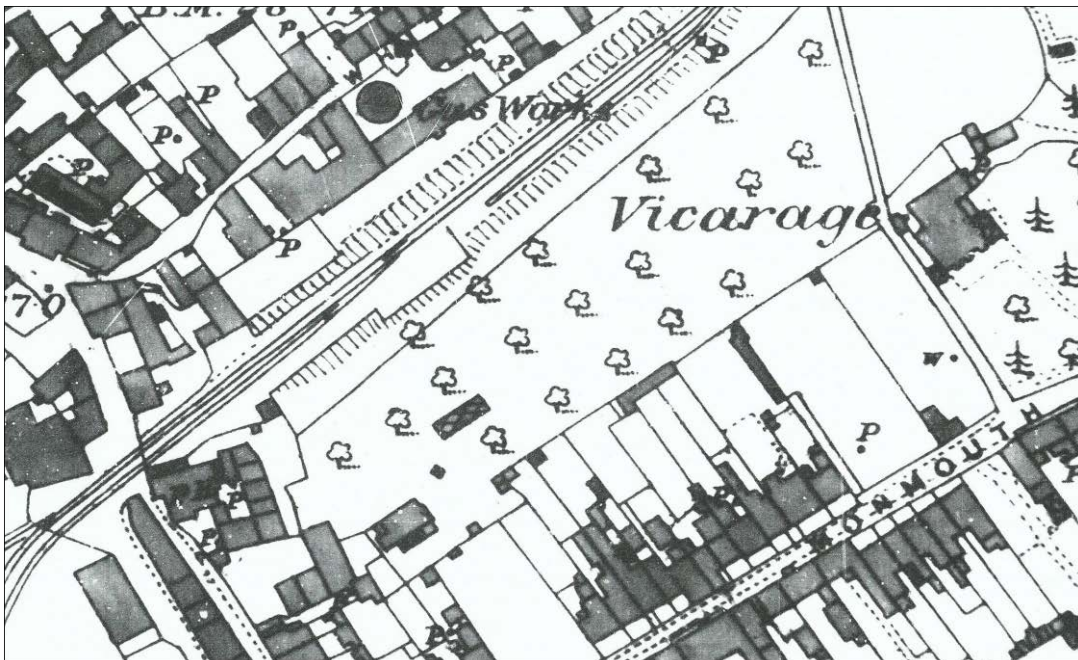




OAKFORD
ARCHAEOLOGY

**Historic building recording and archaeological
monitoring and recording at Quay Gardens,
Monmouth Avenue, Topsham**



on behalf of
Mr Wyn Davies

Report No. 14-07

Project No. 1157

June 2015



OAKFORD ARCHAEOLOGY

Archaeological Groundworks and Historic Buildings

44 Hazel Road,
Wonford,
Exeter,
Devon,
EX2 6HN
tel: 07834 591406
e-mail: info@oakfordarch.co.uk
web: www.oakfordarch.co.uk

AUTHOR

MFR Steinmetzer

CONTRIBUTIONS

L Browne & RW Parker

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1. INTRODUCTION

This report has been prepared for Mr Wyn Davies and sets out the results of an archaeological building survey and monitoring carried out by Oakford Archaeology (OA) in between June and September 2014, at Quay Gardens, Monmouth Avenue, Topsham (SX 9668 8785). The work was carried out as a condition of listed building consent (13/3516/07) granted by Exeter City Council for the refurbishment and repairs to the barn to use as an Annex and store.

1.1 The site

The main house is a Grade II Listed Building which lies a short distance to the southeast of the historic core of Topsham (Fig. 1). The barn is also Grade II Listed Building (1239754) and described as dating to the 17th century, built of cob, brick and stone with slate roof, and measuring about 40 feet by 20 feet. The archaeological work was commissioned by the current owner of the property, Mr Wyn Davies, in advance of the complete refurbishment of the barn which had become dilapidated and in need of a sympathetic new use. Refurbishment works involved the construction of a supporting iron frame inside the building and new facilities.

1.2 Geological background

The site lies on an outcrop overlooking the River Exe. The geology of the area is Breccia of the Dawlish Sandstone Formation. The overlying alluvial sequence is 4th river terrace deposits, blanket head and regolith, older head, and 3rd river terrace deposits (BGS 1995).

2. AIMS

The aims of the projects were to preserve by record any historic building fabric, architectural detail or buried remains that was to be obscured, removed or otherwise affected by the development, and to disseminate the results of the investigation by appropriate reporting and deposition of the archive in a public repository, either online with the Archaeological Data Service (ADS) or with the Devon Heritage Centre (DHC).

3. METHODOLOGY

The work was undertaken in accordance with a Written Scheme of Investigation prepared by OA (2014), submitted to and approved by Exeter City Council under the planning condition, prior to commencement on site. This document is included as Appendix 1. Guidance on the scope of work required was outlined by the ECCAO in an e-mail dated 20-09-2013.

3.1 Building survey

Recording of the buildings was undertaken in June 2014 by a historic building specialist (Richard Parker) in accordance with specifications applicable to Level 3 in the English Heritage 2006 document *Understanding Historic Buildings: a guide to good recording practices*. The building recording consisted of:

- A detailed written description of the buildings and more general record of the main building.
- A detailed photographic record of the buildings in colour (digital) format, and basic record of the main building.

- A limited drawn record of the buildings, consisting of annotation of, and additions to, the architect's 'as existing' plans and elevations, to show the locations of any fixtures and fittings, building breaks, blocked openings or architectural detail.

3.2 Watching brief

The aim of the watching brief was to preserve by record any surviving below-ground archaeological artefacts or deposits exposed by the proposed development, and to allow further recording of any new exposures in the built fabric made during the course of the works. An archaeologist was therefore present during all the relevant groundworks, particularly the reductions in ground level within the barn. The excavations were observed down to the formation level of the new floors when, due to the absence of any significant archaeological deposits likely to be affected, monitoring was abandoned.

4. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

4.1 General background

In 2000 a small defended Roman base was investigated on the east bank of the Exe at Topsham School, suggesting that Topsham had developed as a port serving Exeter in the 1st century AD.¹ In addition prehistoric activity has been identified within the town over the course of the 20th century.²

Little is known of the development of Topsham in the immediate post-Roman and early Saxon period. The manor of *Toppesham* was granted to the monastery of St Mary and St Peter in Exeter by King Athelstan in 937 and the gift was later confirmed by Bishop Leofric.³ Confiscated by Earl Harold and taken back during the Norman reorganisation of the land holdings following the Conquest the village of *Toppysham* and its land were held by King William⁴. The manor was granted to the Redvers during the reign of Henry III (1207-1272), and subsequently passed to the Courtenay's, and the construction of a weir in 1284 prevented ships from reaching Exeter. This ensured that Topsham became a flourishing port for Exeter's expanding cloth trade throughout the 16th-18th centuries,⁵ and to a lesser extent the sugar trade.

4.2 Quay Gardens

The property is first mentioned in the land tax assessment of 1826 when Thomas Lodge Esq. is listed as the proprietor, although it is unclear whether the property was leased at the time, and is subsequently shown on Troake's 1836 map of Topsham (Fig. 2). Following his death Thomas Lodge's will, proved by the Prerogative Court of Canterbury and dated 9th April 1827, mentions his wife Judy Lodge but gives no specific details of the land held. Little is known about the Lodge family, Thomas is listed as a subscriber in the first edition of Count Gustavus Adolphus Gyllenborg 1822 'A Natural and Chymical Treatise of Agriculture', while Judith, originally from Birstall in Yorkshire, is mentioned as being part of the gentry in Pigot's 1830 Directory for Devon.⁶ By 1829 the house and gardens were leased to D P[B?] Luckey.

¹ Sage 1999.

² Jarvis, K. & Maxfield, V. 1975.

³ Hoskins 1954.

⁴ Thorn and Thorn 1985, 1.44.

⁵ Hoskins 1954.

⁶ Pigot's directory of Devon and Cornwall 1830 DHS reference: sx380.1025/WES/1830

The tithe survey of Topsham parish took place in 1842, revealing that the property was still in the ownership of the Lodge family. The map clearly shows the main house and a large building to the south (Fig. 3). The buildings, along with the large garden to the west were occupied by Edward Smallbridge⁷. The property remained in the ownership of Judith Lodge throughout the 1850's.^{8 9} Following the listing of Judith Lodge's death in the Civil Registration Index for the March quarter 1863 in St Thomas, Exeter, the property is listed under her executors. As she had two unmarried daughters who survived her, it is possible that Quay Gardens remained part of the estate.

