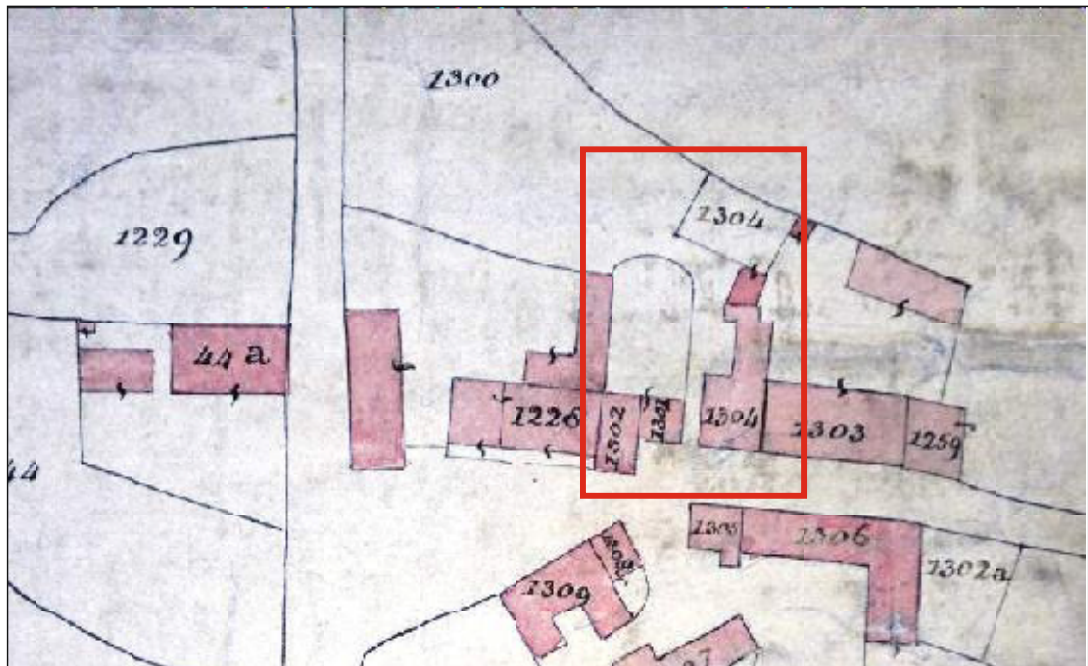




Historic building recording at Staddons, Walkhampton, Devon



on behalf of
Geoff and Sue Edwards

Report No. 17-03

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1. INTRODUCTION

This report has been prepared for Geoff and Sue Edwards and sets out the results of an archaeological building survey carried out by Oakford Archaeology (OA) between January and August 2016, at Staddons, Walkhampton, Devon (SX 5336 6978). The work was carried out to satisfy the grant of planning permission and listed building consent (0197/15) by Dartmoor National Park Authority for the re-joining of Staddons and Staddons Cottage into a single dwelling.

1.1 The site

The main house and cottage are Grade II Listed Buildings, lying on the edge of the historic core of Walkhampton on the lane leading eastwards out of the village towards the parish church (Fig. 1). The house was originally built as an open-hall house in the early 14th century, and was subsequently divided into three properties before being converted to two dwellings. The building has been subject to alterations and additions in the 15th to 17th centuries, with further extensive work occurring in the late 18th or early 19th century. The north-eastern wing was added in the late 19th century.

The archaeological work was commissioned by the current owners of the property, Mr and Mrs Edwards, in advance of the complete refurbishment of the house and outbuildings which after many years had become dilapidated and in need of a sympathetic new use. Refurbishment works involved the removal of modern partitions and their replacement, new access arrangements and new facilities.

The building was the subject of a detailed and extensive historic building survey by Keystone in March 2015.

1.2 Geological background

The site lies on gentle south facing slope overlooking Walkhampton. The geology of the area is slate of the Tavy Formation formed approximately 359 and 385 million years ago in the Devonian period and gives rise to deposits of clay (BGS 2017).

2. AIMS

The aims of the projects were to preserve by record any historic building fabric or architectural detail that was to be obscured, removed or otherwise affected by the development, and to disseminate the results of the investigation by appropriate reporting.

3. METHODOLOGY

The work was undertaken in accordance with a Written Scheme of Investigation prepared by OA (2015), submitted to and approved by the Dartmoor National Park Authority under the planning and listed building conditions, prior to commencement on site. This document is included as Appendix 1.

3.1 Building survey

Recording of the buildings was undertaken 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 black and white print and colour (digital) format, and a 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 work originally entailed the replacement of the existing floor surfaces on the ground-floor. However, by the time of the site visits it had been decided to retain the current floors throughout the main range and only the floors in the dairy and scullery were excavated.

Hand excavation was undertaken by the contractors under archaeological control. Modern and underlying deposits were removed to the level of either natural subsoil, or the top of archaeological deposits (whichever was higher). Areas of archaeological survival were then cleaned by hand, investigated and recorded.

The standard OA recording system was employed; stratigraphic information was recorded on *pro-forma* context record sheets and individual trench recording forms, plans and sections for each trench were drawn at a scale of 1:10, 1:20 or 1:50 as appropriate and a detailed black and white print and colour (digital) photographic record was made. Registers were maintained for photographs, drawings and context sheets on *pro forma* sheets.

4. HISTORICAL BACKGROUND

4.1 General background

Walkhampton is an ancient settlement located on the western fringes of Dartmoor. Prehistoric monuments and settlements, including a stone row, cairns, round houses and enclosures dating to the second millennium BC are located just over a mile to the north west, on Walkhampton Common. In addition, prehistoric boundaries, namely The Great Western and the Walkhampton Common reaves can be traced into the enclosed farmland above the village and the present day field pattern to the north and west of the settlement is clearly derived from the prehistoric reave system.¹

Little is known of the history and development of this area in the immediate post-Roman and early Saxon period. However, recent work has suggested that there was a large Saxon enclosure to the east of the present village.² This enclosure seems to be located 'at a point where two pre-Conquest roads merged to cross the River Walkham, and it could have played a key role in the West Saxon control of the area in the early 9th century AD, before the establishment of the burh at Lydford'.³ The enclosure has been interpreted as a late Saxon royal manor liable to render a contribution to the 'farm of one night', that is supporting a peripatetic royalty and other important officials. Interestingly the church is located above the village, in a dominant position within the Walkhampton enclosure. A church building is attested on the site from at least 1031 when a charter records the lane running towards the church.⁴

¹ DNPA Conservation Area Character Appraisal, 2013.

² Faith and Fleming, 2012, 5.

³ Faith and Fleming, 2012, 15.

⁴ *Ibid.*

The manor of *Walchentone* is mentioned for the first time in the 1084 Geld rolls, levied since the late 10th century and intended to pay the Danegeld. The manor of *Wachetone* is recorded again two years later in the Domesday Book of 1086. It was held by King Edward prior to 1066 and during the Norman reorganisation of the land holdings following the Conquest, and the death of Harold at Hastings, the village of *Wachetone* and its land remained a royal manor held by King William.⁵

According to Gover the village derives its name from the earlier Old English name for the river Walkham *Wealce* meaning the rolling one, - *hāeme* meaning the inhabitants of a place, and - *tūn* meaning an enclosure, farmstead, village or an estate, i.e. 'Wealce farm/settlement' or 'farm/settlement of the Wealce dwellers'.⁶ Fleming however suggests that the name may have meant the *tūn* of the *Wealcynne* or Welsh, in other words village of the native Britons.⁷

The village, variously known as *Walchinton*, *Walcom(e)ton*, *Walcampton*, *Walkeham(p)ton(e)*, *Wakington* and *Walkington*,⁸ grew up in a sheltered valley immediately to the north of a ford across the Black Brook. The pattern of the village is characterised by a number of large farmsteads and by 1380, Walkhampton was described as a 'vill' or hamlet, which comprised a number of farms, farmworkers' dwellings, a corn mill, fulling mill, and smithy. The prosperity of the village at this time was largely based on farming and to a lesser extent tin-streaming, the village being located on the margins of the mineral wealth of Dartmoor.⁹ Interestingly the roads still converge today on a triangular site between the bridge and Staddons, which may have been intended as a market place or square (Fig. 2). If this was indeed a market square it was later abandoned for this purpose and infilled with buildings (Parker *pers. comm.*).

