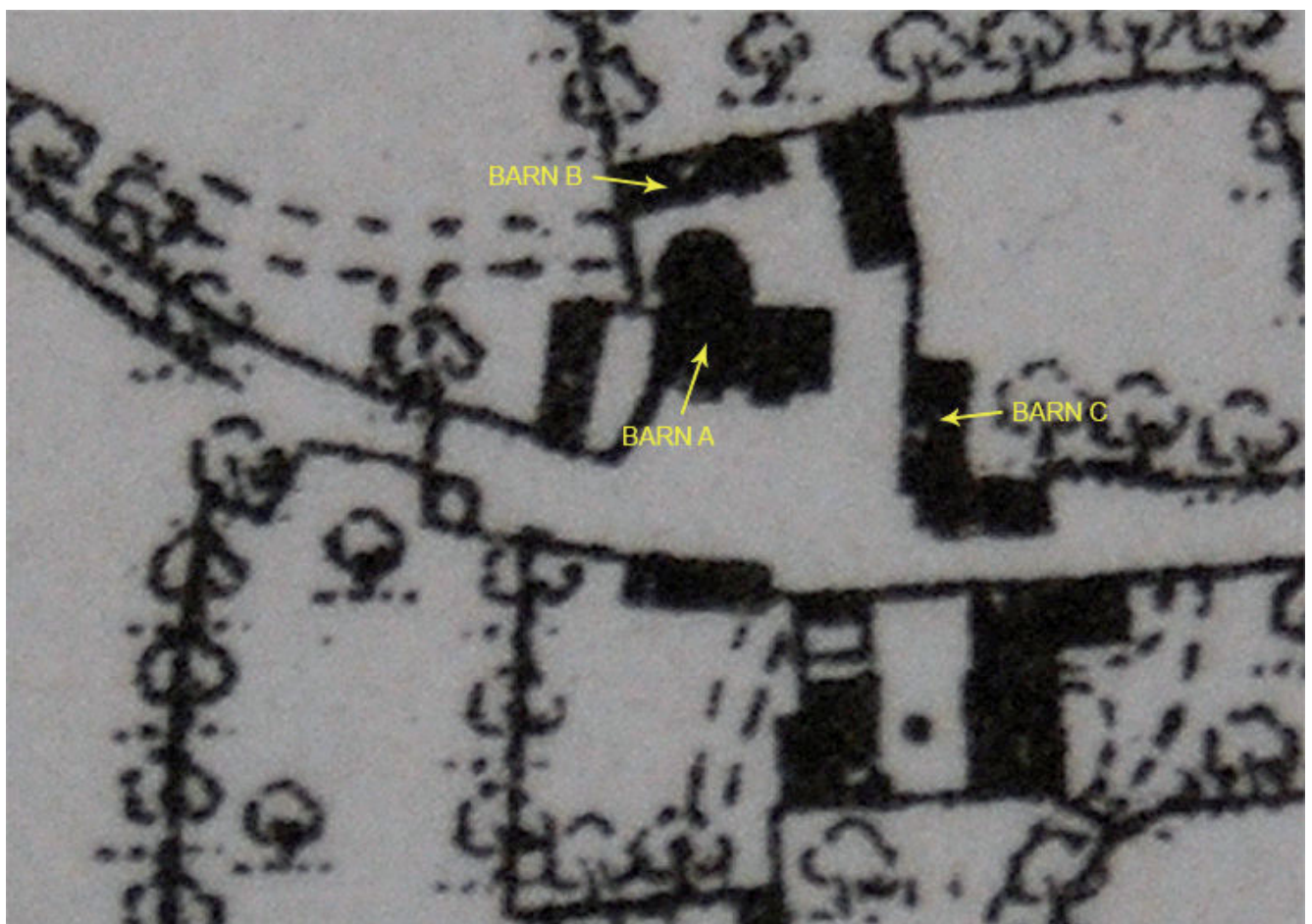


Figure 3. Extract from 6 inch 1st edition Ordnance Survey Map, 1889

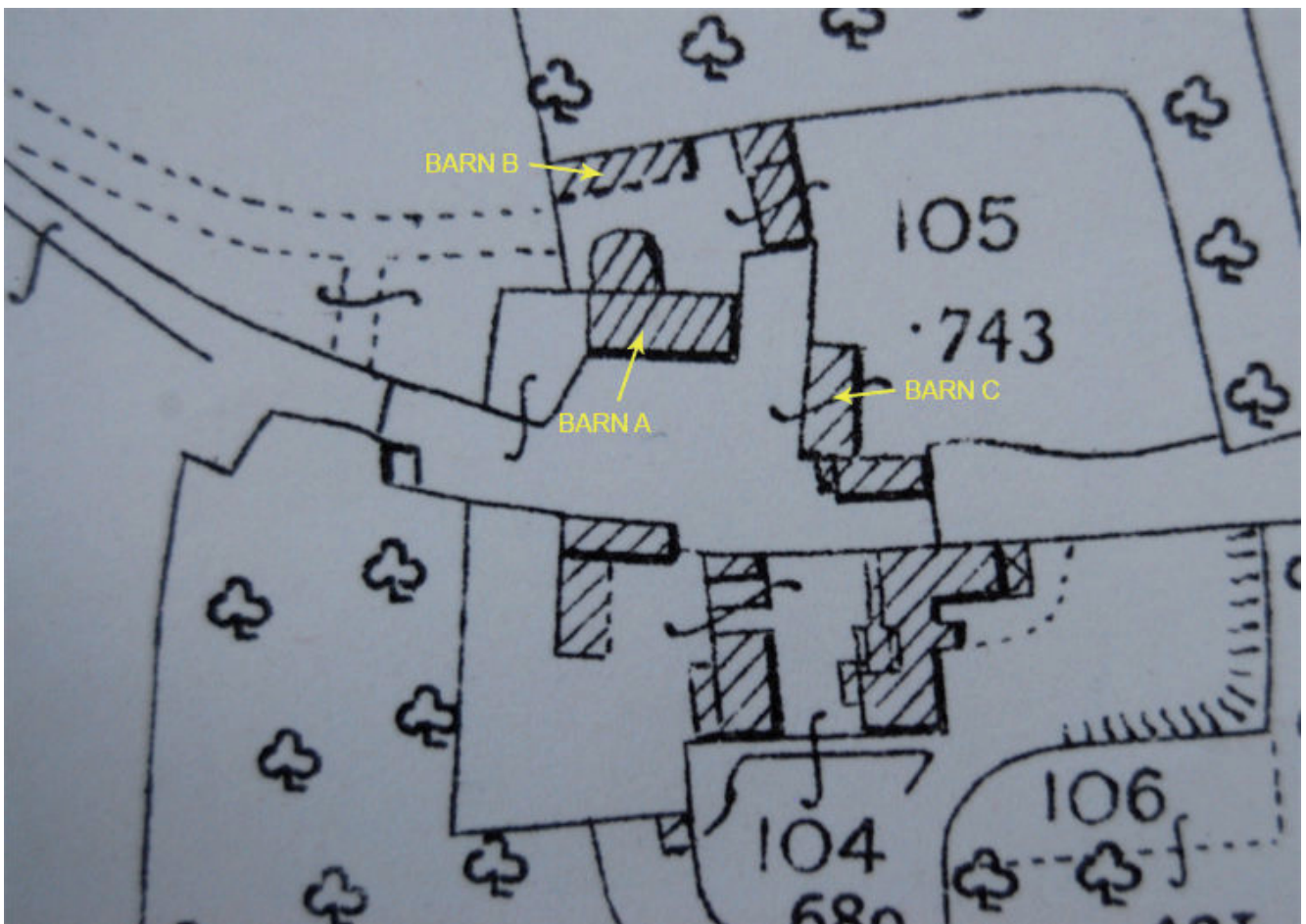


Figure 4. Extract from 25 inch 2nd edition Ordnance Survey Map, 1906

5. Assessment methodology

General

- 5.1. The requirements for the assessment were set out in the Brief for the work prepared by the County Council (DCC2007) (see **Appendix 3**). This stated that:

“The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the deskbased work will be confirmed in consultation with the HES. Any other assessment technique as agreed to be appropriate in consultation with the HES. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

“A record shall be made of the historic fabric of the buildings affected by the conversion. This work shall conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice* - English Heritage 2006 (available on-line at the English Heritage website)...”

- 5.2. The Brief also stipulated that a watching brief was maintained during groundworks in

archaeologically sensitive areas.

The Survey

- 5.3. The survey was carried out to Level 2 as set out in *Understanding Historic Buildings – A guide to good recording practice* (English Heritage, 2006). This states:

“This is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use, but will not discuss in detail the evidence on which these conclusions are 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.”

- 5.4. The suggested scope of a Level 2 survey as set out by English Heritage (2006) is included in **Appendix 2**.
- 5.5. COAS undertook a photographic survey of the interior and exterior of the buildings to record features of historic and architectural significance; this consisted of monochrome contact prints and digital images (see **Plates 1-52**).
- 5.6. Plans, elevations and sections of the buildings provided by the Client’s architect were used as a basis for the recording of structural features of historic or architectural significance.

The Watching Brief

- 5.7. The Watching Brief was carried out in accordance with the *Standards and Guidance for an Archaeological Watching Brief* published by the Institute of Field Archaeologists (IFA) in 1995 (revised 1999). COAS adhered to the *Code of Conduct* issued by the IFA in 1985 (revised 2000), and *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology* (1990, revised September 2000), at all times during the course of the investigation. Current Health and Safety legislation and guidelines were followed on site.
- 5.8. A qualified archaeologist was present on site to monitor major groundworks relating to the development for the purpose of identifying and recording any archaeological features/deposits present.
- 5.9. A written record was maintained of archaeological features/deposits and finds encountered using standard COAS *pro-forma* recording sheets. At appropriate locations across the site, profile sections were recorded using standard COAS *pro-forma* profile log sheets to illustrate the principal stratigraphic and physical characteristics of the deposits encountered. Soil colours were recorded using a Munsell soil colour chart.
- 5.10. A photographic record of the Watching Brief was prepared involving the use of monochrome photographs and digital images. This included photographs illustrating features identified and significant finds discovered. The photographic record also included working shots to illustrate the general nature of the archaeological operation mounted.