By the early 1870's Quay Gardens had passed to Henry Coles. The 1871 census provides the following description of the site and its occupants 'Quay Gardens: Henry Coles, 33, married, market gardener, born in Topsham, living with Ann Coles, 30, market gardener's wife, born Topsham and James, son, born in Topsham'. The next group of land tax assessments (1878-81) suggest that Henry Coles owns and subsequently rents Quay Gardens, having sold the property to Mary Kienzly, widow of the late John Kienzly of the Lord Nelson Inn, Topsham. Kelly's 1883 Directory lists Henry Coles in the High Street where his son James was also a market gardener.

The area was mapped by the Ordnance Survey in 1888, when the property was shown in the greatest detail thus far (Fig. 4). The western end of the site remained a garden. The property was leased throughout the 1880's and 90's to George Underhill, listed in the 1891 census as George Underhill aged 39, Market Gardener and Mason, and wife Hannah aged 39.

In July 1897 a description of the house appeared in the Devon and Exeter Gazette when in addition to the main house the advertisement described the barn, greenhouse and orchard: "Re KEINZLEY, Deceased ... Lot 1 – All that Freehold Brick and Slated Dwelling House with barn or workshops, green-houses and productive fruited and market gardens known as "The Quay Gardens" at Topsham close to the Quay and Strand with entrances through the Steam Packet Inn yard and also from the Station footpath near the Vicarage, as occupied by Mr George Underhill on lease for 14 years from Christmas 1885. The house contains porch, hall, larder, parlour, kitchen, scullery, coal-house, greenhouse and 3 bedrooms. The barn is a spacious slated building suitable for stabling, cow houses and workshops. There is a pump with good supply of water, pigstye, and closet: and the land ... is profusely planted with excellent fruit trees and bushes of assorted choice sorts and the whole from its accessible situation, adjoining the railway and town forms a most desirable and improving holding".¹⁰ In addition, Quay Gardens appeared in a list of properties sold in the *Exeter & Plymouth Gazette* on 27th August 1897.

⁷ Topsham parish tithe apportionment No 241.

⁸ History, Gazetteer and Directory of Devonshire by William White, 1850

⁹ Post Office directory of Devonshire edited by E.R. Kelly (DHS reference s380.1025/DEV/1856)

¹⁰ **1861 census:** High Street, Topsham, John Kienzley (Kunzly) aged 37, Innkeeper, born Baden, Germany, British Subject. Wife Mary aged 41 born Otterton, Devon. Theresa and Emily Kienzley born c.1854 and 1859 in Topsham, Devon. **Western Times** 16th March 1869: Castle At Exeter: John Kienzley of the Lord Nelson Inn, Topsham. **National Probate Calendar:** John Kienzley, late of Topsham ... innkeeper, deceased, who died 2nd May 1870 at Fore Street, Topsham ... Mary Kienzley ... widow the Relict sole executrix. **Civil Marriage Index:** Emily Maria Kienzley marries George William Harding, Exeter Registration District, March quarter, 1880. **National Probate Calendar:** Kienzly, Mary of 21 High Ousegate, York, widow, died 9th January 1897 Administration York 19th July to Emily Maria Harding, wife of George William Harding. Effects £45.18s

The 1901 census revealed that Quay Gardens had been purchased by “William Hy Edds, head, aged 35, married, Gardener not domestic, working on own account, at home, born Countess Weir. Frances Edds, wife, aged 29, born Membury, Somerset. Also Elsie (7), Edith Maud (6), and William F (1) all born in Topsham”.

The property remained remarkably unaltered throughout the early 20th century, as is evidenced by the 1904 Ordnance Survey map (Fig. 5). By 1911 the census information for Quay Gardens shows “William Henry Edds, aged 45, married 19 years, children born and living: 6, market gardener, working at home on own account [self-employed, not employing anyone]. Living with wife Frances, Elsie and Edith, and Gordon Maurice aged 3 months”.

The *Exeter & Plymouth Gazette* of 2nd Feb 1940 carried the Obituary of William Edds reporting that “in former years, he carried on a business as a market gardener”. Quay Gardens remained in the possession of the Edds family until Gordon Maurice died there in 1999. Locally, the market garden is remembered as continuing beyond William Henry Edds’s death in 1940.

5. THE BUILDING SURVEY

5.1 Introduction

The barn (Fig. 6) is a small structure measuring approximately 12m long, and is aligned east/west (Pls. 1-2). Dating to the 17th century, the building is constructed of cob above Heavitree breccia footings. It is situated to the south of the main house. A site visit prior to the refurbishment of the building permitted closer inspection of the historic building fabric of the barn, and allowed the identification of areas that contained original features and areas where these had been replaced. Although the barn has been greatly altered it nevertheless retains features dating from the 17th and 18th centuries.

5.2 The barn

EXTERIOR

North elevation

The north elevation (Fig. 7, Pls 3-8) of the barn looks onto the main house, and would probably have been its principal elevation. The barn is accessed through a large rectangular opening. There was no evidence of the original door arrangement, and the current doors consist of woodchip boards. The eastern end of the opening had been rebuilt in brick, while the western end consisted of roughly squared sandstone and breccia.

The lower part of the eastern elevation consists of footings of Heavitree breccia, surmounted by brown cob walling rising to eaves level. A small band of cob immediately above the breccia has been refaced with small limestone rubble and waterworn pebbles set in light pink lime mortar. At the eastern end of the north wall the cob has been cut away and rebuilt using brick, small limestone rubble and sandstone set in mid orange lime mortar with lime flecks. A reused 17th/18th century casement window with two saddlebars and the remains of the fixed light above the transom has been inserted into the rebuilt masonry in the 18th or 19th century.

At the centre of the elevation is a 20th century opening, consisting of a simple timber frame and brick sill. Directly underneath the cob has been repaired with a small patch of 20th century bricks.

The western end of the building has been rebuilt in limestone rubble and 19th century bricks with breccia quoins bonded with a sandy light-brown mortar containing lime flecks. This represents the rebuilding of the western wall, possibly as a result of structural failure. A simple 19th century reused 2-light sash window with timber lintel had been built into the wall.

West elevation

This was formerly one of the two gabled elevations of the barn. It has been severely altered and no early fabric remains. The main elevation (Pls. 3-4) has been rebuilt with 19th century brick, roughly squared sandstone blocks, small limestone rubble and breccia quoins, while the gable has been built-up with timber panels, infilled with 19th century bricks, and may represent a further phase of rebuilding.

South elevation

The south elevation (Pls 9-10) is almost entirely concealed by foliage and, in part, by modern buildings on this side of the barn. The wall is largely cob-built, with traces of 19th century brick and limestone rubble patching. At the centre of the elevation is a later opening, blocked with late 18th-early 19th century brick. A further opening in the west part of the wall has also been blocked using grey limestone rubble, and probably represents a later doorway. A shallow buttress, composed of limestone rubble, forms part of the later blocking. This elevation was not recorded in any detail during the current works.

INTERIOR

North elevation

The internal elevation (Fig. 8, Pl. 11) repeats the construction of the exterior. The eastern part of the elevation is constructed of cob above Heavitree stone. A single redundant cruck chase now infilled with brick is visible in the walling. This was the location of a cruck post supporting the original roof, which was buried in the cob wall of the barn. An irregular band of cob immediately above the breccia has been repaired at various times with patches of limestone rubble and brick.

At the centre of this part of the elevation is a large 20th century window, while an elaborate late 17th/early 18th century casement from a late 17th century mullioned-and-transomed window was inserted in the 18th or 19th century. This consisted of an upper fixed light with saddle and stanchion bar and lower casement with two saddlebars and the original turnbuckle with fleur-de-lys terminal. This may have been reused from the main house.

The western part of the elevation is built of 19th century brick, roughly squared sandstone blocks and small limestone rubble. The masonry is bonded with a sandy light-brown mortar containing lime flecks. There is a 19th century 2-light sash window in this elevation with a reused wooden lintel with a stepped run-out stop and 12 holes for rod laths. Immediately above the window were four square sockets probably relating to a 19th century galleried structure.

South elevation

The elevation (Fig. 9, Pls. 12-16) is of richly-coloured brown cob above Heavitree breccia footings and contains signs of blocked openings suggesting ground-floor windows and a doorway. The elevation exposed a further two redundant cruck chases now infilled with small waterworn pebbles set in light grey lime mortar. A single jointed cruck post survived buried in the cob wall immediately to the west of the blocked doorway. This had been sawn off at

eaves level prior to the construction of the later roof, providing a small glimpse of the original roof arrangement.