Historically there were two manors in the parish of Walkhampton, the main manor of Walkhampton, which is in Domesday Book and well documented, and the lesser manor of Knowle or Knoll, which is not in Domesday Book. Staddons lies in the latter. However, Knowle, and the tenements, appear in Walkhampton manorial documents, and it is possible therefore that Knowle was originally a sub-manor.¹⁰ The history of both manors has been extensively documented by Keystone and will not be reproduced here.¹¹

4.2 Staddons

The early ownership and occupation of Staddons remains unclear and the following account is based on the extensive research undertaken by Keystone.¹² By the time of the 1780 land tax assessments, three properties were called Walkhampton Town or Town Tenement. However, one of them probably also became known as 'Staddons'. The house adjacent to Staddons today, known as Town Farm, is a large and complex medieval house with a three-room and cross-passage plan and a very large rear wing, possibly a kitchen addition of the 16th or 17th century.¹³ Its interior has several large, granite, four-centred doorways which are assumed to date from the 16th or 17th century, and it butts against the western gable of Staddons, blocking an earlier window. Staddons is thus clearly the earlier building of the group and appears to have originated as an entirely separate dwelling.

⁵ Thorn and Thorn 1985, 1.19.

⁶ Gover et al. 1932, 243.

⁷ Faith and Fleming, 2012, 26.

⁸ Gover et al. 1932, 243.

⁹ DNPA Conservation Area Character Appraisal, 2013.

¹⁰ Cox and Thorp 2015.

¹¹ Cox and Thorp 2015.

¹² Cox and Thorp 2015.

¹³ Brown & Matthews 1998, 8.

In the late 17th century William Strode of Newnham granted George Windeatt of Walkhampton the sixth part of a tenement called Walkhampton Town, lately in the tenure of Thomas Windeatt who had died in 1662. According to the local historian Peter Hamilton-Leggett, Staddons was named after William Staddon who was a local tailor in the early 1700s.¹⁴ A parish rate of 1702 refers to William Staddon, while that of 1704 calls him ‘Statton’. The rate of 1708/9 refers to two occupiers of Walkhampton Town, and then . . . Staddon, although unfortunately the document is torn.¹⁵

Of the three major ‘Walkhampton Town’ tenements it is evident from the land tax returns between 1780-1830 that the most significant property was owned and occupied by the Adams family, while another belonged to John Wrayford in 1780. This is likely to be the one occupied by William Staddon in 1780 and 1781, paying £1. 6s. 8d. The same payment remaining consistent to 1831 in the last land tax return.¹⁶

John Wrayford remained the owner until 1795, but the following year it was taken over by his executors and administrators. The tenant, from at least 1794, was Abraham Giles with his son, also named Abraham, appearing from 1802. John Wrayford’s administrators remained as owners until 1817, James Creber becoming the new tenant in 1813. The property was sold in 1818 with Thomas Cornish named as the new owner, although James Creber remained as tenant. In 1828 the property had passed to Honor Cornish, with James Creber still the tenant,^{17 18} while in 1830 the ownership of Staddons had passed to the Gill family.¹⁹

The Gill family of Bickham were long established as landowners in Tavistock. John Hornbrook Gill had married Jane Wrayford, the only child of Thomas and Honor Cornish in 1830.²⁰ He was a distinguished man, a magistrate, Deputy Lieutenant of Devon and Cornwall, Sheriff of Cornwall, and head of the banking firm of Gill, Sons & Co in Tavistock.²¹

It is unclear when the name Staddons came into regular use. Land tax returns don’t use the name, but it is clearly one of the three properties represented as Town Tenement. The name is not used in the tithe award of 1838/9, where it can be identified by map location and plot numbers, although it is used in the 1841 census return. However, for the rest of the 19th century the name is only used sporadically in trade directories and in census returns.²²

The tithe survey of Walkhampton parish took place in 1840 (Fig. 2), revealing that the property was owned by John Hornbrook Gill Esq. The map clearly shows the present house divided into three dwellings with a large building range projecting north from the east end and an apparently communal passage (shown white) at its centre. The eastern dwelling (plot no 1304) was occupied by Thomas Vogwell, while the central cottage (plot 1301) was occupied by Elizabeth Berry. Plot 1302 approximates to Staddons Cottage and was described as a dwelling house and garden occupied by James Reed.²³

¹⁴ Cox and Thorp 2015.

¹⁵ PWDRO 821/10.

¹⁶ Cox and Thorp 2015.

¹⁷ Cox and Thorp 2015.

¹⁸ DHC land tax assessments.

¹⁹ Cox and Thorp 2015.

²⁰ Burke 1894 Landed Gentry.

²¹ Transactions of the Devonshire Association 1875.

²² Cox and Thorp 2015.

²³ Cox and Thorp 2015.

The 1841 census names Staddons and provides the following description of its occupants, ‘Staddons: Thomas Vogwell, farmer, aged 44, his wife, and son George, 12, with one female servant’. Following, apparently still under Staddons, are John Hamnett, 20, agricultural labourer, with wife Jane and infant Jane, and then Mary Sargeant, 60, with sons Thomas 25 and Edwin, 20, both agricultural labourers. Thomas Vogwell was a churchwarden between 1842-3,²⁴ while White’s Directory of 1850 describes him as a farmer, but does not name the farm. Billing’s 1857 directory put him and John Giles at Holwill, and it is possible that this was where the greater part of their land lay. Staddons’ land was generally detached from the farmhouse(s), as shown in plans attached to 20th-century deeds in the owners’ possession.²⁵

The property is listed in the 1851 census with John Giles, 41, veterinary surgeon, at Staddons, with Rebackah 44, Thomas 18, Betty Shaw Giles 11, Mary 9, Richard 6, Henry 1, and two cousins, John H Giles, 19, and Mahala Giles as servants. Next appears to be a cottage, with John Creder Hamnett 34, labourer in the granite quarry, and another, Richard Ever, 46, miner.²⁶

The 1861 census does not name the property but under ‘Village’ includes John Giles, 50, farming 68 acres, farmer and farrier. Wife Rebecca 54, children Thomas 22, Betty 19, Mary 17, Richard 15, Henry 12. The next entry is Parish Homes, which presumably means the Almshouses shown immediately to east of Staddons on the 1840 tithe map as plot number 1303 (Fig. 2). The preceding entry lists John Bassett, labourer, Ann Reed widow, 68, possibly representing the cottages, and Richard Adams, presumably living in one of the Town Tenements.²⁷

The 1871 census lists at No 19 has Staddon Farm, John Giles 63, farming 50 acres, his wife Rebeca 62, daughters Betty, 28 and Mary, 27, and sons Richard 22, carpenter, and Henry 20, farm labourer. The preceding entry lists at No 18 a police constable, and following at No 20, is the Poor House. White’s Directory for 1878 lists Mrs Mary Davey as living at Staddons.²⁸

The 1881 census does not name the property, but under ‘Village’ has Mary Davey as a head of household, widow of 59, farming 19 acres, with daughter Fanny 21, and widowed sister also Fanny, an annuitant. The preceding entry is Philip Madge, 67, farm labourer, and following, Church House, John Giles, farmer.²⁹

The area was mapped for the first time since the tithe map by the Ordnance Survey in 1884, when the property was shown in the greatest detail thus far (Fig. 3). The main range is still shown as being divided into at least two properties. The large rear range at the eastern end has been demolished and replaced by a smaller building, probably the dairy, while a number of other buildings are shown in the rear garden plot, but with no indication of the buildings function. The northern end of the site remained a garden.

Sometime between 1894 and 1898 William Giles purchased 16 ½ acres, as well as Staddons and Staddons Cottage.³⁰ The 1901 census names William Giles, 72, as head of family under a

²⁴ PWDRO 2807/10 ‘vol 6’.

²⁵ Cox and Thorp 2015.

²⁶ Cox and Thorp 2015.

²⁷ Cox and Thorp 2015.

²⁸ Cox and Thorp 2015.

²⁹ Cox and Thorp 2015.

³⁰ Owner’s deeds.

long list of occupiers of 'Front Town'. His wife was Elizabeth, 67, his son John Edmund, 42, farmer, and daughter Mary Jane, 37.³¹

The property remained remarkably unaltered throughout the early 20th century, as is evidenced by the 1905 Ordnance Survey map (Fig. 4). The Inland Revenues so-called 'Domesday Book' of 1910-12 names William and John Giles as both occupiers and owners of 16 ½ acres of agricultural land and buildings at Staddons.³²

William Giles made his will on the 30th August 1904, making his wife Elizabeth Jane and his son John Edmund Giles his executors. He left bequests to his daughters Elizabeth Jane Spurrell and Mary Jane Giles, to his wife the household furniture and a half share in his freehold dwelling house and lands, and after her death, the household stuff to Mary Jane and the estate to his son. He died on the 31st December 1914. His widow Elizabeth Jane Giles died on the 20th December 1928.