6. Results of the survey

The tables below summarise the results of the Historic Building Survey, providing plate numbers for cross-referencing to the photographic record (see **Plate 1-52**) and figure numbers for identifying photograph viewpoints (see **Figure 7**), elevations (see **Figure 5**) and sections (see **Figure 6**). For a phased plan of the barns see **Figure 8**.

Barn A

Element	Observations	Figure(s)/Plate(s)
General	A stone, two storey building under a slate roof with adjoining brick and stone buildings on the northern and western flanks.	5, 6, 8/1-7
Walls	<p>Main barn: Random rubble predominantly of red sandstone blocks with granite ashlar quoins. Exposed cob wall in eastern elevation with re-built brick quoins at NE corner.</p> <p>Northern building: Northern elevation - random rubble predominantly of red sandstone blocks with brick quoins. Western elevation - small area of exposed cob wall in the northern side of the western elevation: remainder repaired with concrete blocks. Western projecting buttress to the north-west corner. Eastern elevation of vertical wooden weather boarding above concrete blocks.</p> <p>Western building: Random rubble predominantly of red sandstone and brick. Partially ruinous.</p>	<p>5, 6, 8/ 1-6, 16, 20-22</p> <p>5, 6, 8/ 1, 3-7, 9, 10, 17-19</p> <p>5, 8/ 1-3</p>
Roof	<p>Main barn: Pitched timber roof with slate covering. Mitred hips at each end and centrally placed gablet on southern elevation with lead valleys. King-post trusses with struts, purlins and common rafters. Tie beams set in wall.</p> <p>Northern building: Common pitched roof with asbestos covering. Eastern gable with wooden weather boarding and western gable of modern brick. Identical roof structure to the main barn.</p>	<p>5, 6/ 1-6, 13, 9-12, 18-21</p> <p>5, 6/ 3, 4</p>
Floors	<p>Main barn: Concrete ground floor removed. First floor bridging joists only, set in wall. Sequence of carpenter's marks on underside of a bridging joist (III, VI, VIII, XII, VIII).</p>	6/ 11-12, 18-21
Openings and Doors	<p>Main barn: South elevation - two doors to ground and first floors: chamfered granite, segmental arch with hoodmould and interior wooden lintel. Ledge and brace stable door. East elevation - ground floor door with granite lintel. North elevation - ground floor doorway with steps leading outside; curved granite imposts support a granite lintel. West elevation - brick and</p>	5/ 1-6, 13, 15, 23

Element	Observations	Figure(s)/Plate(s)
	<p>stone lined doorway with granite lintel.</p> <p>Northern building: Large openings to eaves level in eastern and northern elevations (latter is brick lined); opening lined with concrete blocks in western elevation.</p> <p>Western building: Brick-lined entranceway with granite lintel in southern elevation adjacent to main barn.</p>	<p>5/ 4, 16</p> <p>5/ 3</p>
Windows	<p>Main barn: South elevation - two ground floor hardwood casement windows divided into three frames with integral metal bars, moulded granite hood-moulds and chamfered lintels. The upper windows are smaller but have similar moulded granite hood-moulds, although have segmental arch heads. One window (eastern) incorporates a brace and ledge hardwood shutter. West elevation - first floor hardwood casement window divided into two.</p>	5/ 2, 7, 14, 16
Ornamentation/other features	<p>Main barn: Small carving above first floor doorway of south elevation. Same size as inscription inside the barn above the first floor doorway, reading 'ADC C GLUBB 1905'.</p>	-/ 13