The large doorway located towards the western end of the elevation has been blocked with grey limestone rubble and occasional volcanic trap fragments set in a soft orange pink lime mortar. The simple wooden lintel is directly surmounted by the original cob fabric, suggesting that the doorway is part of the primary construction of the barn. It is possible that the doorway may have served as a winnowing door.

A small area of exposed dark brown cob at the western end of the elevation may suggest the line of the return for the original west wall.

The cob at the eastern end of the building has been replaced with angular blocks of large mixed grey limestone and some breccia rubble set in a very soft pink lime mortar with lumps of lime and breccia fragments. Excavation of the barn floor has shown that this sits on top of the original breccia footings. This masonry is likely to represent the construction of the neighbouring property. This was in turn surmounted by 18 or 19 courses of 18th century brick, contemporary with the eastern elevation, suggesting that the neighbouring building was heightened at this date, and an additional rear range built. It is likely that in response to this the original roof arrangement consisting of jointed crucks was replaced with a tie-beam structure resting on timber pads set into the cob capping. Three of these pads were identified in the south elevation, while a simple rafter extended the roof to the east. This roof was itself later replaced in the 19th or early 20th century. A small area of cob repair, consisting of small limestone rubble set in dark brown clay mortar with lime flecks, is likely to be contemporary with the rebuilding of the eastern end of the barn at this date.

At the centre of the south elevation is a later opening blocked with late 18th or early 19th century brick and a simple wooden lintel. The packing above the lintel would suggest that the window is a later insertion into the primary cob fabric. A small splayed opening, blocked with limestone, sandstone and breccia rubble, at the western end of the elevation may also be a later addition.

Immediately level with the centre of the windows were three square sockets probably relating to a 19th century structure, while the cob has been repaired more recently with patches of 19th or 20th century brick.

East elevation

This elevation (Fig. 10, Pl. 17) presents a unified appearance, being built of 71 courses of 18th century brick with no recognisable bond over Heavitree breccia footings. The brick is likely to represent the construction of the rear range of the neighbouring property. Surviving within the masonry are elements of the 18th century roof arrangement, including the ridge plate and a rafter, suggesting that the roof was slightly lower than it is today.

Two rows of four roughly rectangular sockets remain, possibly representing surviving elements of a loft space.

West elevation

The west wall (Fig. 11, Pl. 18-20) of the building has been completely rebuilt in the 19th century. The lower elevation has been rebuilt with 19th century brick, roughly squared sandstone blocks, small limestone rubble and breccia quoins, while the gable has been built-

up with timber panels, infilled with 19th century bricks, and may represent a further phase of rebuilding.

Five roughly rectangular sockets may represent surviving elements of a galleried structure.

The roof

The roof structure (Pl. 21) over the barn is gabled at either end and slated. The roof consists of three king post trusses, with a single level of cleated purlins on each side. These trusses divide the roof space into 4 roughly equal bays, each approximately 3m wide. The feet of the main trusses at the eaves rest on the top of the cob of the north and south walls. The common rafters continue to a ridge plate. To compensate for the additional height at the eastern end of the south elevation six rafters, including three augmented rafters were added to the roof. This is likely to be a 19th or early 20th century rebuilding of an earlier roof.

6. THE WATCHING BRIEF

The watching brief (Fig. 12) was maintained during subsequent trenching on site (September 2014). This included the internal floor reduction and excavation of a service trench between the existing house and the front of the barn.

The reduction of the internal ground level was monitored and the reduced area was excavated to a depth of approximately 0.5m deep. Underneath the existing cobbled floor the groundworks revealed large areas of 19th century disturbance in the central and eastern parts of the barn. This contained frequent slate and coal fragments, as well as 19th century blue-and-white transfer ware. Truncating this disturbance were two postholes, located central to the eastern elevation and possibly the remains of a 19th or 20th century partition.

At the western end of the barn five postholes, with the timbers still *in-situ*, likely represent the remains of a galleried structure, dating to the 19th-20th century.

A new service trench was excavated over a distance of approximately 20m between the existing property and the front of the barn. This was excavated to a depth of 0.4m below modern ground level. This exposed a simple soil sequence of topsoil above subsoil and no archaeologically significant deposits or finds were exposed.

7. DISCUSSION

Phase I The primary building (17th century)

In its original form, the barn had a simple rectangular plan with thick walls of cob and stone on all four sides and open to the roof under jointed cruck trusses. A large door located in the north elevation would have provided access to the barn for carts, while a doorway on the opposite side may have functioned as a winnowing door, providing a draught to drive away the chaff during threshing. The barn may therefore have originally functioned as a threshing barn.

Phase II Alteration (early 18th century)

In the early 18th century the barn underwent small alteration when the neighbouring property was built. Evidence from the south elevation would suggest that part of the eastern end was demolished and rebuilt with rubble masonry on the line of the existing wall.

Phase III Rebuilding (*18th century*)

The development of the barn at this period displays a history of widespread alterations. When the adjoining property was extensively remodelled with the insertion of an additional floor and a rear range, the stone wall was heightened and the entire eastern elevation was rebuilt in brick. Following this extensive rebuilding the roof structure was entirely replaced at this period with a tie-beam structure resting on timber pads. This has not survived.

It is possible that a number of windows were inserted into the north and south elevations at this time, including a late 17th/early 18th century casement from a mullioned-and-transomed window, to provide extra lighting.

Phase IV Alterations (*19th century*)

The barn was further altered in the 19th century. The west and parts of the north elevation were rebuilt in stone rubble and a window was provided in the north elevation, while the gable was rebuilt with timber panels, infilled with bricks. Throughout the barn the earlier openings in the south elevation were blocked, including the doorway, possibly reflecting the construction of neighbouring properties.

This period also saw a change in the use of the barn. The threshing barn seems to have been sub-divided by the addition of partitions and galleried structures. This implies a greater emphasis on storage and utilitarian use, and suggests that the estate had moved away from active farming by this time.

The current king post truss roof over the barn is a 19th century arrangement, set into the rebuilt west end of the barn.

Phase V Later alterations (*modern*)

By the 20th century the barn was in decline. Areas of cob were repaired and a modern window inserted into the north elevation.

8. CONCLUSION

Quay Gardens is an important historic barn within Topsham, its size reflecting a large and prosperous estate. The barn was probably first constructed in the early 17th century as a threshing barn with opposed doorways, subsequently undergoing a number of renovations and alterations.

The most extensive alterations were carried out in the 18th century when the barn was extensively rebuilt, and the original roof arrangement replaced. Despite many later alterations, the building remains substantially as it was at this time.

By the 19th century the west end of the barn was rebuilt and openings in the south elevation blocked, possibly in response to the changing use of the building. The roof of the barn appears to have been completely re-built as part of this phase.

The barn survived the 20th century with relatively minor alterations possibly because it remained in use as a storage facility and workshop.

SITE ARCHIVE

The site records have been compiled into a fully integrated site archive which is currently held at Oakford Archaeology's offices under project number 1157, pending deposition with the ADS. Details of the building recording, including a pdf copy of the final report will be submitted to the on-line archaeological database OASIS (oakforda1-206222).

ACKNOWLEDGMENTS

This project was commissioned by Mr W. Davies and administered by Marc Steinmetzer (OA). It was monitored for the LPA by the ECCAO, Andrew Pye. The building recording was carried out by R. W. Parker and M. Steinmetzer. The historic and documentary research was undertaken by Lucy Browne and the drawings for this report were prepared by M. Steinmetzer. The author wishes to thank R.W. Parker for his assistance throughout the project.