Kelly's 1926 directory names Edmund Spurrell at Staddon Farm, while by his will on the 21st December 1927 John Edmund Giles made his sister Mary Jane his executor.³³ He died on the 9th October 1928 and the property would seem to have been occupied for the following decade by William Hillson.³⁴ Mary Jane Giles made her will on the 13th May 1937 dying on the 22nd March 1940. Her executors were her nephew John Edmund Spurrell, and Mary Stancombe Hillson, with the former inheriting both the House, Cottage and 16 ½ acres.³⁵

Following Edmund Spurrell death on the 10th May 1952 the property passed to Ethel Rose Spurrell, and then on the 24th November 1959 to Robert Edwin Skelley. He subsequently sold the house, cottage and lands in 1963 to Richard Vanstone, who sold it to Francis George Riddler on the 17th September 1973. Following FG Riddler death on the 6th April 2007, and the death of his wife Edna Violet Riddler on the 2nd March 2013, the property passed to David Vanstone and Peter Riddler. They finally sold Staddons on the 9 September 2014 to Geoff and Sue Edwards.

5. THE BUILDING SURVEY

5.1 Introduction

The building survey took place between January and August 2016, during the removal of modern plasterboard, partitions and stud walls. The stripping out of the building permitted closer inspection of the historic fabric of the house, and allowed the identification of areas that contained original features and areas where these had been replaced. These areas and relationships had not previously been visible to Keystone during their survey of the house. The new evidence recovered during these works has necessitated some re-interpretation of the sequence of development of the farmhouse outlined in the Keystone report.

³¹ Cox and Thorp 2015.

³² PWDRO 946/34.

³³ Owner's deeds.

³⁴ Kelly's Directory of 1930, 1935 and 1939.

³⁵ Owner's deeds abstract in a sworn statement made by the solicitor after his office at Devonport was destroyed by enemy action 22 April 1941.

5.2 The main building

EXTERIOR

Main façade

The house is a two-storey structure, constructed of stone rubble covered with painted render. The original core of the house is a large rectangular range, aligned east-west, parallel with the road and crowned with three axial chimney stacks: one on its western gable, one at the party wall with Staddons Cottage and one in the centre of the roof of main house (pl. 1). The steeply-pitched slate roof is gabled to the east and west and runs unbroken over both Staddons house and Cottage. The western gable rises higher than the adjoining roofs of Town Farm. To the east, the site of the parish almshouses constructed in 1785 is now vacant, with a modern house set back from the street on higher ground.

The ground-floor of Staddons Cottage is entered through a small projecting service block, probably of late 18th- or early 19th-century date, while the main house is entered through a door located at the centre of the main elevation, to the west of the central chimney (pl. 3). This gives access to a very narrow cross passage, constricted by a 19th-century staircase and washroom. There is no trace of a wider entrance to a medieval cross passage and, in fact, the chamfered eastern jamb of this doorway might suggest that it has been converted from a window opening. Light is provided by three windows on the ground-floor, and four windows on the first-floor, all relatively small and square in proportion.

Following the removal of the external render a narrow blocked doorway, formerly opening into the ground-floor parlour (G4) was identified adjacent to the ground-floor window of Staddons Cottage (pl. 2). No major construction breaks were visible in the façade to the east of this (pl. 3) and the front elevation continued, uninterrupted, as a stub of walling extending for a short distance beyond the eastern end gable of the present house. Interestingly, the removal of internal plaster within G6 exposed the remains of a doorway in the east gable wall, blocked in late 19th-century brick. These observations are significant because it has always been assumed that the almshouses to the east of Staddons, built in 1785, occupied a previously vacant plot, but it now seems that the main range may formerly have extended further east. This may suggest that a significant part of the original building has been lost. The lost eastern rooms may have been incorporated into the almshouses in the late 18th century, at a time when Staddons was subdivided into three properties, and were subsequently demolished with the almshouses in the late 19th century.

The rear elevation

The eastern part of the rear elevation of the property is largely hidden by a number of late 19th- and 20th-century outshuts (pl. 4) and only a first-floor dormer, lighting the eastern bedroom F8/9, was visible from the garden. A further three windows were visible in the western part of the north elevation. A small narrow timber window, with top-tilting casement, lighting the stair in the eastern cottage probably dates from the mid to late 20th century, while the nearby window lighting the parlour room and consisting of a plain casement without glazing bars dates from a similar period. Both these window openings are within a section of walling rebuilt in the late 18th or early 19th century and the openings are likely to be of this date. A third window, lighting the later main stair, is contemporary with the insertion of the staircase in the late 19th century.

The stripping of later paint work clearly exposed the projecting masonry of the rear stair while to the west of this two distinct vertical building breaks, with stepped-in masonry on the ground-

floor, were visible (pl. 5). The western break rises to first-floor level and seems to align with the inside face of the western gable wall. These breaks might suggest that the building formerly had a large opening in the rear elevation which perhaps allowed passage through the ground-floor level in the manner of a carriage entry, although the exact form of this remains unclear.

The outshuts

At the north-eastern end of the main range were three single-storey outshuts the scullery and the dairy. The north elevation of the scullery consisted of a doorway with a plain solid timber frame and a beaded plank-and-ledge door with a single pane window and a window with two-light timber casement with horizontal glazing bars under a narrow top-light ventilator covered with metal gauze.

The dairy, perpendicular to the main range, had a single window at the western end of the north gable and a further window in the west elevation. Both are original openings and contained plain two-light timber frames covered with metal gauze. Their presence suggests that the current building is a later rebuild of an earlier, larger range shown on the 1840 Tithe map.

The third outshut, built of stone rubble and concrete block, and dating to the 20th century, contains a toilet and pump house.

INTERIOR

Staddons House; the ground floor (Fig. 5).

The interior of the main range had been severely altered. These alterations have probably included the loss of the eastern end of the original house, the complete rebuilding of the southern and eastern elevations and the removal of the internal partitions defining the original rooms, confusing the historic plan of the building. Some traces of the original interior arrangement remained, however, in the form of early staircases and ceiling beams, which has allowed a suggested reconstruction of the original layout and phasing (Figs 9-11).

The property is entered from the road through a centrally placed doorway in the main elevation which provides access to the main entrance lobby (G3). This room seems to have been converted from a cross passage running through the building; however, this may not represent the cross passage of the medieval house, but rather a later passage created as part of the subdivision of the building. The baulk of masonry adjoining the east of the main entrance door is extremely thick and may be a survivor of the original front wall. The eastern jamb of this doorway is splayed, suggesting that this may originally have been a window opening rather than a doorway, and there is no trace of a corresponding splayed jamb or thick walling to the west; this part of the front wall is much thinner and must have been rebuilt.

The passage is narrower than might be expected for a medieval cross passage and its doorways at either end show no evidence of having been wider to the east, where thick, medieval walling survives. If the doorways had ever been wider on the western side, which is the only alternative, then the passage would have encroached significantly on the adjacent room. It thus seems unlikely that this was the medieval cross passage, as suggested by Keystone, but rather that the present passage was driven through a larger room at the subdivision of the medieval house in the 18th century. The medieval cross passage, if there ever was one, may well have lain elsewhere, perhaps within the lost eastern part of the house.

On either side of the entrance lobby, doorways lead to rooms to the west and east. The 19th-century main stair to the north (pl. 6) rises from the west side of the lobby, completely blocking the passage, before returning in a dog-leg over a large baulk of masonry which proves to contain the remains of an earlier newel stair (pl. 12, 13). Built against the south side of this is a small room enclosed by 18th- or 19th-century partitions, which recently served as a washroom. The Victorian stair has a closed string with chunky newel posts with ball finials and inverted teardrop pendants, and a simple moulded handrail with stick balusters. This stair now provides the only access to the first-floor and blocks the earlier through passage, though the rear doorway survives, opening into the 20th-century outshut (G5) at the rear.

To the west of the lobby is a wooden partition running the full width of the building (pls. 7-8). This is constructed of narrow vertical studs and covered with lath and plaster. This partition probably dates from the 18th century; there is no trace of an earlier partition, nor of a plank-and-muntin screen defining an early cross passage. The door to room G4 has a plain late 19th-century door frame with a four-panelled door. Following the stripping of the plaster covering of the partition an earlier doorway was revealed in the centre (pl. 8) of the partition. This was presumably blocked when the current stair was inserted in the late 19th century and replaced by the existing doorway. An additional blocked doorway was tentatively identified at the northern end of the partition. However, on closer inspection this was simply a reclaimed door used to line the partition, rather than an actual doorway (pl. 9).