Table 3. Barn A observations

Barn B

Element	Observations	Figure(s)/Plate(s)
General	A one storey building consisting of a north and east range connected at the north-east corner, of cob, brick and concrete blocks under a slate roof.	5, 6, 8/ 24-28
Walls	<p>Northern range: Northern elevation - brick with exposed cob wall towards western side of elevation. Internally, this cob walling is above random rubble walling predominantly of red sandstone blocks. Concrete blocks at extreme western end and in western elevation. Southern elevation - some exposed random rubble beneath render in south elevation and adjoining western range. Concrete blocks towards western end. Northern and eastern ranges are separated by a wooden partition aligned with the south wall of the north range.</p> <p>Eastern range: Northern and eastern elevations - brick. Southern and western elevations - random rubble predominantly of red sandstone blocks with granite quoins.</p>	<p>5, 6/ 24-28, 30</p> <p>5, 6/ 25-27, 32, 33</p>

Element	Observations	Figure(s)/Plate(s)
Roof	Common pitched roof with slate covering. Western gable with wooden weather boarding. Northern range - A-frame trusses with tie beams above wall-plate level. Eastern range - Queen-post trusses with tie beams, collars, purlins and common rafters. Tie beams and rafters set in wall.	5, 6/ 30,32, 33
Floors	Concrete ground floor partially removed.	-/ 30-33
Openings and Doors	Northern range: Northern elevation - central doorway with granite jambs and round-headed granite arch. Southern elevation - rectangular ventilation openings beneath the wall plate, partially covered with wooden weather boarding. Large barn door adjacent to the eastern range, with brick western jamb and granite eastern jamb. Eastern range: Eastern elevation - doorway with granite lintel, partially blocked by concrete blocks. Western elevation - door with granite lintel; central door with granite lintel with a curved recess in the head; wider door at southern end of range with stone lintel.	5/ 27, 28, 31, 32, 38 5/ 26
Windows	Northern range: Southern elevation - small opening at eastern end, consisting of granite block with slightly rounded rectangular hole pierced through. Eastern range: Northern elevation - one small window in gable with granite lintel, and larger window beneath with granite lintel and granite recessed head. Southern elevation - small window in gable with granite lintel and sill, with integral dark granite frame with three narrow slits. Below this is a larger rectangular window. Eastern elevation - central window with granite lintel and wooden frame divided into six panes.	5/ 34, 35, 37 5/ 25, 26, 29, 32, 33, 45, 46
Ornamentation/other features	Northern range - a brick-built feeding trough (manger) extends along the internal north elevation.	-/ 30

Table 4. Barn B observations

Barn C

Element	Observations	Figure(s)/Plate(s)
General	A stone, two storey building under a slate roof with adjoining brick and stone building on the northern flank.	5, 6, 8/ 39-42
Walls	Random rubble predominantly of red sandstone blocks with granite ashlar quoins. Exposed cob wall in northern elevation. Adjoining building to the north has brick quoins.	5, 6, 8,/ 39, 40, 42-47

Element	Observations	Figure(s)/Plate(s)
Roof	Main building - common pitched roof with slate covering. A-frame trusses with tie beams above wall-plate level. Northern building - off centred sloping roof with corrugated iron covering.	5, 6/ 39-42, 49
Floors	Concrete ground floor partially removed. First floor bridging joists and floor boards, with hatch in south-east corner.	-/ 44, 48, 52
Openings and Doors	Main building: Western elevation - wide doorway with chamfered granite jambs and segmental arch. Eastern elevation - brick lined doorway. Northern building - brick lined doorways in eastern elevation and in north-western elevation.	5/ 39, 40, 41, 47, 48, 51 5/ 40, 41
Windows	Main building: Western elevation - window opening above central doorway, with granite jambs and curved head. Similar window at ground level at southern end. Southern elevation - small window in gable. Small granite mullion window at first floor level. Eastern elevation - ground floor window with stone lintel and wooden frame with 2 panes. First floor widow with chamfered granite jambs, sill and lintel. Northern elevation - small ground floor window. Small rectangular window with splayed jambs in cob walling at first floor level.	5/ 39, 41, 42-44, 47, 49, 50-52
Ornamentation/other features	n/a	-/

Table 5. Barn C observations



Plate 1. View 1.



Plate 2. View 2.



Plate 3. View from south-west.



Plate 4. View 5.



Plate 5. View 6.



Plate 6. View 7.



Plate 7. View 9.



Plate 8. View 24.



Plate 9. View 34.



Plate 10. View 37.



Plate 11. View 41.



Plate 12. View 41.



Plate 13. View 2.



Plate 14. View 3.



Plate 15. View 8.



Plate 16. View 10.



Plate 17. View 35.



Plate 18. View 36.



Plate 19. View 38.



Plate 20. View 39.



Plate 21. View 40.



Plate 22. View 42.



Plate 23. View 43



Plate 24. View 35.



Plate 25. View 36.



Plate 26. View 38.



Plate 27. View 39.