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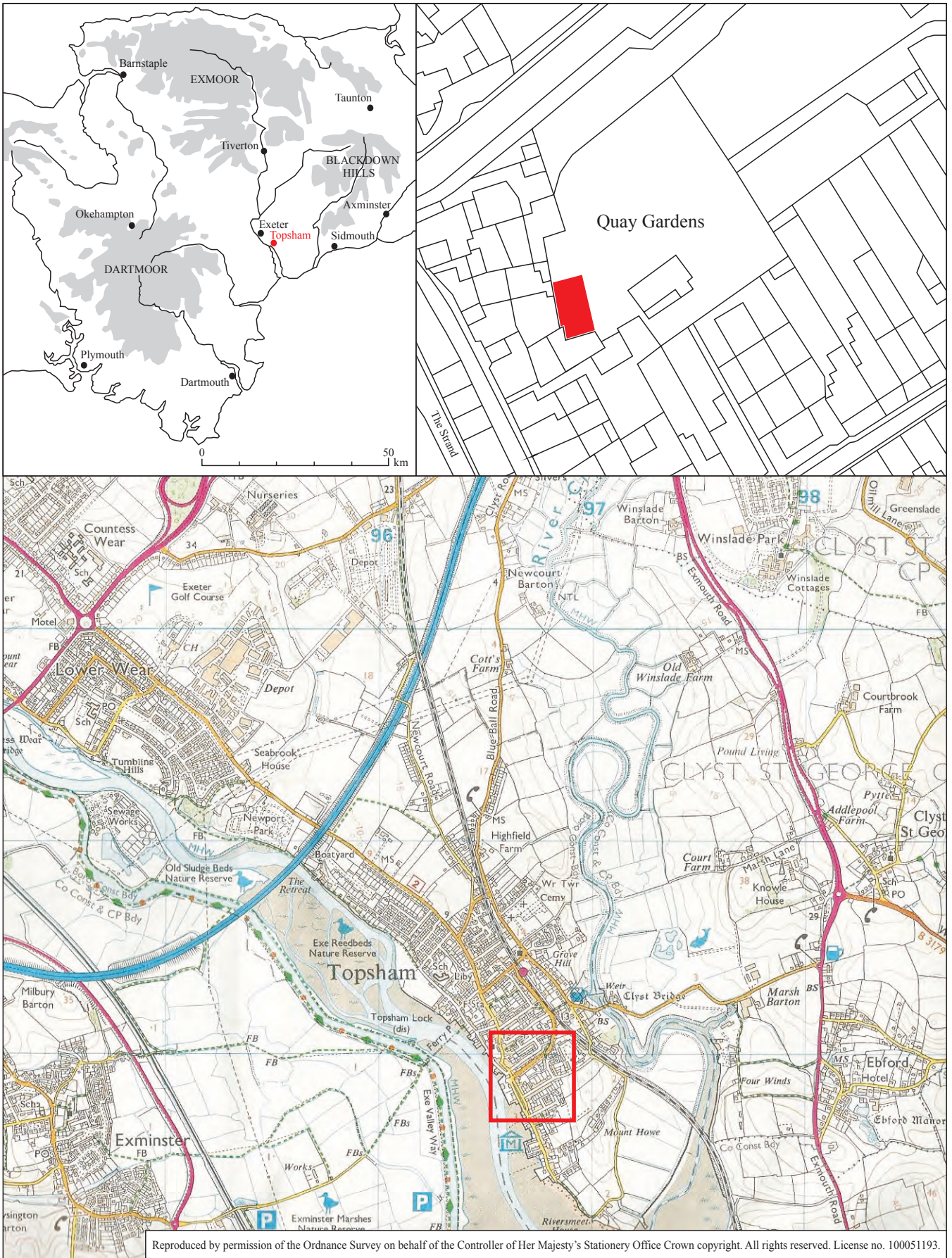


Fig. 1 Location of site.



Fig. 2 Detail from Troake's 1836 map of Topsham showing the location of Quay Gardens.



Fig. 3 Detail from the 1842 Topsham tithe map showing the location of Quay Gardens.

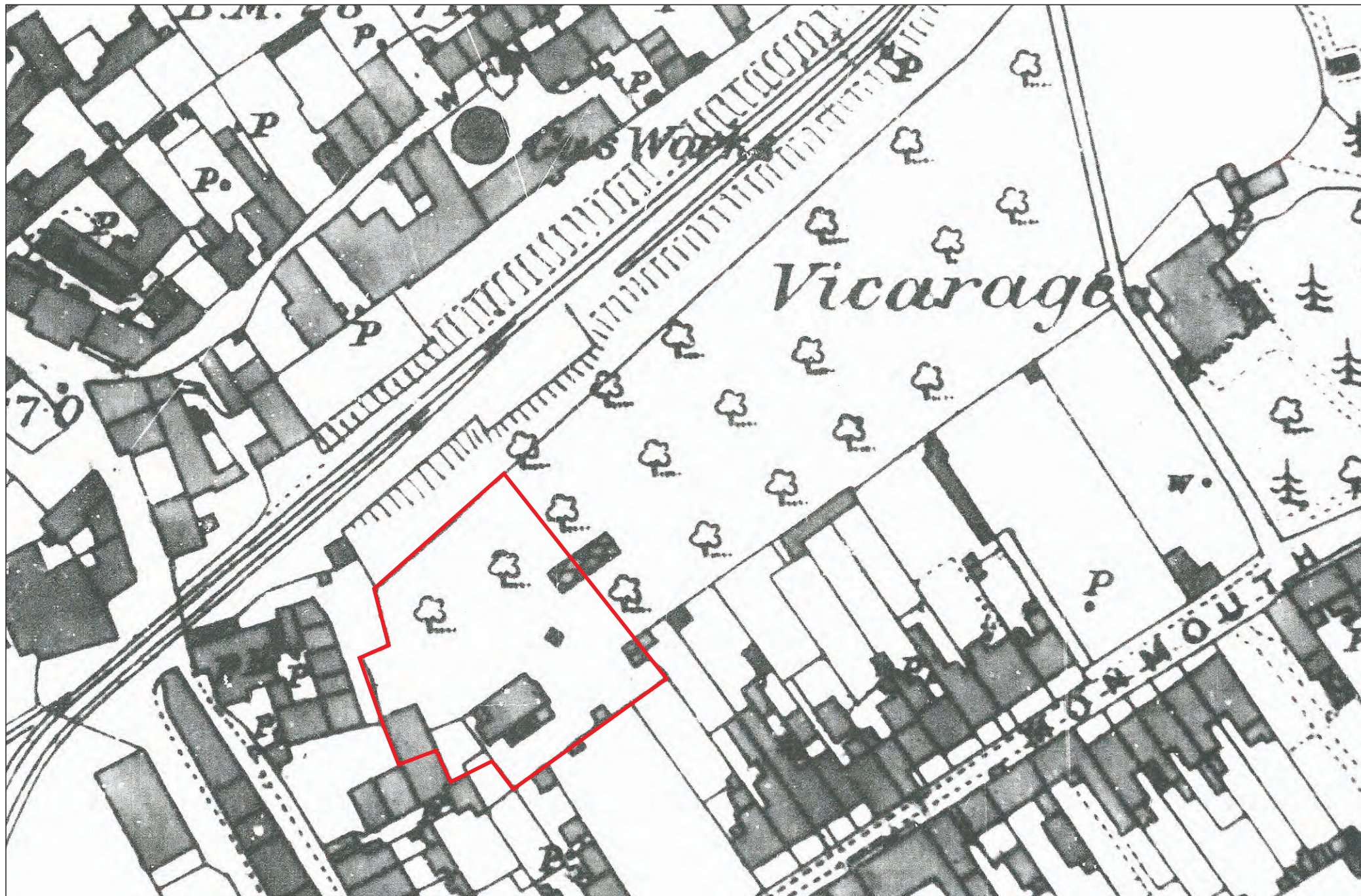


Fig. 4 Detail from the 1st edition 1888 Ordnance Survey map Devonshire Sheet LXXXII.4.