The ground-floor parlour (G4) to the west of the partition was lit by a single window in the south elevation and a smaller 20th-century single-light window in the north elevation adjoining this window a projecting newel stair (now disused) had provided access to the first-floor room (pl. 11). No doorway openings were identified within the western wall forming the cross wall dividing the present house from Staddons Cottage: the lack of any communication between these parts of the building suggests that Staddons Cottage was not part of the main accommodation, and may always have had separate access. The cottage was perhaps always independent of the main house.

The parlour was heated by a late 19th-century fireplace (pl. 10) containing a cast-iron grate with tiled reveals and a plain mantelpiece with console brackets in the centre of the western elevation. Investigation during the works revealed that, while the original opening of the fireplace had been modernized and reduced in size, it originally had stone jambs (pl. 10) with truncated corbels possibly supporting a projecting hood, not dissimilar to the fireplace identified by Keystone in F1/3. The fireplace may therefore be of medieval date; it was perhaps inserted in the 15th century as the original open volumes of the house began to be floored. The fireplace would have been an impressive structure and this is likely to have been an important room. Perhaps, prior to the insertion of the current cross passage and the sub-division of the property in the late 18th or early 19th century, this room may have been the original 'inner room' of the house. In this case the hall may have lain to the east, in the area identified by Keystone as a kitchen.

The present ceiling of the room was probably inserted during alterations to the house in the medieval period, when a first-floor chamber was created over this end of the building. The removal of the timber washroom and the Victorian stair in the entrance lobby during the recent alterations revealed an earlier stone newel stair (pl. 12-13) within a large baulk of masonry butting against the primary fabric of the north wall, and therefore clearly an addition to the original building. This stair must have been inserted to provide access to a first-floor chamber above the inner room. Its position may have been determined by an earlier partition or screen

dividing the inner room from the hall. Observations of redundant joist sockets in the adjacent room to the east (see below) suggest that the inserted floor structure extended well to the east of this staircase and that the floor structure may have jettied out over a large open volume beyond, probably the hall of the medieval house. The ceiling beams may have been supported by granite corbels; one of which remains in the east wall of the parlour, adjacent to the fireplace. This may confirm that the floor structure was a later insertion and not part of the original design. It is unclear how long the stair remained in use but it must finally have become redundant either when a replacement newel stair was inserted in the north wall, or perhaps even as late as the late 19th century when the modern stair was inserted.

To the right of the lobby was a plain doorway leading to room G6, the eastern room of the present house. This was a large room and contained an enormous inserted chimneystack forming its west elevation. The removal of layers of paint and plaster on the east face of this stack revealed an impressive granite fireplace with a shallow four-centred arched granite surround decorated with two roll mouldings separated by a hollow, the mouldings defining plain, sunk, dagger-shaped spandrels (pls. 14-15). The decorations of the surround suggest that this fireplace dates from the late 16th or early 17th century.

The presence of such a grand fireplace in this room suggests that this room probably served as the hall of the original medieval house, rather than the kitchen, as suggested by Keystone. The hall was perhaps improved by the addition of this chimney in the late 16th or 17th century, at which time it was probably still the most impressive room in the building. A contemporary stair to the north of the fireplace provided access to the first-floor rooms. A tall and narrow opening in the north elevation of this stair would have provided light for this newel stair and is likely to be contemporary with it. The opening was partially blocked when the scullery was built in the late 19th century.

Immediately in front of the fireplace is a large beam running north-south with simple step stops on both sides. The beam contained filled-in joist sockets along the western side towards the chimney (pl. 16), while no corresponding joist sockets were visible along the eastern side. This would suggest that the space on the western side was floored over at an early stage, prior to the insertion of the chimneystack, but that the room on the eastern side of the beam remained unfloored until a later date. This arrangement has been interpreted as the remains of a deep jetty projecting into the open hall. The joists must have been removed at the insertion of the chimney, and the first-floor structure was probably inserted within the hall at the same time.

The beam, or jetty bresummer, was built into the north elevation, with step stops ending shortly before the wall face. The south end, however, was supported by a large granite corbel (pl. 17) while the step stops stopped some distance from the end of the exposed beam. The thin south wall (by comparison with the thicker wall of the entrance lobby), the awkward support arrangement and the stopping short of the moulding suggests that the south wall has been rebuilt, thereby exposing more of the original jetty bresummer and necessitating the additional support of the stone corbel.

The present floor structure to the east of the beam is supported by three smaller beams running perpendicular to and at a greater height than the jetty bresummer and the earlier floor level to the west. The three beams rest upon an additional timber inserted on top of the jetty bresummer to allow the new first-floor level to run at a consistent level throughout the room above. The southern of these three beams is partially built into the south elevation, on a step in the masonry. The new first-floor structure and the rebuilding of the front wall are thus probably

contemporary. As the insertion of the new chimney must have involved the abandonment of the jetty into the open hall and any partition supported by it, this intervention was probably also contemporary with the new first-floor structure and the rebuilt front wall. The style of the fireplace suggests a late 16th- or early 17th-century date for these works.

No building break was visible between the south and east walls and it is likely that both walls were rebuilt at the same time. The three inserted beams bear in the east wall, which may have replaced a timber screen or partition dividing the open volume of the hall from a lost, eastern part of the house. The small recess for a cupboard in the east elevation is also contemporary with the rebuild.

The removal of plaster on the east wall of the room exposed what had previously been interpreted as a large cupboard. This was in fact an earlier doorway (pls. 18-19), contemporary with the east wall, and with the original plaster running behind the later brick blocking, showing that it opened beyond the gable of the present house. This doorway may originally have provided access to a lost eastern end of the earlier building; possibly onto the site of the medieval cross passage, if the eastern end of the house was originally the 'lower' or service end. This end of the house may have become distinct from the main range when the almshouses were built and the main range was divided into three dwellings during the 18th century. It is possible that the passage was preserved as a communal passage to the rear of the almshouses, and that the doorway survived for a period. The doorway was finally blocked when the almshouses were demolished in the late 19th century.

The floor in room G6 consisted of two types of flag-stones. While the centre and north side of the room contained large rectangular flags, the south side was made up of tightly jointed irregular flags, a technique known as broken-bed construction and normally associated with East Devon, Somerset and Wiltshire in the 15th and 17th centuries, while squared flags were generally used in the 18th and 19th centuries.³⁶ This would support the idea that the 'hall' was substantially rebuilt sometime between the 16th and 17th century. Interestingly the broken-bed flags continued for a short distance into the entrance lobby, suggesting that much of the original house was re-floored at this time.

Two further openings were identified in the north elevation. The blocked opening to the east might have provided access to the original outshuts shown on the 1840 Tithe map. It was probably turned into an alcove when the western door opening, serving the current outshuts, was created in the late 19th century.

Beyond the doorway in the north wall of room G6 are the scullery (G7) and dairy (G8). The extensions at the rear of Staddons are built of roughly coursed local stone. Another doorway to the north leads to the garden while to the west is a small fireplace, now empty. The room is lit by a single window in the north elevation, while the roof structure is a simple lean-to roof with boarded ceiling and boarded rafters. To the east a doorway leads to the dairy (G8). This doorway has been cut into the west wall of the dairy suggesting that the scullery is slightly later in date.

Both the scullery and dairy are likely to have replaced an earlier range of buildings shown on the 1840 tithe map and are depicted in their current layout on the 1885 Ordnance Survey map. The dairy contains its original dairy shelves along the north and east walls, consisting of a solid

³⁶ Cox & Thorp 2015.

base structure with an earth core and solid slate slabs on top. An alcove in the south elevation was originally a doorway providing access from the hall (Room G6). This was subsequently blocked and a new access created in the west elevation from the scullery. The floor is of concrete. The room is lit by two windows in the north and west elevations. The roof is carried on two rather crudely made A-frame trusses. The principals are lapped and pegged together at the apex while the lap-jointed collars are nailed to the faces of the principals. All the common rafters were replaced in the 20th century.

Staddons Cottage; the ground floor (Fig. 5).

Staddons Cottage, at the western end of the main range, is entered through a small doorway located in the eastern elevation of a small projecting building to the south of the original house. The western wall of this building lies slightly beyond the presumed boundary of the original tenement. Room G1, within this projecting extension, was partitioned by modern stud partitions, with a small toilet immediately ahead of the entrance and a small room to the south. This was lit by a plain 20th-century window in the west elevation and a two-light casement with horizontal glazing bars in the south elevation. A door in the north elevation leads to room G2. The door reveal has been built into a brick jamb which infills a shallow recess, leaving the south wall awkwardly chamfered. This scar or recess, better visible from inside room G2 (pl. 20), is interpreted here as the remains of a projecting stair turret at the south-western corner of the house, originally serving the room above. The position, and projection, of the stair turret may account for the misalignment of the western walls of the projecting wing and the main house. The stair turret was probably demolished in the late 18th or early 19th century when Staddons was divided into three distinct properties and the projecting building was added. This would have necessitated new access arrangements requiring a partial rebuilding of the south elevation.