Plate 28. View 17



Plate 29. View 23



Plate 30. View 28

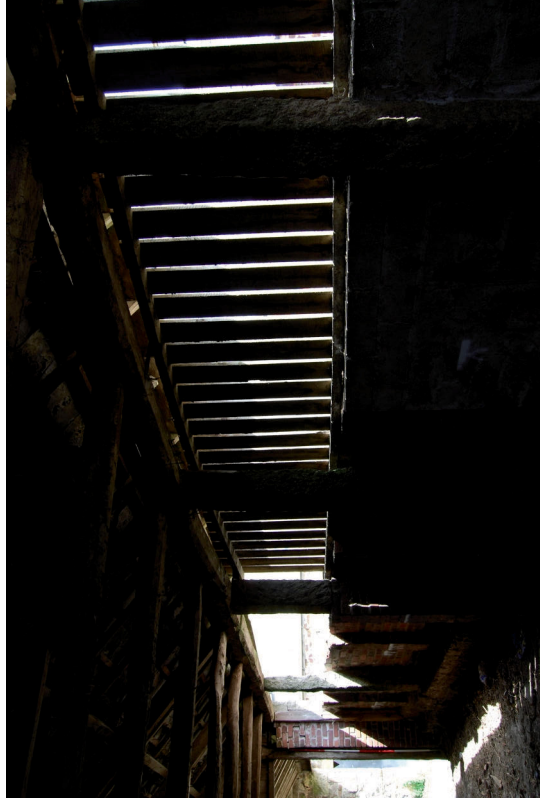


Plate 31. View 29



Plate 32. View 31



Plate 33. View 33



Plate 34. View 26



Plate 35. View 26



Plate 36. View 30



Plate 37. View 32



Plate 38. View 27



Plate 39. View 18



Plate 40. View 20



Plate 41. View 21



Plate 42. View 22



Plate 43. View 44



Plate 44. View 45



Plate 45. View 14



Plate 46. View 15



Plate 47. View 19



Plate 48. View 46



Plate 49. View 47



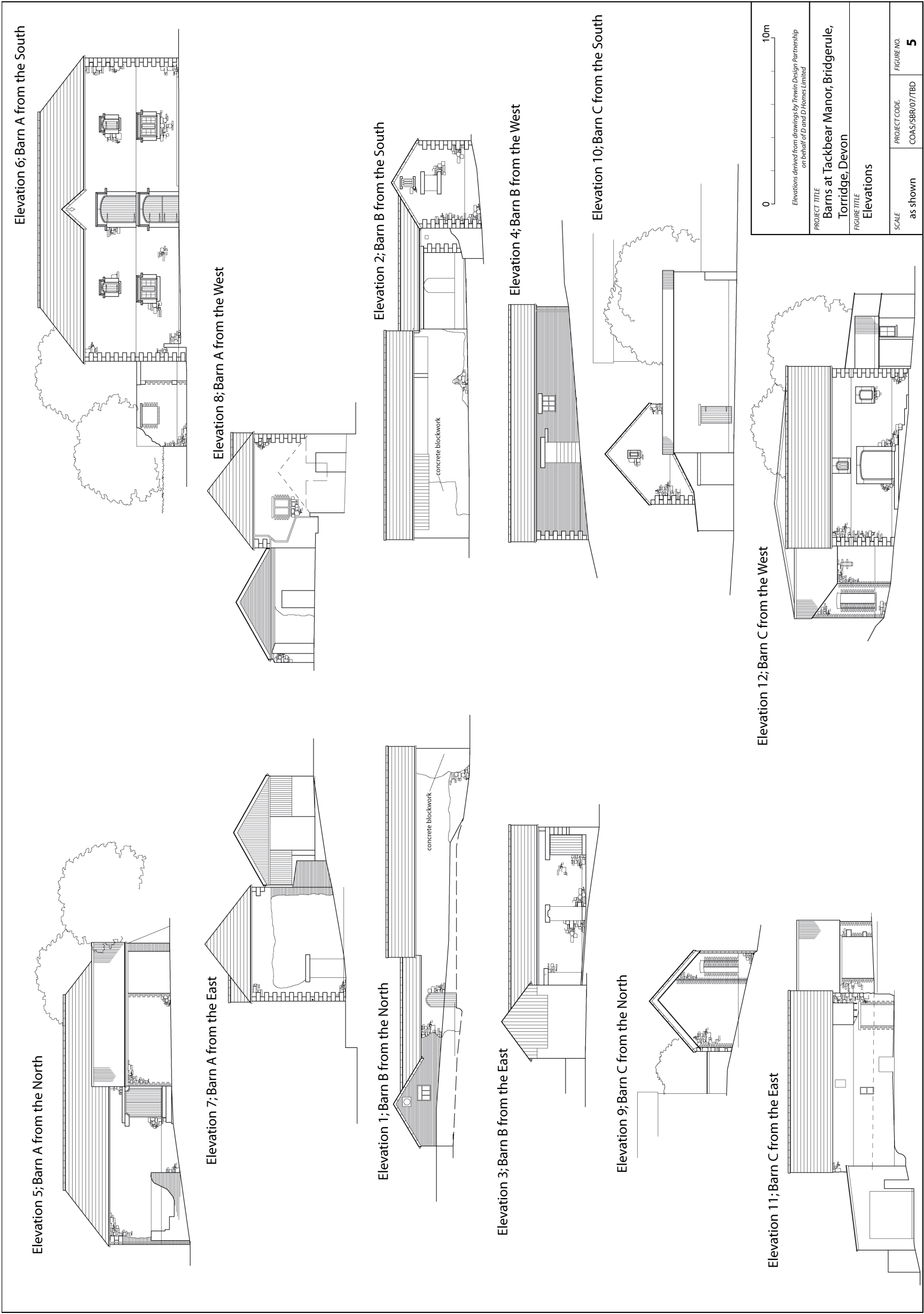
Plate 50. View 48

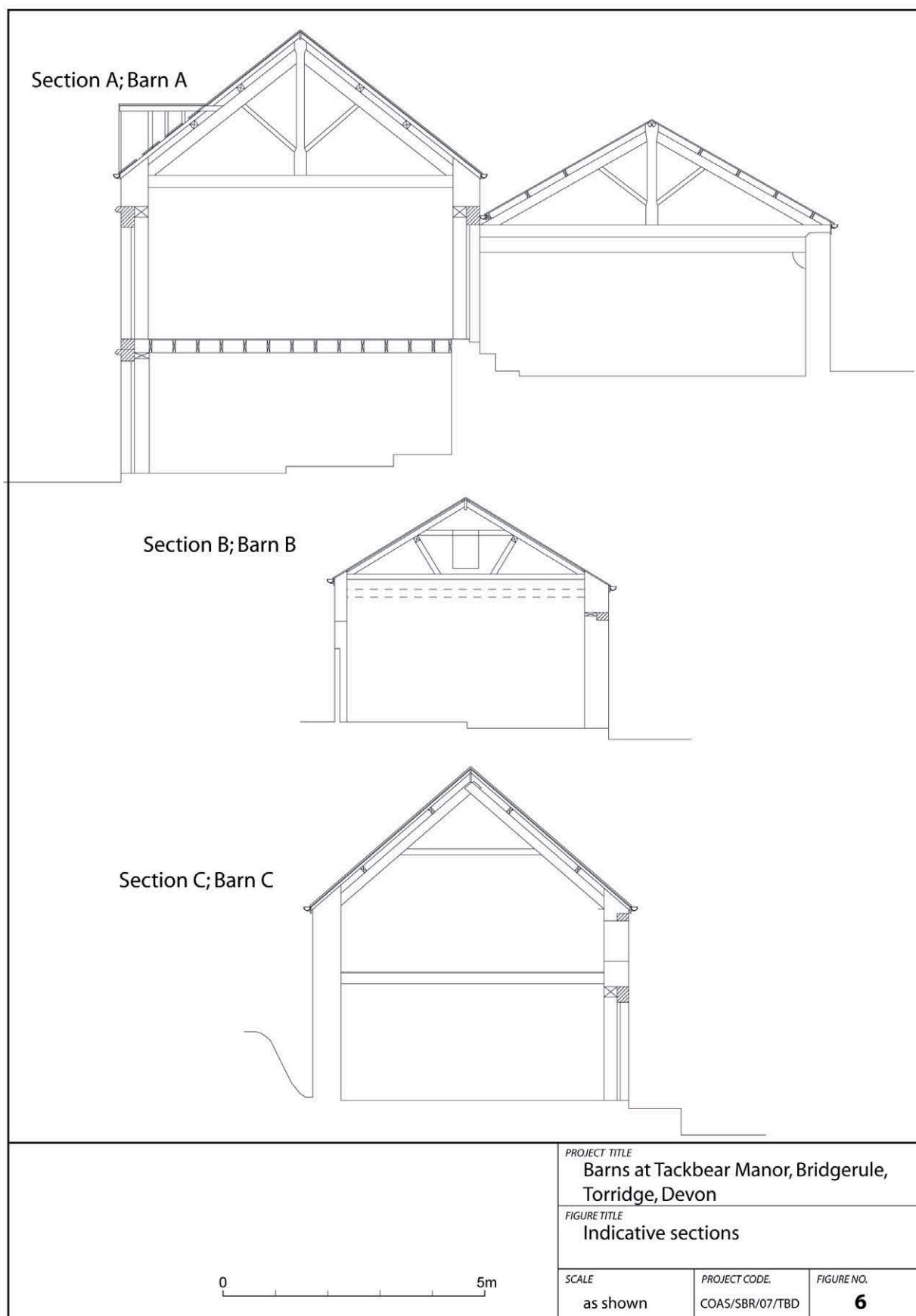


Plate 51. View 49



Plate 52. View 50









7. Results of the watching brief

- 7.1. The deposits and features encountered during fieldwork are described below. Context numbers for cuts appear in square brackets, e.g. [1004]; layer and fill numbers appear in standard brackets, e.g. (1002). Where a feature is discussed, it is referenced with its cut and associated fill numbers.
- 7.2. Discussions with the architects for the project confirmed that there would be no reduction of ground levels within the barns and that substantive groundworks would be confined to utility trenches – effectively defining the scope of the watching brief.
- 7.3. Observation of numerous profiles within the utility trenches indicated that earlier groundworks associated with the laying of the present day concrete farm yard had for the most part truncated any earlier deposits. Representative soil profiles (**Plate 53**) were recorded at three locations, with a generic sequence of concrete (200),(300),(400) over a base of hardcore (201), (301), (401) over natural clay (202), (302), (402).



Plate 53. Profile 200

- 7.4. An area of badly eroded cobbles (100)(101) was recorded to the west of barn 'B'. This consisted of a single layer 0.1m thick of stone cobbles (maximum dimension 0.3m) set into the natural clay (**Plate 54**).



Plate 54. Vertical view of cobble layer (100)

8. The Finds

- 8.1. No artefacts were recovered during the watching brief.

9. Discussion and conclusions

The Watching Brief

- 9.1. During the course of the watching brief, excavation of utility trenches outside of the barns revealed a sequence of modern concrete above hardcore, overlying natural clay. No archaeological finds were recovered, and the only recorded feature was a small area of badly eroded cobbles set into the natural clay to the west of Barn B.

The Historic Building Recording