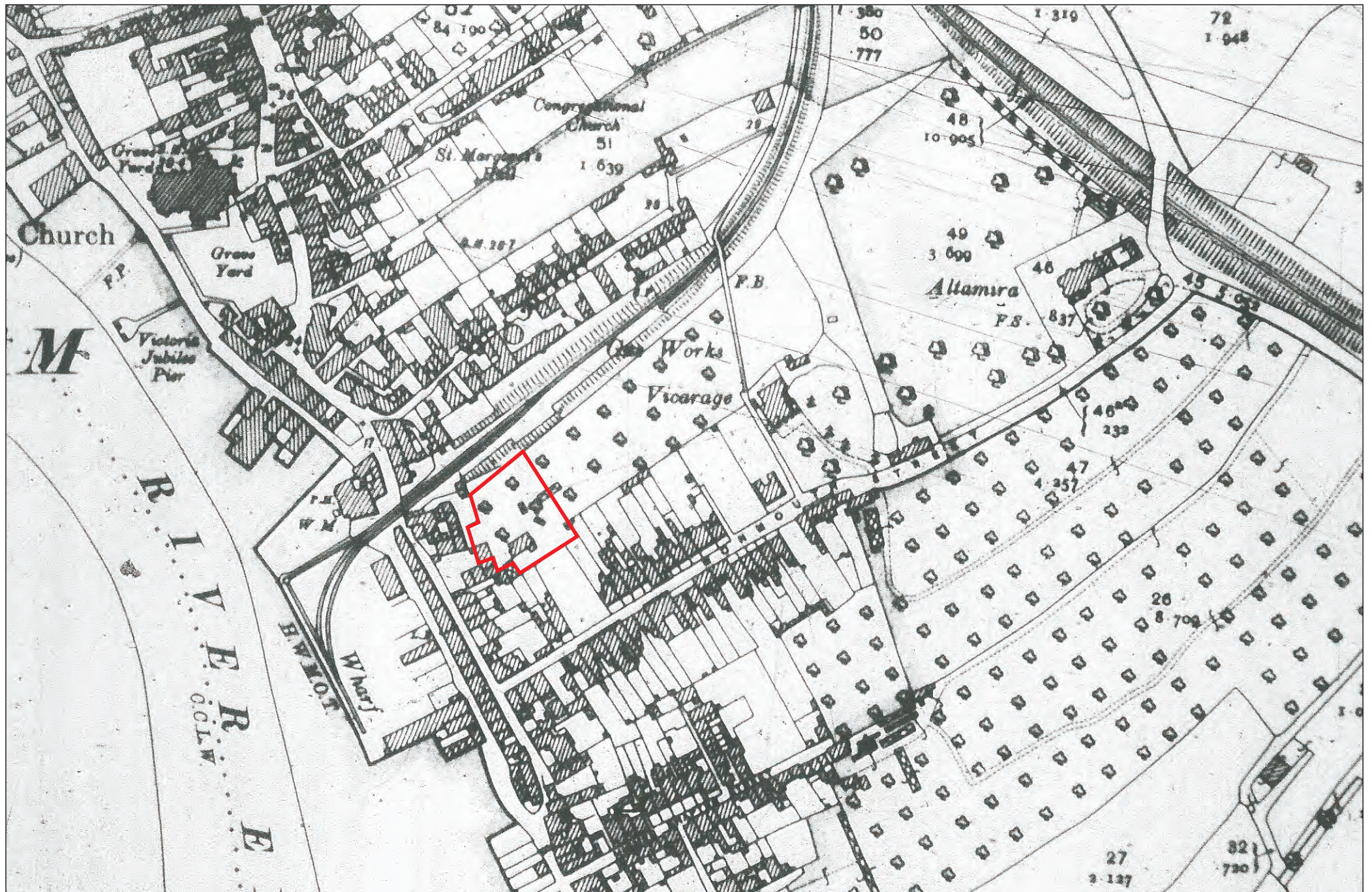


Fig. 5 Detail from the 2nd edition 1904 Ordnance Survey map Devonshire Sheet LXXXX.4.

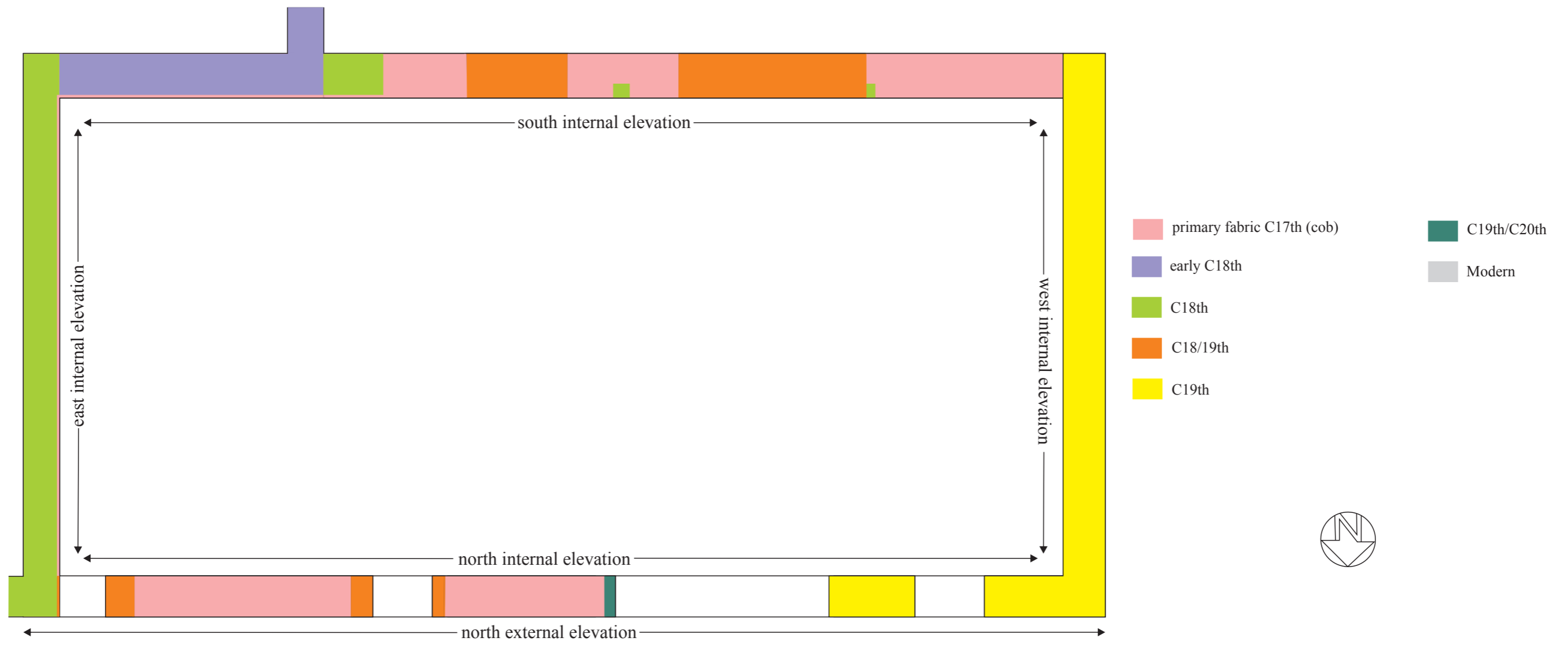


Fig. 6 Plan of barn showing location of observations and suggested phases of development.



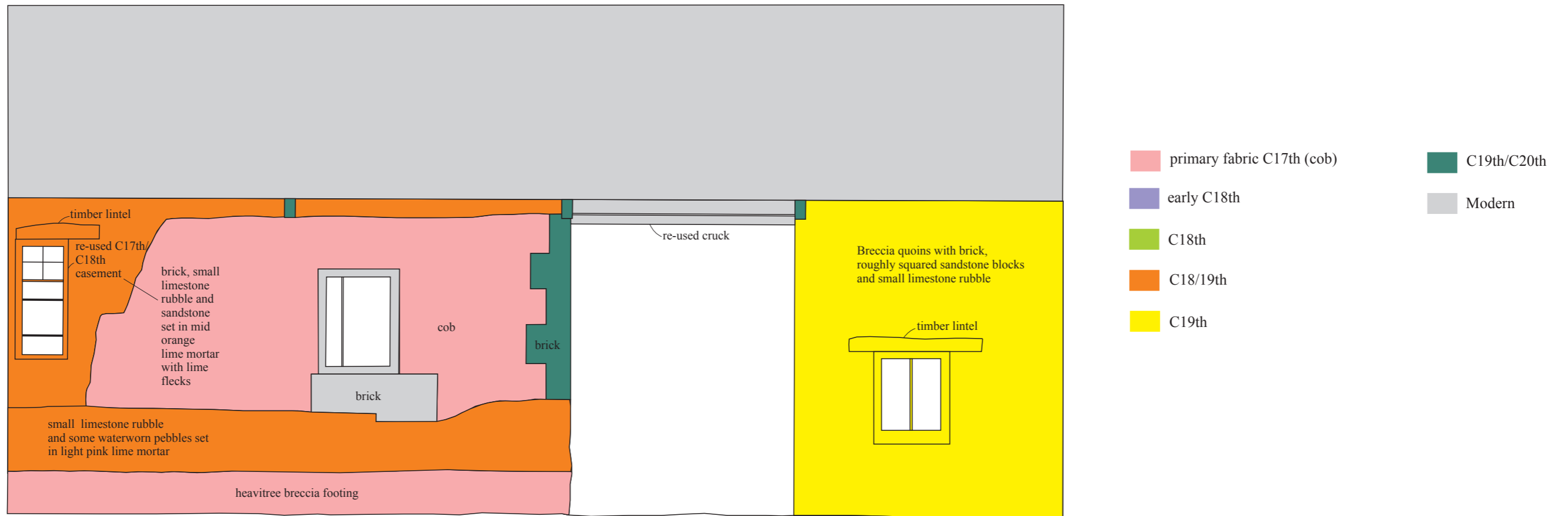


Fig. 7 Hand-measured external elevation drawing showing features in the north wall.