The main ground-floor room of Staddons Cottage (G2), is a narrow room the ceiling of which is formed by a series of very large but relatively widely-spaced joists. These were identified by Keystone as being part of the original 14th-century floor structure, contemporary with the corbelled and hooded fireplace on the first-floor. No evidence of any blocked openings into the adjoining rooms was found in the eastern wall of this room and it seems there was never any communication between this area and the adjoining house. Evidence from the first-floor and the parlour suggests that the cross wall largely dates from the 14th century and it is likely therefore that this part of the house was always separate from the main block and had its own access arrangement.

The room was heated by a late 18th- or early 19th-century fireplace placed centrally against the western gable. This contained a later grate inserted in the 20th century. The flue of the fireplace rises through the first-floor, blocking the medieval fireplace above and utilising its chimney. The small room was lit by a 20th-century window without glazing in the south elevation. This opening is within a section of the wall rebuilt in the late 18th or early 19th century. A 20th-century winder stair is located in the north-western corner of the room and provides access to the first floor. This is lit by a plain mid-late 20th-century timber window with a top-tilting casement and no glazing bars in the north elevation.

Staddons House; the first floor (Fig. 7)

The first floor in the main range is accessed from the entrance lobby (G3) by the late 19th-century staircase (pl. 22) which is lit by a single late 19th-century timber window with a single horizontal glazing bar. This gives onto a small landing (F4) which provides access to all the rooms on the first floor.

Immediately south of the landing is a small room (F5) which has served as a bathroom in the 20th century. Lit by a single window in the south elevation it was originally heated by a small mid-late 19th-century fireplace, with a cast-iron grate, in the east wall (pl. 23). This room was originally part of the medieval upper parlour chamber but, from the late 18th or early 19th century it formed part of the easternmost property and occupied much of the space now occupied by the late 19th-century landing (F4) and staircase. Access would originally have been either from the medieval stair rising from the entrance lobby or by the later newel stair associated with the inserted chimney and fireplace to the east. The room was much reduced in size following the insertion of the Victorian stair and landing.

Access to room F6 was through a plain, probably late 19th-century doorway. This room was once part of a very large upper chamber encompassing room F5 and the landing F4. The room also projected into the hall by means of a jetty, which can still be identified in room G6. The room was created by the insertion of a first-floor structure within the formerly open volume of the building, perhaps at some time in the 15th century. The room was originally accessed by the stone newel stair rising from the modern entrance lobby, which must have connected the chamber directly with the inner room or parlour. It is unclear whether this large first-floor room was heated in the medieval period, though the thick, western wall may well have contained an early fireplace, possibly served by the same chimneystack as the fireplace recently discovered in the ground-floor room, and perhaps similar to that which survives in the adjacent first-floor room in Staddons Cottage. The room seems to have been a large and prestigious one and might well have been heated.

The room probably assumed its current layout in the late 18th or early 19th century when Staddons was subdivided into three properties. This involved the partial rebuilding of the front elevation to provide the two westernmost properties with separate doorways and windows on both the ground and first-floor. A small mid-to-late 19th-century fireplace with a cast-iron grate was inserted in its west elevation (pl. 24). Although the east elevation of room F6 was not stripped a possible blocked doorway was identified through irregularities in the plaster (pl. 25). This would have provided access to room F5, which may have served as a dressing room or closet prior to its conversion to a bathroom. Light was provided by a single window in the south elevation. No blocked openings were identified in the western elevation and there appears to have been no communication with the first-floor chamber in Staddons Cottage.

After the subdivision of the house in the 18th century the room seems to have been part of a much smaller dwelling at the centre of the range and a new staircase was provided within a projection in the north wall (pl. 26). Following the re-joining of the eastern and middle properties and the construction of the current stair in the late 19th century this stair was finally blocked and the current partitions were built. The new main stair meant that the newel stair to the north of the large inserted chimney, which had served the eastern house, also became redundant and a new access to room F8/9 was created by breaking through the wall fabric and inserting a step from the new landing (F4). The redundant stair was dismantled to the level of the new floor and boarded over, creating an awkward dog-leg corridor (F7) leading up to room F8/9.

Rooms F8 and F9 were originally a single room which was created by the insertion of a first-floor within the medieval hall, probably in the late 16th or early 17th century. The room was lit by a single dormer in the north elevation (pl. 27). This may be a 19th-century insertion, as it respects the roofline of the late 19th-century outshuts. A further window is located in the south

elevation. The room is heated by a small mid-to-late 19th-century fireplace, awkwardly inserted into the side of the existing chimneystack (pl. 28). The room was subdivided into two bedrooms in the 20th century.

The plaster was never removed from the eastern wall of this room and it was impossible to see whether there were doorways communicating with first-floor rooms in the presumed lost eastern section of the house. At least one doorway seems probable; though, given the strange profusion of staircases at Staddons, a further, entirely separate staircase in the eastern part of the house would not be completely surprising. The existence of such a staircase would have certainly made access to first-floor chambers at this end of the house possible prior to the flooring over of the hall, and may well have been a factor in enabling the conversion of this end of the house into a separate dwelling in the 18th century.

Staddons Cottage; the first floor (Fig. 7)

Access to the first-floor within Staddons Cottage was by a modern winder stair in the north-western corner of the building. The first floor was originally a single room, but it had been subdivided into several rooms by the 20th century. The small landing (F1) gave access to a bathroom (F2) and a small room at the front of the cottage (F3). The room was originally heated by a large medieval fireplace placed centrally in the western gable. The chimney breast projected from the wall, with curving granite corbels supporting the lintel and hood. Two small granite shelves on either side of the fireplace were probably used as lamp brackets. Keystone argues that these features suggest a date in the 14th century.³⁷ The fireplace was blocked, possibly in the late 18th or early 19th century, by the insertion of the chimney breast and flue from the downstairs fireplace.

The room was lit by a window with splayed jambs, which was located to the south of the fireplace (pl. 29) and looking out to the west of the house, presumably over open ground. This window was later blocked by the construction of Town Farm to the west at some time in the 16th century. No plaster was removed in the south-western corner of the room making it impossible to identify whether elements of the stair turret, tentatively identified on the ground-floor, have survived at this level. Finally, the removal of plaster along the eastern wall has revealed a rough vertical break in the masonry (pl. 30), suggesting that part of front elevation of the building has been rebuilt. A good context for this might be the creation of the three new dwellings within Staddons in the late 18th or early 19th century.

The medieval roof (Fig. 8, pls. 31-32)

The remains of a single medieval roof truss were identified within the roof space immediately above the stair leading from the G6 to the F8/9, on the north side of the chimneystack. It was only visible from the western side, and clearly pre-dates the remaining roof structure. It consists of a collared and arch-braced truss, with the collar including a notch for a clasped purlin. All the surviving timbers are heavily smoke blackened, suggesting that the original house was open to the roof and heated by an open hearth. This roof is dated by Keystone to the early 14th century.³⁸

The later roof (Fig. 8, pls. 33-34)

The main roof structure is probably contemporary with the re-fronting of the property in the late 18th or early 19th century. The roof is carried by four A-frame trusses, the main

³⁷ Cox & Thorp 2015, 20

³⁸ *Ibid.*, 23

chimneystack and the cross wall between the end and middle cottage. The frames are lapped, pegged and nailed at the apex and project a short distance to carry the diagonally set ridge. The bases of the principal trusses are generally boxed into the masonry with one truss at the eastern end in the north elevation resting on a large, partly projecting stone. The collars are simply lapped onto the faces of the principals by way of a simple wooden peg and a number of iron spikes. Each truss originally carried two sets of trenched purlins before new timbers were nailed to the back of the principal trusses to support back purlins. The common rafters were probably all replaced at this time, with a large number being replaced again in the 20th century.

6. DISCUSSION

Phase I The primary building *early 14th century* (Fig. 9, top)

Although the house has been substantially rebuilt it is likely that, in its original early 14th-century form, the house had a classic three-room and cross-passage plan with thick walls of stone rubble on all sides, its internal volumes open to the roof and heated by an open hearth or hearths which blackened the roof timbers with soot. Keystone interpreted the central part of the present building as the hall of the medieval house and the western room, now part of Staddons Cottage, as the inner room, while the large eastern room was interpreted as the kitchen. Keystone admitted some doubt as to this interpretation, given the constriction of the putative hall by the cross passage, and the very large size of the service end.³⁹ Now, the observations made in the recent works have allowed the reinterpretation of the plan of the house, moving the putative hall and inner room eastwards, and postulating a lost, service end of the house, probably containing the medieval cross passage and a service room. The house was thus substantially larger and grander than it now appears, and possibly one of the most important properties in the village. The location of the property in a presumed market square and the surviving early features certainly suggests a high-status building. The house may have been bounded to east and west by other properties, though that to the west was not yet fully built over and, in fact, the village never seems to have developed an ‘urban’ character.