- 9.2. The earliest recognisable phase of Tackbear Manor barns is represented by the cob walling (Phase 1) present in one wall of each of the barns and in the building adjoining the north wall of Barn A (see **Figure 8; Plate 4**). Cob walling was a traditional Devon building technique from the 14th to 19th centuries (Beacham 2001, 18), providing a broad date range for the barns. However, the presence of these buildings on the Bridgerule Tithe Map of 1844 (see **Figure 2**) confirms they were built prior to this date, and examination of the historic maps shows there has been little alteration to the ground plan with two significant exceptions. The northern and eastern ranges of Barn B are shown as separate buildings on the 1906 OS map (see **Figure 3**), however they are now connected by an extension creating an L-shaped plan. The 1844 tithe map (see **Figure 2**) shows a round structure attached to the north wall of Barn A, while the 1889 OS map (see **Figure 3**) and 1906 OS map (see **Figure 4**) (both based on a survey of 1883) show a larger sub-rectangular building with slightly rounded corners. The round structure

was probably a horse-engine house, an innovation thought to have arrived in Devon after its invention and development in Scotland during the late 18th century (*ibid.*, 68). The location of this building on the higher ground to the north of the barn would have enabled the horse-engine to drive the granary machinery on the first floor of the barn. The round structure was replaced by the sub-rectangular structure and significant re-building was undertaken by Glubb in 1905, although a patch of cob walling in the western elevation survives perhaps from the earlier round structure. The existing building is rectangular, probably a result of recent modernisation although the plan on the 1906 OS map may not be accurate. The use of horse-engines continued into the early 20th century (*ibid.*), however the function of the sub-rectangular/rectangular structure cannot be ascertained. The only possible remains of the horse-engine consist of a beam in the north wall of the engine house (**Plate 9**). Similar beams took the upper bearing of the spindle and held the whole device steady (*ibid.*). Also, there is an in-filling of rubble above a thin wooden (?) plank in the wall between the engine house and the barn (**Plate 10**), which may indicate the position of the drive shaft between the two buildings.