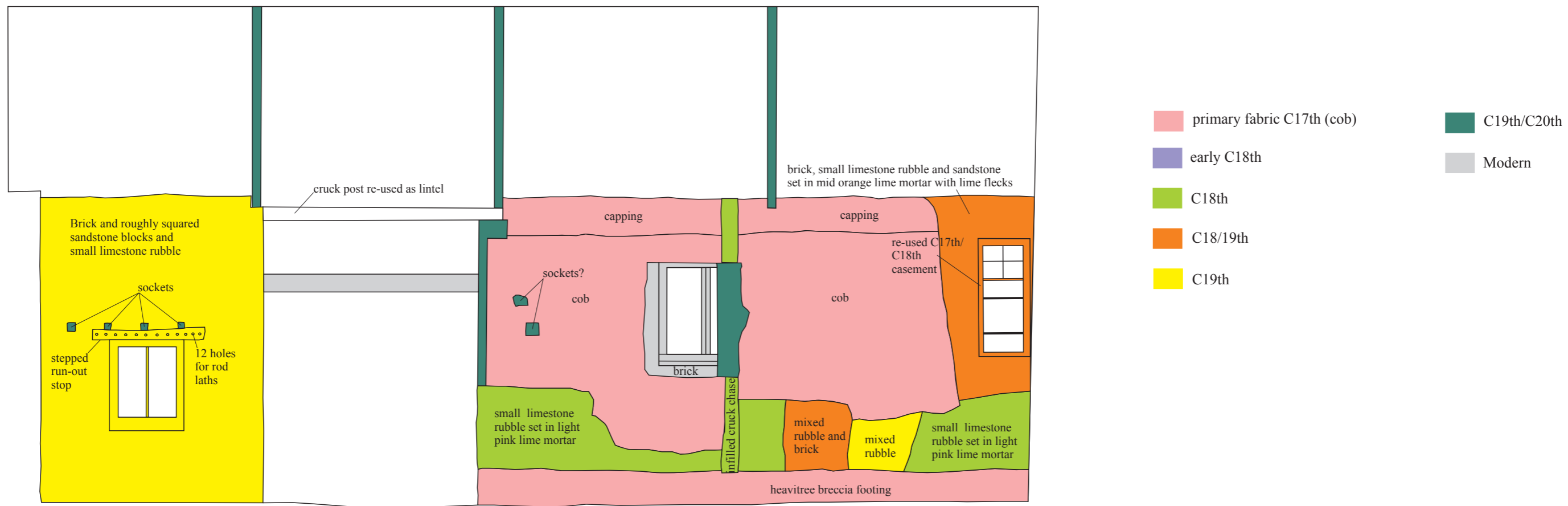
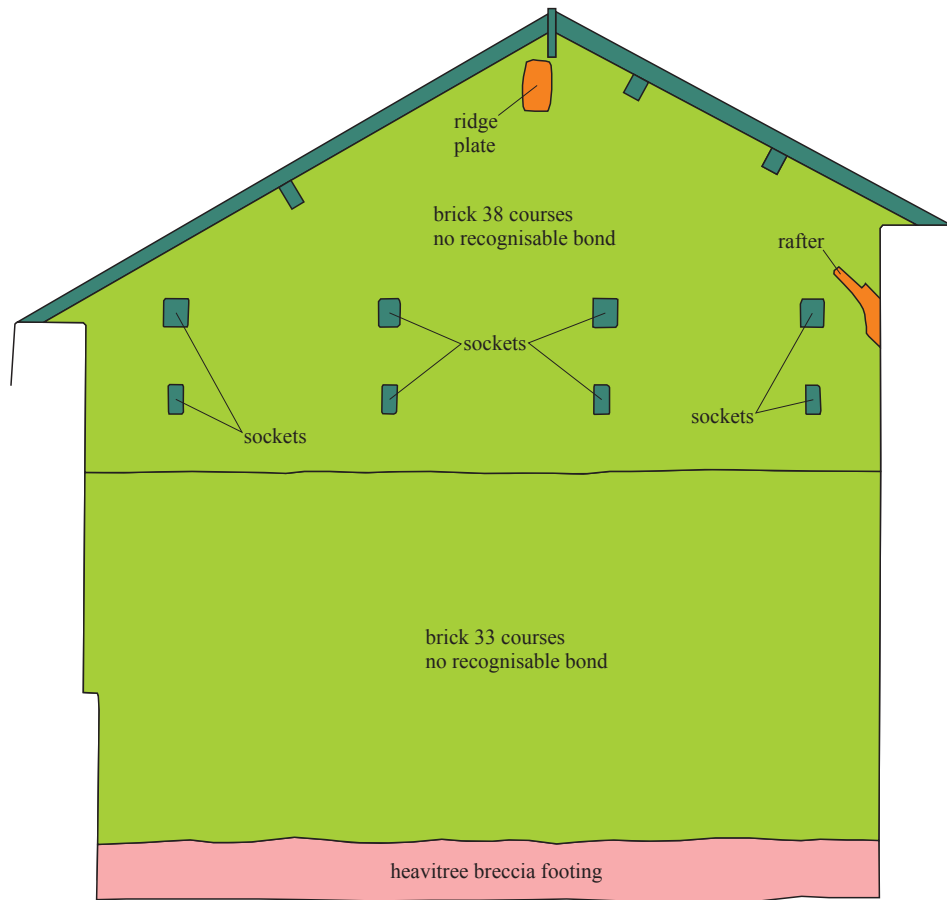


Fig. 8 Hand-measured internal elevation drawing showing features in the north wall.





- primary fabric C17th (cob)
- early C18th
- C18th
- C18/19th
- C19th
- C19th/C20th
- Modern



Fig. 10 Hand-measured internal elevation drawing showing features in the east wall.

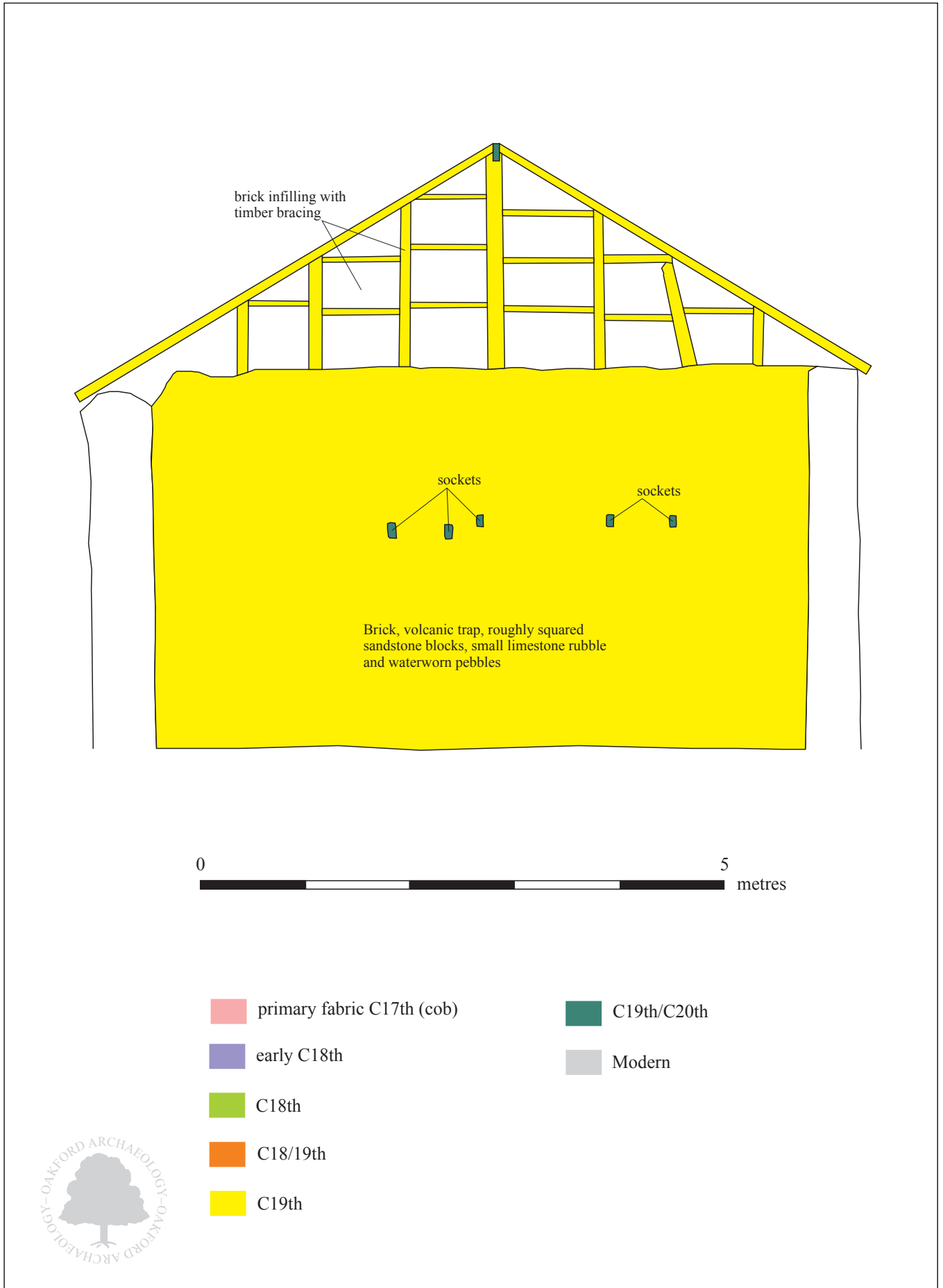


Fig. 11 Hand-measured internal elevation drawing showing features in the west wall.