The house as it now exists preserves the medieval hall and inner room, which were probably separated from the cross passage and lower room in the medieval building by low screens. Heating was by an open fire in the centre of the hall, the smoke from which blackened the roof of the building. A single oak collared and arch-braced roof truss with a notch for a clasped purlin, remains above the centre of the house and retains heavy smoke blackening. This magnificent roof may have extended across the whole building, or there may have been design changes in the roofs to reflect the status of different areas with, perhaps, some form of special architectural treatment of the hall featuring large cruck trusses.

One most unusual feature of this house was a further series of chambers at the west end, represented today by Staddons Cottage. The ground floor of this part of the building was originally unheated and had no communication with the adjacent house; rather, it seems to have consisted of a wide passage through the ground-floor with a broad opening onto the rear gardens, perhaps a vehicular entrance to lost outbuildings at the rear, allowing access separate from the pedestrian route through the cross passage. A stair turret in the south-western corner of the building seems to have provided the only access to the room above this entry; once again, there are no communicating doorways at first-floor level to the main house suggesting that these rooms were independent of the house and not part of the three-room and cross-passage plan. The first-floor room was lit by a window in the west elevation and was heated by a hooded

³⁹ Cox & Thorp 2015, 23.

fireplace with projecting lamp-brackets in the western gable end. This may have been the only storeyed part of the building; its purpose is unknown, but the presence of a fireplace may suggest that it served as a lodging, or perhaps a counting house or office.

The dating of this phase is based upon stylistic comparison with other roofs of similar form dated by dendrochronology to the early 14th century, while chamber fireplaces with lamp brackets are commonly associated with early 14th-century roof carpentry.⁴⁰

Phase II Remodelling *c. 15th century* (Fig. 9, middle)

There is some evidence that the earliest first-floor rooms to be created within the medieval house were inserted at its western end, though a parallel development of lost first-floor rooms over the service end is also possible. The new first-floor rooms were not connected with the lodging room to the west, which remained independent. The new first-floor structure seems to have rested at the west end on granite corbels inserted into the earlier walling and at its eastern end upon the earlier screen dividing the inner room from the hall, with the joists continuing in a jetty over this screen into the open volume of the hall. The position of the lost screen is perhaps betrayed by the large baulk of masonry built against the earlier north wall to contain a stone newel stair providing access to this room. This may have been built up against the rear of the screen, and its position thus defines the eastern limit of the inner room.

The new floor structure may have been of three bays and created a very large first-floor chamber or chambers. The eastern limit of the chamber is defined by the heavy cross beam of jetty bresummer in room G6, which retains disused joist-sockets in its western face, relating to the floor structure. The lack of similar joist holes in its western face confirms that the putative hall of the house was still open to the roof at this stage. The jetty beam probably supported a timber partition rising into the roof, enclosing the chamber from the dust of the hall. The position of the staircase in relation to this jetty bresummer may suggest that the first-floor chamber was in fact divided into two rooms, perhaps by a further partition on the line of the western face of the newel stair, though no physical evidence of this now remains.

The new ground-floor parlour appears to have been heated by a fireplace, since investigations have partially exposed the remains of earlier granite jambs, and perhaps also the remains of truncated corbels to support a hood like the early fireplace in the adjacent lodging. It is uncertain whether or not the new first-floor chamber was heated though, given the large size of this room and the high-status of the house, this seems very likely.

The hall of the medieval house, the cross passage and the service room beyond, may have remained unaltered and open to the roof at this stage, though it is possible that first-floor chambers were added in the same manner as at the west end of the house, perhaps with a further jetty into the hall. Access to any chambers at this end may have been by a ladder, or perhaps by a further staircase, of which no evidence now remains.

Phase III Remodelling *late 16th–17th century* (Fig. 9, bottom)

At some time in the late 16th or earlier 17th century the house was substantially remodelled by the enclosure of the open hall at the centre of the building. A large chimney and fireplace was inserted at the west end of the hall, occupying most of the depth of the former jetty, with its back against the masonry of the earlier newel stair and probably replacing entirely the remains of any earlier screen. The fireplace has an exceptionally handsome granite surround dating

⁴⁰ Cox and Thorp 2015.

from the late 16th century or early 17th century and clearly shows the high status of the house at this period. The chimney had an integral newel staircase which climbed over the constricting chimney shaft to open into the new hall chamber. The position of the opening at the top of the stair may have precluded a fireplace in the same chimney serving the hall chamber and it remains uncertain whether the hall chamber was originally heated. The new stair would have provided the only access to the hall chamber and, from thence, perhaps, to any chambers added in the same phase over the lost eastern end of the house.

The new floor structure within the hall was at a higher level than the earlier structure over the western rooms, perhaps reflecting the rising ground levels. The ceiling was formed of three smaller beams set perpendicular to the existing jetty bresummer and resting on a new beam laid on top of it. The earlier joists of the former jetty were removed to make clearance for the new chimney and the new floor level was continued over the earlier jetty bresummer to meet the east face of the inserted stack.

The south elevation of the hall was partly rebuilt during this period, which allowed the inserted beams to be partially supported within the new masonry; but the jetty bresummer, which had been retained from the earlier, thicker walled building and was shorter than the width of the new hall, now required the additional support of a large granite corbel. The insertion of the floor above also necessitated the construction of a solid wall in lieu of the earlier arrangements between the hall and the putative cross-passage to the east, and this thick masonry wall may conceivably have been constructed within the depth of an earlier jetty at the low end of the hall. The limit of the hall may thus perhaps be defined as the present outer face of the existing eastern gable wall of the house. A doorway in the new wall provided access to the passage while a cupboard, near the street frontage, was also built as part of the primary wall construction. The new thick stone partition wall may conceivably have contained a chimney serving both the hall chamber and any eastern chambers at first-floor level; however, no evidence of this has been observed. The broken-bed flagstones along the southern half of the rebuilt hall and in the present entrance lobby are also likely to date from this period.

Also in the late 16th or earlier 17th century, the present buildings of Town Farm to the west of the house may have been built up against the western gable of the lodging, blocking the window in its west gable. The new buildings may have replaced an earlier house of which nothing now remains. It is uncertain what, if any, structures lay to the east of the early house, but the extent and the quality of the alterations to both buildings suggest that the village was extremely wealthy and prosperous at this period.

Phase IV Rebuilding *late 18th – early 19th century* (Fig. 10, top)

The house was greatly altered in the late 18th or early 19th century. At this time, the property may have been divided into three or four separate smaller dwellings; three within the existing structure and, perhaps, a fourth, which was possibly acquired and incorporated into the almshouses to the east of the house. Evidence from the ground and first-floor rooms at the west end suggests that the front wall facing the road was rebuilt at this time to create separate access for the new properties and, no doubt, new fenestration reflecting their narrower frontages. The walls to front and rear are much narrower than their medieval predecessors.

The conversion of the lodging at the west end of the building into a modern dwelling seems to have necessitated the blocking of the passage at the western end and the demolition of the stair turret, while the front elevation was rebuilt to the level of the eaves and new windows inserted. A plain doorway provided access to the cottage, which was heated by a new fireplace on the

ground-floor, its flue rising through the ceiling to block the first-floor fireplace. A simple winder stair in the north-western corner provided a new access to the first floor. The small service block at the front was probably added at this time to augment the accommodation, which was probably rather cramped.

The middle cottage was created by rebuilding the front elevation and creating a separate doorway into the present parlour. Internally the ground-floor was separated from the adjacent property by the insertion of a simple timber partition running the full width of the building. The original medieval fireplace was probably narrowed at this time, and the room was provided with new window openings in the front and rear elevation. Access to the first floor was provided by a new newel stair in the north-eastern corner. It is unclear if the first-floor room within this house was heated by a fireplace.

The subdivision of the house, the loss of east end of the original building and the creation of a number of outshuts necessitated the creation of a new passage, which may have been shared by all of the properties. The chamfered side of the main entrance suggests that this passage may have been inserted through an earlier window opening lighting the parlour of the original house. The straight sides of the doorway at the rear suggest that it was cut through solid original masonry. It is unclear if the medieval newel stair was retained to serve the room above the new passage or whether it was abandoned at this period and blocked. A new access may have been created from the hall stair, assuming that the first-floor room was part of the eastern house, or perhaps from the new rear newel stair, assuming that it was part of the central house. In either case the medieval stair would have been redundant and it is most likely that it was blocked up at this time.