- 9.3. The restorations undertaken by Glubb were extensive (Phase 2): a plaque in Barn A dates the completion of this building to 1905, and as all three barns are of a similar style it can be concluded that the work was of a similar date. Repairs to cob buildings were often in rubble, brick and more recently concrete blocks as it was difficult to repair cob with cob and achieve a proper bond (*ibid.*, 22). Indeed, the barns are predominantly of coursed rubble (local red sandstone); this may be a facing material concealing cob walling beneath. The roofs of the barns are also broadly contemporary with the restoration, as A-frames and king-post trusses succeeded the jointed-cruck roofs commonly used until the early 19th century (*ibid.*, 64). The form of the windows and doorways in all three barns are at odds with the functional purpose of the buildings in which they are sited. There is an original window in the south gable of Barn C (**Plate 50**) with splayed jambs in the cob walling. However, the other doors and window surrounds are of granite, and include a mullion window (**Plate 39**), chamfered, segmental arch doorways with hoodmoulds (**Plate 13**) and windows with hoodmoulds (**Plate 14**). These features are Jacobean and have been reused, perhaps from the south-east wing of the manor house which was demolished in 1858. Indeed, material from this wing was reused in the 1937 western extension of the manor house (HER monument ref: 7122), indicating ready availability. The small ventilation windows (**Plates 29, 34 and 35**) were probably reset from the earlier barn fabric.
- 9.4. The brick walling of Barn B is likely to be later (Phase 3), presumably constructed when the northern and eastern ranges were connected. Some of the quoins and openings of all three barns and adjoining buildings were also of brick, representing repairs perhaps belonging to this phase. Modern repairs were conducted using concrete blocks in the northern adjoining building to Barn A and in Barn B.
- 9.5. Finally, the functions of each barn are quite clear. Barn A is recorded in the HER as consisting of stables on the ground floor with granary above (HER monument ref: 73615). Supporting evidence for this consists of regular socket holes in the first floor bridging joists, presumably for securing the stabling partitions (**Plates 20 and 23**); the first floor doorway would have been used for loading and unloading, with evidence of the horse-engine providing power for the threshing machines. Barn B (Barn C in HER) was a former calf-pen (HER monument ref: 73619), and indeed the manger is still present (**Plate 30**) although the opening in the south wall of the northern range (**Plate 28**) was probably a later adaption as the need for increased

ventilation was recognised in the early 19th century. Barn C (Barn B in HER) was thought to have been a shippon with storage above (HER monument ref: 7122). The hatch providing access to this loft is still present (**Plate 49**).

10. Archive

10.1. The site archive is currently held at the offices of Context One Archaeological Services Ltd and consists of monochrome photographs and digital images in .jpg format, drawn plans and sections of stable drawing film and the written paper record – including context sheets, COAS *pro-forma* profile log sheets and various registers. Arrangements will be made to deposit the archive with the Museum of Barnstaple and North Devon within 12 months following the submission of this report.

10.2. Copies of the Watching Brief report will be deposited with:

D&D Homes

Moorview
Inches
Bodmin
Cornwall
PL30 5LR

Devon County Historic Environment Service

Devon County Council
County Hall
Exeter
Devon
EX2 4QW

10.3. As part of our commitment to public archaeology, an e-report will be available to view online or download as an Adobe Acrobat™ file from the COAS website at www.contextone.co.uk/devon.htm following entry onto the County Historic Environment Record and the Online Access to the Index of Archaeological Investigations (OASIS) where it will become a publicly accessible document.

11. COAS Acknowledgements

11.1. COAS would like to thank Mr Dale for his kind assistance throughout the course of the investigation and Ms Ann Dick (Archaeological Officer, Devon County Council Historic Environment Service (HES)), for curatorial advice.

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- Department of the Environment, 1997**
Devon County Council, 2004
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Brief for Historic Building recording and Archaeological Monitoring and Recording of Groundworks
 Tackbear Manor. *Devon and Cornwall Notes and Queries* XIV 25-30
Code of Conduct, Reading: IFA
Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology, Reading: IFA
Standard and Guidance for an Archaeological Excavation
Magna Britannia: volume 3 – Cornwall.
<http://www.magic.gov.uk>
 Devon maps and Map-Makers: Manuscript Maps Before 1840.
Torridge Local Plan (adopted July 2006)

Appendix 1. Devon Historic Environment Record report for archaeological events within the environs of the Site.

© Devon County Council.

Monument 6

Name: Bridgerule, Tackbear House Cross

Type: Cross **Period:** Medieval

NGR: SS 257 019

Parish: Bridgerule

Class: Religious, Ritual and Funerary

Summary: Socket stone at Tackbear House converted to a trough

Description:

As described by Masson Phillips. (OSA 1977)

Socket stone stands on the lawn at the front of Trackbeare House. Converted into trough. Square at the base, octagonal above, large cushion stops at four angles. Unusual feature is the presence above each stop of a prominent horizontal roll mould, not granite. Origin unknown possible import from Cornwall. 0.43m high, 0.76m wide. (Masson Phillips, E. N. 1954)

Sources:

OSA Card 1977

OSA Card SS20SE2 Unknown

OSA Card SS20SE 6 Unknown

Article in Serial: Transactions of the Devonshire Association (Masson Philips, E.N.) 86. Supplementary Notes on the Ancient Stone Crosses of Devon (Fourth Paper) 1954

Relationships: Associated with MANOR HOUSE 7122

Monument 7122

Name: Bridgerule, Tackbear Manor House

Type: Manor House **Period:** Saxon-Modern

NGR: SS 25740 01882

Parish: Bridgerule

Class: Domestic

Summary: 16th century manor house with 17th-, 18th- and 19th century alterations.

Description:

Manor house, late c16, probably open hall house ceiled late c17 - early c18 when plasterwork added, refenestrated possibly c.1820 when porch resited one bay N, corridor added on W front, 1858 SE wing taken down, improvements including reused material dated 1937 in W extension of NE wing, porch rebuilt and S wall rebuilt after collapse sometime in c20. Early c20 work by Glubb who did much of the internal carving himself. Squared and coursed local stone, granite quoins and dressings, roughcast gable ends, slate roofs, brick stacks in outer bays of main block and at adjoining junctions with wings. Originally U-plan facing E with entrance to screens passage adjoining wing, end bay left of main block, the wing was demolished, the entrance having been moved one bay N, though it is now beside the NW addition of 1930s. E front: 2 storeys, 4 bay main block, 3 bay re-entrant angle, all 12 pane sash windows, ground floor windows under granite lintels; entrance second bay left gabled porch, tablet above, plank inner door with decorative hinges. Two storey one bay addition to NW with reused granite mullioned window under hoodmould and reused hoodmould above blocked doorway.

Interior: complicated by Glubb's improvements which include reused work. Hall with decoration of c.1700, plaster ceiling with oak leaf garland and plaster cornices including angle chimneybreast; entrance hall adjoining with cherub's face in oval and beam embellished by Glubb, square-headed granite lintels opening out of this

room and into adjoining room S; NE wing with plasterwork overmantel containing coat of arms of the Gilbert and Rolle families, strapwork and supporting figures said to date from 1693, modern grate, remains of c18 panelling. Staircase adjoining; resited tudor arch head granite opening, carved beams in 1930s gatehouse addition. Upper floor: NE wing bedroom plasterwork cartouche containing the arms of the Gilbert and Kniveton families above bolection moulded fireplace surround, blocked, inserted flat ceiling cutting top of plasterwork, same in bedroom adjoining where plasterwork overmantel has the winged figure of Father Time pointing to the crown over the head of a diminutive George I on his right, to his left a naked figure thought to be the Old Pretender with a whip over his head slips away. There is a carved framework by Glubb. Moulded plaster cornices to 2 small bedrooms over the hall and former entrance hall. Roof timbers not seen. The house is thought to have been built by Richard Gilbert and the early c19 improvements were by Col George Harwood. (Department of Environment 1989)

Mentioned in Domesday and a mansion from 16th to 18th centuries. Stone built with Tudor remains. Fireplace said to be 12th century.