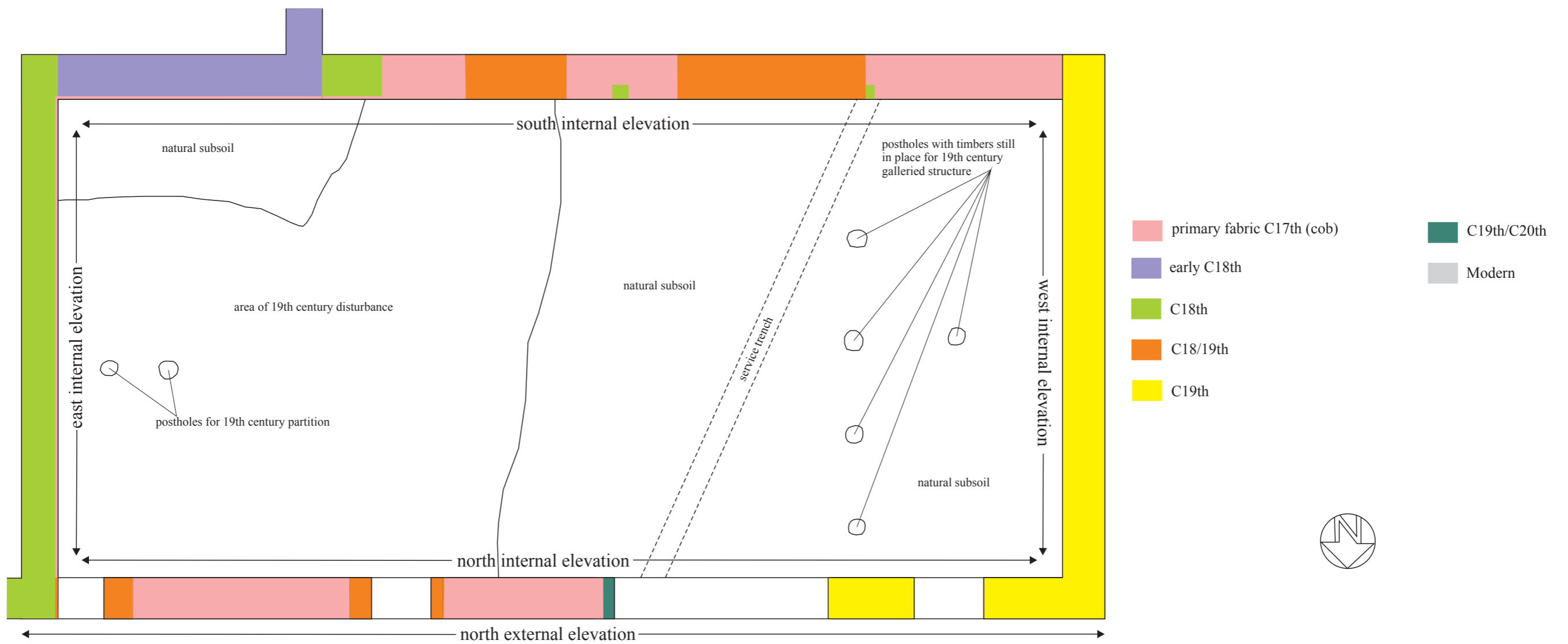


Fig. 12 Plan of barn showing location of watching brief observations and suggested phases of development.





Pl. 1 General view of main house (left) and barn (background).



Pl. 2 General view of main house.



Pl. 3 General view of north elevation showing extensive 19th century rebuilding of west end (right).



Pl. 4 Detail of west end elevation showing detail of masonry and rebuilding of gable.



Pl. 5 Detail of north elevation showing modern window.



Pl. 6 Detail of north elevation showing 19th century window.



Pl. 7 Detail of north elevation showing reused 17th-18th century casement.



Pl. 8 Detail of original turnbuckle with fleur-de-lys terminal.



Pl. 9 Detail of south elevation.



Pl. 10 Detail of south elevation showing blocked doorway.



Pl. 11 Detail of north elevation showing infilled cruck chase to the right of the window.



Pl. 12 Detail of in-situ sawn-off cruck in south elevation.



Pl. 13 Detail of south elevation showing blocked doorway and sawn-off cruck (right).



Pl. 14 Detail of south elevation showing blocked opening.



Pl. 15 Detail of south elevation showing infilled cruck chase.



Pl. 16 General view of south elevation.



Pl. 17 General view of inside of barn showing east end.



Pl. 18 General view of inside of barn showing west end.



Pl. 19 Detail of timber lintel with stepped run-out stop and 12 holes for rod laths.



Pl. 20 Detail of west end elevation showing detail of masonry and rebuilding of gable.



Pl. 21 Detail of 19th century roof arrangement.

APPENDIX 1: METHOD STATEMENT

1. BACKGROUND

- 1.1 This document has been produced by Oakford Archaeology (OA) for Mr Wyn Davies. The document sets out the methodology to be used during building recording at Quay Gardens, Monmouth Hill, Topsham (SX 9668 8785). The work is to be carried out to satisfy condition no. 5 attached to the grant of listed building consent (13/3516/07) for refurbishment and repairs to the barn to use as an annex and store. The present document represents the 'written scheme of archaeological work' required for approval by the local planning authority prior to commencement of the development.
- 1.2 Quay Gardens is a Grade II Listed Barn with late 17th– early 18th century origins, which was remodelled during the 19th century.

2. AIMS

- 2.1 The aim of the project is to ensure the adequate recording of any historic fabric exposed, to establish the presence or absence, character, depth, extent and date of archaeological deposits within the site and to excavate and record them as necessary prior to and during the development; and to report the results of the project as appropriate.

3. METHOD

Guidance on the scope of work required under this condition was provided by e-mail dated 20-09-2013 from the Exeter City Council Archaeology Officer (ECCAO) to the client.

Liaison will be established with the client and their contractors prior to works commencing in order to advise on OA requirements in relation to the works outlined below. If a good working relationship is established at the outset any delays caused by archaeological recording can be kept to a minimum. However, localised delays to site operations may be caused and time should be allowed within the main contractor's programme for the adequate investigation and recording of archaeological material and exposed historic building fabric.

Building recording

- 3.1 Historic building recording on Quay Gardens will be undertaken by a suitably qualified historic buildings specialist (RW Parker). All monitoring and recording will be carried out as per OA standard recording procedures and in accordance with the standards of the Institute for Archaeology (*Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*, 1996, revised 2008).
- 3.2 The following method for historic building recording will be utilised, tailored to the level of recording required once historic features have been identified.
- A photographic record using a high-quality digital camera for interpretative and reporting needs.
 - Production of floor plans (based on architect's plans where appropriate), with sections, elevations and more detailed drawings of architectural features and

details as appropriate. (These will also utilise architect's drawings where available.) These drawings will be prepared at scales of 1:100, 1:50 and 1:20 with smaller details drawn at larger scales as appropriate.

- A written record outlining the evidence for historic fabric, an interpretation of this evidence, and an outline of the development of the building.
- The archive will be either born digital or scanned to a suitable format for deposition in Archaeology Data Service (ADS).

3.3 If significant historic features that are worthy of retention are exposed during the stripping out the site archaeologist will request the contractor that these features are not removed and inform the Exeter City Council Conservation Officer of their presence.