In the late 18th or early 19th centuries the majority of the roof of the house was removed and replaced, leaving only one part of one truss of the original 14th-century roof intact. The reason for this alteration is not known, but it seems likely to have been made to improve the headroom in the first-floor rooms. The rebuilding of large sections of the front and rear walls of the building may also have necessitated the replacement and renewal of the roofs.

Phase V Later alterations *mid-19th century* (Fig. 10, middle)

During the mid-19th century only small alterations were made in the house. The middle and eastern dwellings were united once more. The front doorway of the middle cottage was blocked at this time and a doorway was inserted in the central ground-floor partition providing access from the passage to the present parlour.

A number of ancillary buildings were constructed immediately to the north of the eastern ground-floor room. Although their function is not fully understood during this period, it is assumed that these were service rooms like those now existing. A new doorway provided access to the service range from the eastern ground-floor room and it is possible that the regular flags on the north side of the room were laid at this time.

Throughout the house the earlier, wide fireplaces were narrowed and fitted with cast-iron grates and ranges at this time. A new fireplace may have been made in the former hall chamber at this time.

Phase VI Later alterations *late 19th century* (Fig. 10, bottom)

Throughout the late 19th century small changes continued to be made to the property. The demolition of the almshouses in 1884 might provide a context for the permanent blocking of

the eastern doorway in the 'hall' as well as the loss of the original eastern end of the medieval house, while it is possible that the outbuildings at the rear were at least partially, if not entirely, rebuilt at this time. This would have provided a new scullery and dairy. Access into the house was through a new doorway in the north elevation between these two rooms, while the earlier door was blocked and converted into an alcove.

The main change in the property at this time was the insertion of a new dog-leg stair and the creation of an entrance lobby. This required the insertion of a new doorway in the central partition to provide access to the parlour, and blocking of the 19th-century door which preceded it. The rear stair in the parlour was blocked at this time and the central first-floor room reduced in size to provide a bathroom for the adjacent room. The newel stair adjacent to the hall fireplace also went out of use at this time; this was boarded over to provide a new access from the new landing served by the main stair to the eastern rooms over the former hall.

Phase VII Later alterations *modern* (Fig. 11)

The 20th century is characterised by a renewed subdivision of the larger rooms into smaller units, while a number of fireplaces are replaced with 20th-century grates. The eastern room on the first-floor was reduced in size to provide two smaller bedrooms, while the room above the parlour was probably also sub-divided at this time. The doorway into the adjacent bathroom was blocked and new access provided from the landing.

A small outbuilding was added to the rear elevation to provide an external toilet at some time in the 20th century.

7. CONCLUSION

Staddons is an important, if unconventional, historic house lying on the north side of a possible former market place in Walkhampton, Devon. The large size and architectural features of the property reflect a large and prosperous farming or mercantile establishment in the 14th to the 18th centuries, and subsequent decline, partial demolition and subdivision into smaller dwellings during the 18th and 19th centuries.

Although the layout of the house perpetuates that of an earlier house, which was probably first constructed as a three room and cross-passage house in the early 14th century, the house has some unusual features. It has a separately accessed block at the west end, which probably consisted of a through passage below and a chamber above, perhaps serving as a lodging or an office. The main building was of more conventional plan, and originally had a large central open hall, probably separated from the cross-passage, the service room and the inner room by low timber screens.

The inner room seems to have been altered to provide two storeys of accommodation in the medieval period with a jetty projecting into the open hall. The new rooms were spacious and may have incorporated a ground-floor, heated parlour and two first-floor chambers. The hall, at the east end of the modern house, was probably enclosed by the late 16th or early 17th century to provide a new hall chamber. By this period Staddons had become a building of some pretension, as is attested by the presence of an elaborately decorated granite fireplace, which must have been a showpiece in the hall. Town Farm shows a similar history of ambitious alterations and additions and it is probable that the village was flourishing at this period.

The most extensive alterations to the house were carried out in the late 18th or early 19th century, at which time the building appears to have been in decline. Perhaps due to changing agricultural practices or land ownership in the area, and the loss of independence by cottars and smallholders, the population of the village centre appears to have increased and the surviving house was subdivided into three small properties. At this time much of the original front and rear elevations were demolished and rebuilt to provide access to the new properties. The eastern part of the present house, having lost its passage and service end probably to almshouse use, remained the larger dwelling and of higher status, whereas the two western dwellings were very small and seem to have been occupied during the 19th century by agricultural labourers, mine workers, quarrymen and widows. The middle and eastern dwellings were finally united once more in the late 19th century and despite many later alterations, the building remains substantially as it was at that time. The western dwelling, originally a separate lodging, has remained an independent unit from the early 14th century until the present day.

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 1276, 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 (oakforda1-276275).

ACKNOWLEDGMENTS

This project was commissioned by Geoff and Sue Edwards and administered for the client by Kirsty Curnow Bailey (LivingSpace Architects) and Kevin Morewood (RM Builders and Contractors Ltd). It was monitored for Dartmoor National Park Authority by the Conservation Officer, Keith McKay. The building recording was carried out by R. W. Parker and M. Steinmetzer. The drawings for this report were prepared by M. Steinmetzer. The author wishes to thank Ben (RM Builders and Contractors Ltd) and R.W. Parker for their assistance throughout the project.

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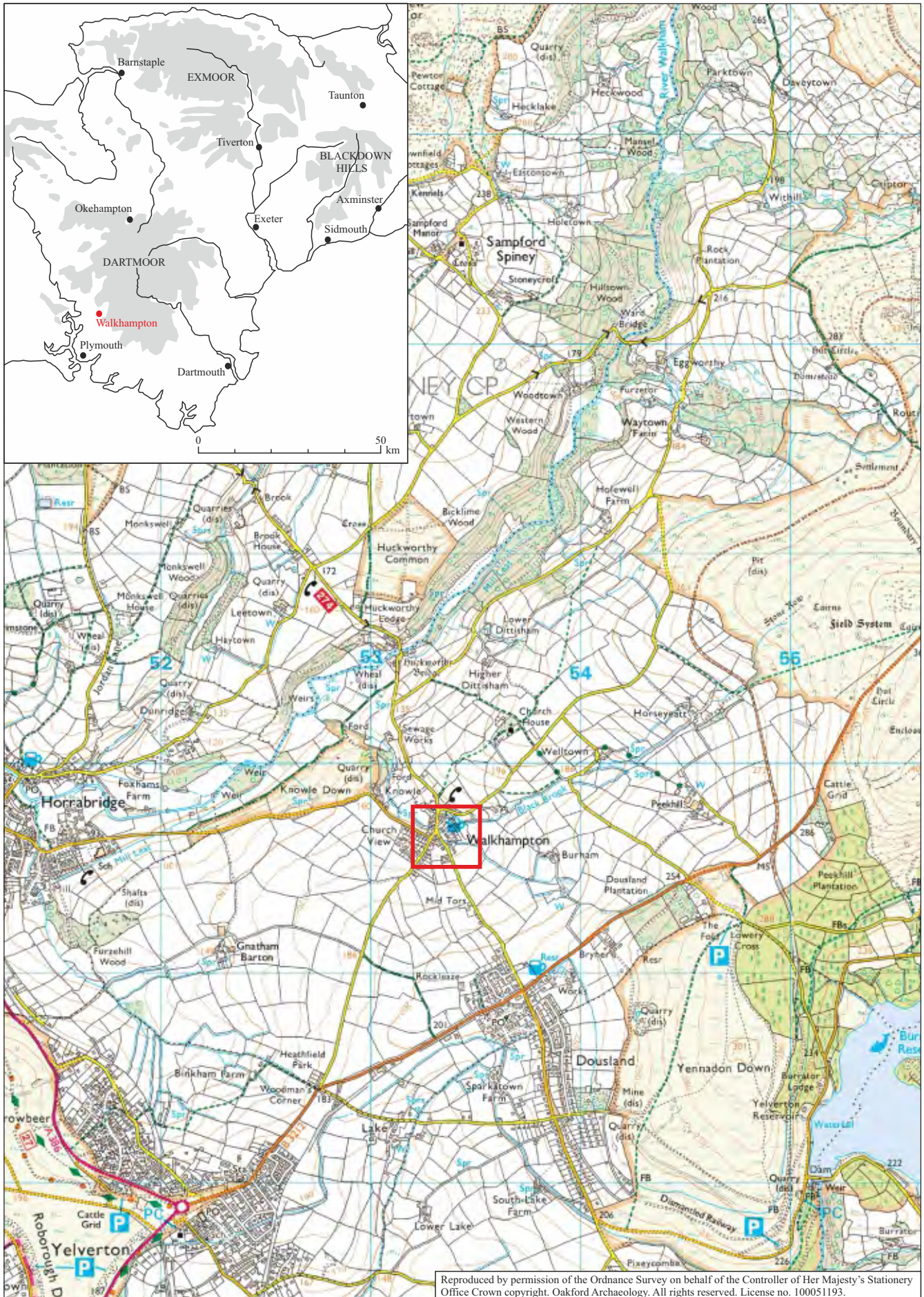


Fig. 1 Location of site.