Detailed description given in DoE list. (Department of Environment 1958)

Tackbear (name confirmed) contains large amount of reused Tudor material, some original and in situ, and some modern items in antique style. Majority believed to have come from a Cornish house demolished in 1930's. The whole is outstanding as an architectural agglomeration rather than a house of original merit. (OSA 1977) Tackbear Manor House, now partly demolished, believed to have been built mainly by Richard Gilbert in 16th century in form of letter E. Remaining features include arms of Gilbert and Rolle in the drawing room and those of Gilbert and Kniveton in a bedroom, as well as some plasterwork. At the time of Domesday it was held by Bernard the Priest of the Earl Mortain. In the time of King Edward held by Aluric. The manor was part of the endowment of the Convent of St. Mary de Graces in the Tower of London in the time of Edward III. Account of the history of the manor. (Glubb, A. de C. 1926-1927) Tackbear manor granted to Richard Gilbert in time of Elizabeth. Owned by the author at the time of his writing. (Glubb, A. de C. 1924- 1925)

Contains scanty external features from the manor house of the Gilbert family. (Pevsner, N. 1952)

Sources:

Historic Houses Register. Bridgerule. (DoE). 1989

Photograph in NMR

Historic Houses Register. Holsworthy RD. (DoE). 1958

OSA Card SS20SE1 1977

Article in Serial, Devon and Cornwall Notes and Queries, Tackbear Manor. Glubb, A. de C. 1927-1927

Article in Serial, Devon and Cornwall Notes and Queries, Epitaph at Bridgerule. Glubb, A. de C.

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OSA Card SS20SE5

Unpublished, Notes on the Parish of Bridgerule. Williams, H.F.F. 1964

Monograph, The Buildings of England: North Devon. Pevsner, N. 1952

Monument 18268

Name: Medieval window from Knowle

Type: Building fragment **Period:** Medieval

NGR: SS 254 024

Parish: Bridgerule

Class: Domestic

Summary: Knowle, Tackbear. A stone window was found while taking down the wall of a cottage at Knowle (no precise location). Probably medieval, originally had a shutter attached to outside.

Description:

Knowle, Tackbear. A stone window was found while taking down the wall of a cottage at Knowle (no precise location). Probably medieval, originally had a shutter attached to outside. (Glubb, A. de C. 1928-1929)

Sources:

Article in Serial Devon and Cornwall Notes and Queries, Stone Window at Bridgerule. 1928-1929 (Glubb, A. de C.)

Monument 36155

Name: Disused quarrying north of Borough

Type: Quarry **Period:** Unknown

NGR: SS 26029 02792

Parish: Bridgerule

Class: Industrial

Summary: Quarries shown on early 20th century mapping.

Description:

An area of overgrown pits shown, and 'Quarry Disused' shown in an adjoining field. (Ordnance Survey 1963)

'Old Quarry', 'Quarry', 'Quarry' shown in three adjoining fields. (Ordnance Survey 1907)

Sources:

Cartographic Ordnance Survey 6 inch Map 1963 (Ordnance Survey)

Cartographic Second Edition Ordnance Survey 6 inch Map 61NW 1907 (Ordnance Survey)

Monument 60496

Name: Whitestone Brick and Tile Works

Type: Brickworks **Period:** Modern

NGR: SS 26237 01576

Parish: Bridgerule

Class: Industrial

Summary: Brick and Tile Works recorded on late 19th century mapping.

Description:

Whitestone Brickworks. Works and chimney recorded. (Ordnance Survey 1963)

'Whitestone Brick and Tile Works' and a clay pit are recorded. (Ordnance Survey 1907)

Sources:

Cartographic Ordnance Survey 6 inch Map 1963 (Ordnance Survey)

Cartographic Second Edition Ordnance Survey 6 inch Map 61NW 1907 (Ordnance Survey)

Monument 73615

Name: Stables and Granary at Tackbear Manor

Type: Stable **Period:** Unknown

NGR: SS2571201919

Parish: Bridgerule

Class: Agriculture and Subsistence

Summary: Former stables, granary and roundhouse of stone construction.

Description:

Barn A. A south-facing two-storey stone and slated barn, formerly stables at ground floor with granary above and a roundhouse on the north side. The principal elevation has distinctive arched granite surround to certain doors and granite mullion windows and a coat of arms in granite, carved by Albert de Castro Glubb, 1905. (Unknown 2006)

Sources:

Report-non-specific Trewin Design Partnership Report. Barns at Tackbear Manor. Statement on the Architectural Importance of the Buildings 2006
 Planning Application Torridge District Council Planning Application. Change of Use of Redundant Barns 2007 (D & D Homes Ltd) 1/0415/2007/FUL

Relationships:

Associated with MANOR HOUSE 7122
 Associated with SHIPPON 73618
 Associated with BARN 73619

Monument 73618

Name: Shippon at Tackbear Manor

Type: Shippon **Period:** Unknown

NGR: SS 2573 0191

Parish: Bridgerule

Class: Agriculture and Subsistence

Summary: Former shippon of stone construction.

Description:

Barn B. West-facing stone and slated barn, principally two storey. Originally a shippon with roof store. Corrugated iron roof. Granite arched doorways and mullion windows. (Unknown 2006)

Sources:

Report-non-specific Trewin Design Partnership Report Barns at Tackbear Manor. Statement on the Architectural Importance of the Buildings 2006
 Planning Application Torridge District Council Planning Application. Change of Use of Redundant Barns 2007 (D & D Homes Ltd) 1/0415/2007/FUL

Relationships:

Associated with MANOR HOUSE 7122
 Associated with STABLE 73615
 Associated with BARN 73619

Monument 73619

Name: Stock Barn at Tackbear Manor

Type: Barnstaple **Period:** Unknown

NGR: SS 25735 01899

Parish: Bridgerule

Class: Agriculture and Subsistence

Summary: Former calf pens of stone, cob and brick construction.

Description:

Barn C. South-facing, L-plan, single-storey building of stone, cob and brick construction. Originally part open calf pens. Distinctive features of granite mullions and arched head doorway.

Sources:

Report-non-specific Trewin Design Partnership Report Barns at Tackbear Manor. Statement on the Architectural Importance of the Buildings 2006
 Planning Application Torridge District Council Planning Application. Change of Use of Redundant Barns 2007 (D & D Homes Ltd) 1/0415/2007/FUL

Relationships:

Associated with MANOR HOUSE 7122
 Associated with STABLE 73615
 Associated with SHIPPON 73618

Appendix 2. Requirements of a Level 2 survey.