Groundworks

3.4 The below-ground works will include:

- excavations related to the installation of a supporting iron frame inside the building. These will be monitored and recorded by the attending archaeologist during the excavation. Provision will be made in the contractors schedule for sufficient time and access for the archaeologist to complete any necessary recording. This may cause localised delays to the groundworks programme, although every effort will be made to keep any such delays to a minimum. Should any potentially significant or sensitive archaeological deposits or remains be encountered within the trench, but above the required formation or invert level, then these will be hand excavated and recorded by the archaeologist down to the required level. If no such deposits are present then, once natural subsoil has been confirmed, or formation/invert level reached, across the whole of the development area, archaeological monitoring will be terminated. Similarly, if it can be demonstrated that there has been significant modern truncation, then archaeological monitoring will be terminated in these areas
- the reduction in level of the ground, including new drains and services. The clearance of materials will be monitored by the attending archaeologist, to help identify the interface between modern material and any archaeological deposits beneath. Whether any further archaeological attendance or work is then required will depend entirely on the character of the material beneath, and on whether the proposed formation level for the new floor sub base, including any drains, lies at or above the previous formation level, or below it - which would involve some further ground reduction and removal of potential archaeological deposits.

3.5 If archaeological features are present, then hand-excavation will normally comprise:

- The full excavation of small discrete features;
- half-sectioning (50% excavation) of larger discrete features;
- the excavation of long linear features to sample up to 10% of their length - with hand-investigations distributed along the exposed length of any such features, specifically targeting any intersections, terminals or overlaps.
- Spoil will also be examined for the recovery of artefacts.

3.6 The standard OA recording system will be employed, consisting of:

- standardised single context record sheets; survey drawings, plans and sections at scales 1:10, 1:20, 1:50 as appropriate;
- colour digital photography;
- survey and location of finds, deposits or archaeological features, using EDM surveying equipment and software where appropriate;
- labelling and bagging of finds on site from all excavated levels, post-1800 unstratified pottery may be discarded on site with a small sample retained for dating evidence as required.

Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeo-environmental samples and the recovery of artefacts.

General project methods

- 3.7 Health and Safety requirements will be observed at all times by archaeological staff working on site, particularly when machinery is operating nearby. Personal protective equipment (safety boots, helmets and high visibility vests) will be worn by staff when plant is operating on site.
- 3.8 As appropriate, the environmental deposits will be assessed on site by a suitably qualified archaeologist, with advice as necessary from Allen Environmental Archaeology and/or the English Heritage Regional Science Advisor, to determine the possible yield (if any) of environmental or microfaunal evidence, and its potential for radiocarbon dating. If deposits potential survive, these will be processed by AC Archaeology using the EH Guidelines for Environmental Archaeology (EH CfA Guidelines 2002/1), and outside specialists (AEA) organised to undertake further assessment and analysis as appropriate.
- 3.9 Initial cleaning, conservation, packaging and any stabilisation or longer term conservation measures will be undertaken in accordance with relevant professional guidance (including *Conservation guidelines No 1* (UKIC, 2001); *First Aid for Finds* (UKIC & RESCUE, 1997) and on advice provided by Alison Hopper-Bishop, Specialist Services Officer, RAM Museum, Exeter.
- 3.10 Should any human remains be exposed, these will initially be left *in situ*. If removal at either this or a later stage in the archaeological works is deemed necessary, these will then be fully excavated and removed from the site in accordance with Ministry of Justice guidelines. If required, the necessary license will be obtained by OA on behalf of the client. Any remains will be excavated in accordance with Institute of Field Archaeologist Technical Paper No. 13 (McKinley and Roberts 1993). Where appropriate bulk samples will be collected.
- 3.11 Should items be exposed that fall within the scope of the Treasure Act 1996, then these will be removed to a safe place and reported to the local coroner. 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.

3.12 The ECC Archaeology Officer (ECCAO) will be informed of the start of the project, and will monitor progress throughout on behalf of the planning authority and will wish to inspect the works in progress. Any amendments to the specific responses and methods set out elsewhere in this document will be reviewed and agreed with him prior to implementation and completion. A date of completion of all archaeological site work, including historic building recording, will be confirmed with the ECCAO and the timescale of the completion of items under section 4 will run from that date.

4. REPORTING AND ARCHIVING

4.1 The reporting requirements will be agreed with the ECCAO on completion of fieldwork.

4.2 The results of all phases of archaeological work and historic building recording will be presented within one summary report within six months of the date of completion of all archaeological fieldwork. The summary report will contain the following elements as appropriate:

- i) location plan;
- ii) a written description of the exposed historic fabric and a discussion and interpretation of their character and significance in the context of any locally available historical evidence from any nearby sites and historic mapping;
- iii) A site location plan at an appropriate scale, and a plan of the site showing the location of the recorded buildings;
- iv) Phased and annotated floor plans, along with copies of other drawn records (elevations, cross sections, etc) as appropriate to illustrate features of historic or architectural interest and/or the development of the building;
- v) Photographs of features of significant historic or architectural interest;
- vi) specialist reports as appropriate.
- vii) if necessary, an assessment of what further work is necessary to analyse and publish any particularly significant finds and/or results.

4.3 One bound and illustrated hard colour copy and a .pdf version of the summary report will be produced and distributed to the Client and the ECCAO on completion of sitework within the timescale above (5.2). A copy of the report and.pdf version will also be deposited with the site archive and a copy sent to the DCC HER.

4.4 An ordered and integrated site archive will be prepared with reference to *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) and *Management of Research Projects in the Historic Environment (MoRPHE)*, (English Heritage, 2006) upon completion of the project. The archive will consist of two elements, the artefactual and digital - the latter comprising all born-digital data and digital copies of the primary site records and images. This will be deposited with the ADS while any retained artefacts will be deposited with the Royal Albert Memorial Museum in accordance with their current conditions of deposit (deposition currently suspended -RAMM reference number *pending*) within 12 months of the finish of site work, or thereafter when the RAMM reopens for new deposits. A retention and discard strategy will be agreed with the RAMM after the finish of site work, when it is clear what has been found, but before any processing of the material for archiving (other than cleaning).

4.5 A .pdf copy of the updated summary report will be submitted, together with the site details, to the national OASIS (Online AccesS to the Index of Archaeological investigationS) database within four months of the completion of site work.

4.6 A short report summarising the results of the project will be prepared for inclusion within the “round up” section of an appropriate national journal, if merited, within 12 months of the completion of site work.

Should particularly significant remains, finds and/or deposits be encountered, then these, owing to 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 ECCAO, in consultation with the Client. OA, on behalf of the Client, will then implement publication in accordance with a timescale agreed with the Client, and the ECCAO. This will be within 12 months of the completion of all phases of archaeological site work unless otherwise agreed in writing.

4.7 Any amendments to the method or timescale set out above will be agreed in writing with the ECCAO before implementation.

5. COPYRIGHT

5.1 OA shall retain full copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in this document.

6. PROJECT ORGANISATION

6.1 The historic building recording will be undertaken by a suitably qualified and experienced OA archaeologists, assisted by Richard Parker, in accordance with the Code of Conduct and relevant standards and guidance of the Institute for Archaeologists (*Standards and Guidance for the archaeological investigation and recording of standing buildings or structures*, 1996, revised 2008, and *Standards and Guidance for an Archaeological Watching Brief*, 1994, revised 2008, plus *Standards and Guidance for Archaeological Excavation* 1994, revised 2008)). The project will be managed for OA by M. Steinmetzer MifA, who produced this document.

Health & Safety

6.2 All monitoring works within this scheme will be carried out in accordance with current *Safe Working Practices (The Health and Safety at Work Act 1974)*.

ADDITIONAL INFORMATION

Specialists contributors and advisors

The expertise of the following specialists can be called upon if required:

Bone artefact analysis: Ian Riddler;

Dating techniques: University of Waikato Radiocarbon Laboratory, NZ;

Building specialist: Richard Parker;

Illustrator: Sarnia Blackmore;
Charcoal identification: Dana Challinor;
Diatom analysis: Nigel Cameron (UCL);
Environmental data: Vanessa Straker (English Heritage);
Faunal remains: Lorraine Higbee (Wessex);
Finds conservation: Alison Hopper-Bishop (Exeter Museums);
Human remains: Louise Loe (Oxford Archaeology), Charlotte Coles;
Lithic analysis: Dr. Linda Hurcombe (Exeter University);
Medieval and post-medieval finds: John Allan;
Metallurgy: Gill Juleff (Exeter University);
Numismatics: Norman Shiel (Exeter);
Petrology/geology: Roger Taylor (RAM Museum), Imogen Morris;
Plant remains: Julie Jones (Bristol);
Prehistoric pottery: Henrietta Quinnell (Exeter);
Roman finds: Paul Bidwell & associates (Arbeia Roman Fort, South Shields);
Others: Wessex Archaeology Specialist Services Team

MFR Steinmetzer
28 February 2014
WSI/OA1157/03