“Drawings

1. *Sketched plan, section, elevation or detail drawings (if a more thorough drawn record is not made). Sketches may be roughly dimensioned.*
2. *Measured plans (to scale or fully dimensioned) as existing. These may extend to all floors, or may be limited to one or a few. The latter option may be appropriate, for example, in a town-centre building where upper floors have been little altered but modern retail use has obscured evidence for an earlier form of the ground floor. Buildings with a repetitive structure (such as some industrial buildings) may also be planned on one floor only, but a note or sketch plan should indicate the arrangement of other floors. Plans should show the form and location of any structural features of historic significance, such as blocked doors, windows and fireplaces, masonry joints, ceiling beams and other changes in floor and ceiling levels, and any evidence for fixtures of significance, including former machinery.*
3. *Measured drawings recording the form or location of other significant structural detail, such as timber or metal framing.*
4. *Measured cross-sections, long-sections or elevational sections illustrating the vertical relationships within a building (floor and ceiling heights or the form of roof trusses, for example).*
5. *Measured drawings showing the form of any architectural decoration (the moulding profiles of door surrounds, beams, mullions and cornices, for example) or small-scale functional detail not more readily captured by photography. A measured detail drawing is particularly valuable when the feature in question is an aid to dating.*
6. *Measured elevations, where these are necessary to an understanding of the building’s design, development or function and not more readily obtained by photography.*
7. *A site plan, typically at 1:500 or 1:1250, relating the building to other structures and to related topographical and landscape features.*

Photography

1. *A general view or views of the building (in its wider setting or landscape, if the views noted in 2 below are also adopted).*
2. *The building’s external appearance. Typically a series of oblique views will show all external elevations of the building, and give an overall impression of its size and shape. Where an individual elevation embodies complex historical information, views at right angles to the plane of the elevation may also be appropriate.*
7. *The overall appearance of the principal rooms and circulation areas. The approach will be similar to that outlined in 2 above.*

The Written Record

1. *The building’s precise location, as a National Grid reference and in address form.*
2. *A note of any statutory designation (listing, scheduling or conservation area). Non-statutory designations (historic parks and gardens registers, local lists etc) may be added.*
3. *The date of the record, the name(s) of the recorder(s) and, if an archive has been created, its location.*
6. *An expansion of 4, if appropriate, summarising the building’s form, function, date and sequence of development. The names of architects, builders, patrons and owners should be given if known. The purpose of such an expansion is to describe the building when no fuller record is necessary, to serve as an introduction to the more detailed body of the record that may follow, and to satisfy those users who may need no more than a summary of the report’s findings.”*

Appendix 3. BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF GROUNDWORKS

Location: Tackbear Manor

Parish: Bridgerule

District: Torridge

County: Devon

NGR: SS25730188

Planning Application no: 1/0414/2007/LBC

Proposal: Change of use of redundant barns to three dwellings.

Historic Environment Service ref: ARCH.DC.TO.11756

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of Daniel Duncan of D and D Homes Ltd., with regard to the archaeological works required as a condition of planning consent for the above works at Tackbear Manor.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 8) requires that:

'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

1.3 The principal objectives of the programme shall be to:

- i) investigate and record any historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development and
- ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

1.4 Tackbeare is a Domesday manor, with further documentary references through to 1491. The present Grade II* Listed farmhouse (which lies approximately 20 metres to the south, and does not form part of this application) is a former Manor House of 16th century date, but may occupy the site of an earlier building. The buildings which are proposed for conversion are early 20th century rebuilds of earlier cob and hatch structures. The dates of origin of the original buildings are presently unknown; however, given their association with Tackbear Manor, it is possible that they may have originated in the postmedieval period. Given the documentary references to Tackbeare throughout the medieval period, the possibility of the original buildings having been contemporaneous with a medieval predecessor of the present (16th century) Tackbear house, should also be borne in mind. Although the rebuilding of the 'above ground' elements of these buildings would appear to have been comprehensive, the extent of survival of any original foundations and sub-floor deposits is unknown.

The potential impact of the present proposal upon the historic environment therefore has two elements:

- a) the potential disturbance of any surviving below-ground archaeological deposits relating to postmedieval and earlier activity within and around the buildings by groundworks for re-flooring and services, and
- b) the impact upon the buildings themselves (which a former District Council Conservation Officer is said to have regarded as being worthy of Listing).

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

2. WRITTEN SCHEME OF INVESTIGATION

This document sets out the scope of the works required to record the historic fabric affected by the proposed development and to investigate and record the extent and character of any surviving archaeological deposits affected by the development within the application area and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant to be approved by the HES and the Local Planning Authority.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Desk-based assessment

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the deskbased work will be confirmed in consultation with the HES. Any other assessment technique as agreed to be appropriate in consultation with the HES. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

3.2 Historic building recording

A record shall be made of the historic fabric of the buildings affected by the conversion. This work shall conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described below:

Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are 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. The contracted archaeologist should make themselves familiar with the specification required for each of the recording levels and the detail of the proposed archaeological works should be set out in the Written Scheme of Investigation.

3.3 Monitoring and Recording of Groundworks

Selective monitoring and recording. (present during sensitive groundworks),

Topsoil and all groundworks in archaeologically sensitive areas, as defined and agreed in consultation with the HES, should be removed by 360o tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket, under the supervision and control of the site archaeologist, to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.

3.3.1 Archaeological features will be cleaned and excavated by hand, recorded and fully recorded by context as per the appropriate Institute of Field Archaeologist Guidelines. All features shall be recorded in plan and section at a minimum scale of 1:20, larger where necessary.

As a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature. The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium. Any variation of the above will be undertaken in agreement with the HES.

3.3.2 Spoil will be examined for the recovery of artefacts.

3.3.3 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.3.4 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.3.5 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.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, including their location, description of the historic building fabric, architectural features of interest, below-ground archaeological deposits and artefacts together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.3 A copy of this brief shall be included in the report.

5.4 A copy of the report will be submitted to the Torridge District Council's Conservation Officer - address below.

5.5 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.6 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the HES in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the HER.

5.7 The archaeological consultant shall complete an online OASIS (*Online Access to the Index of archaeological investigationS*) form in respect of the archaeological work.

5.8 Publication

Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

6. PERSONNEL

6.1 Staff must be suitably qualified and experienced for their project roles. All work should be carried out under

the control of a member of the Institute of Field Archaeologists (IFA) or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

6.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

6.3 The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

7.3 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

8. CONTACT NAME AND ADDRESS

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