Fig. 2 Detail from the 1840 Walkhampton Tithe map.

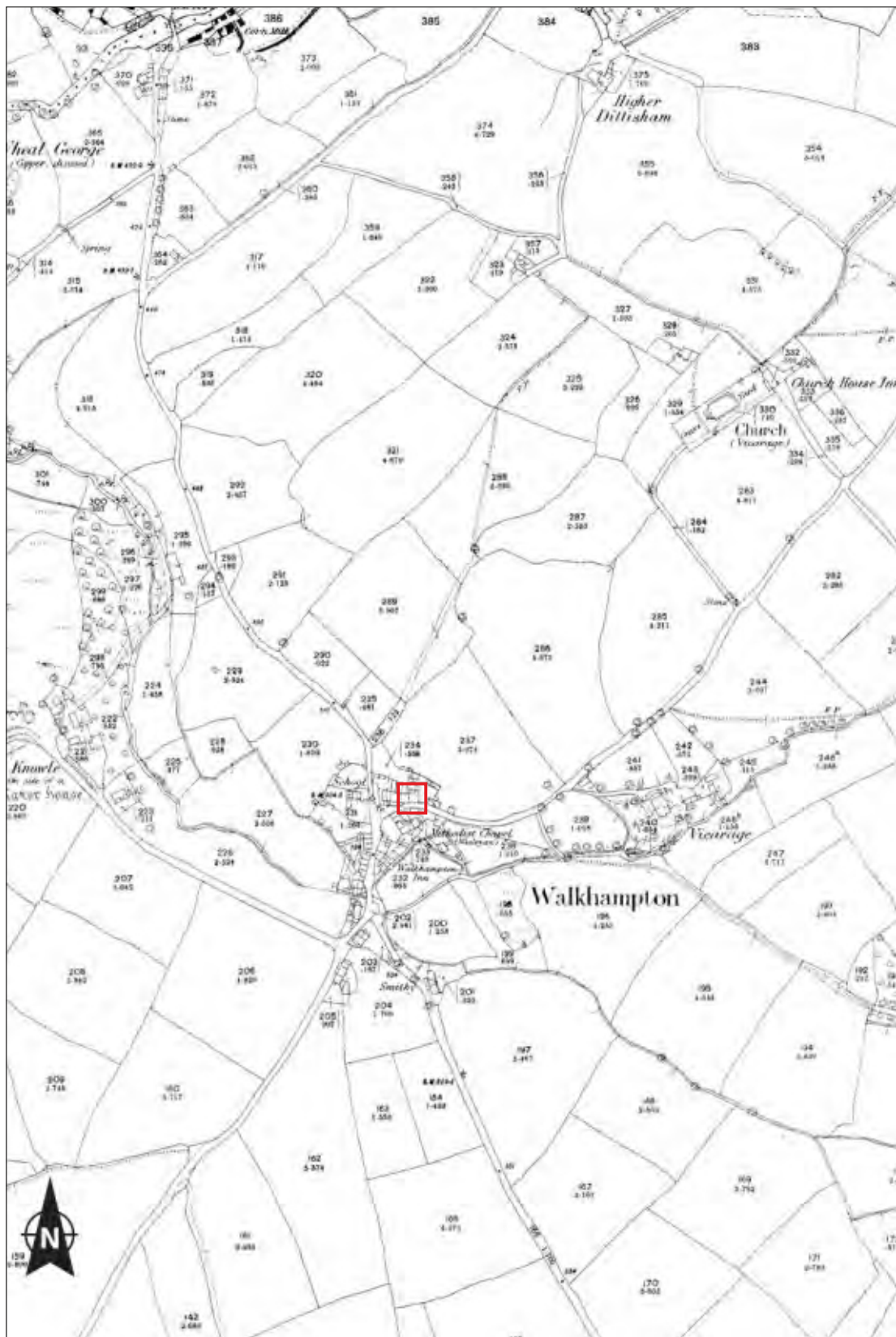


Fig. 3 Detail from the 1st edition 1884 Ordnance Survey County Series map.

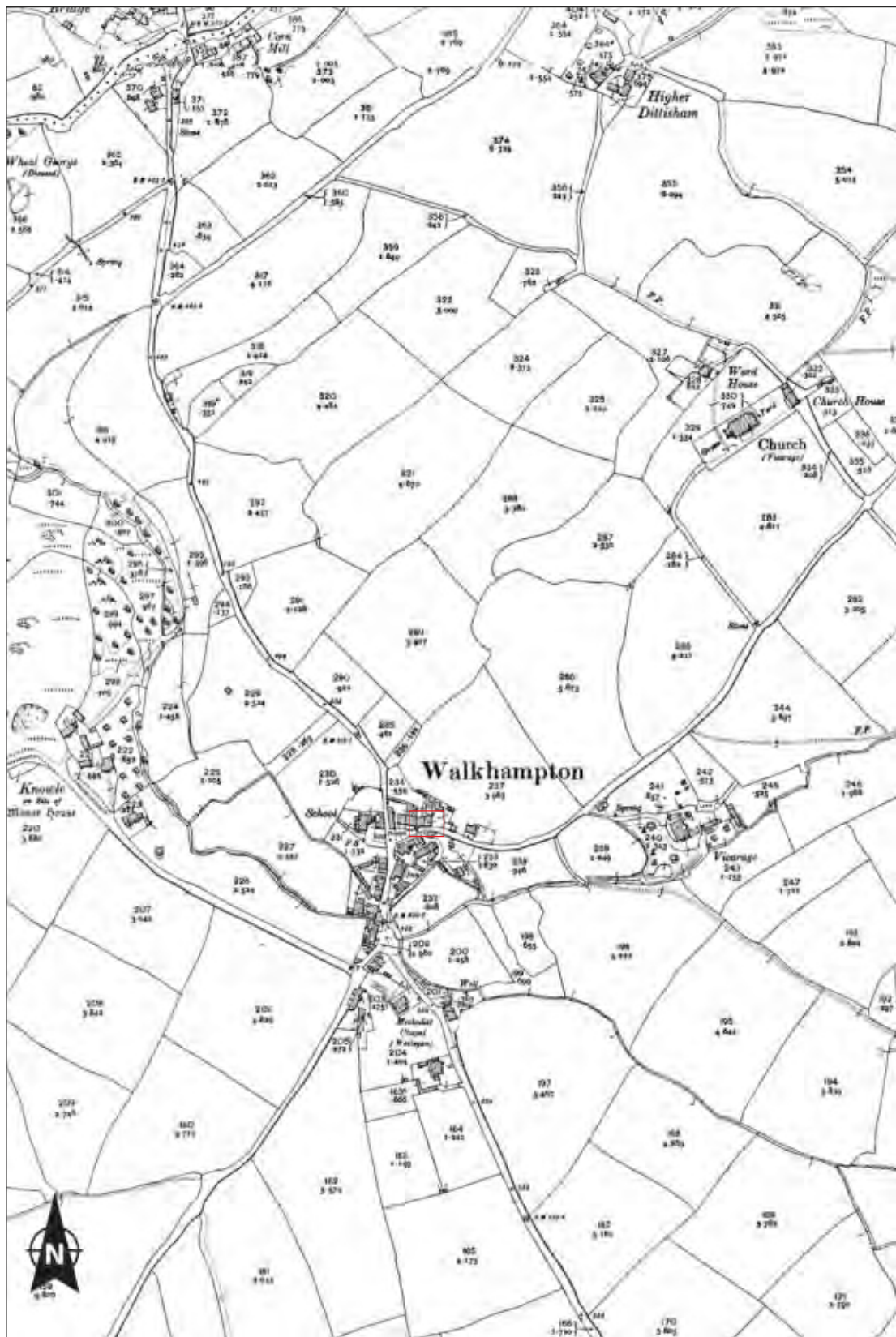


Fig. 4 Detail from the 2nd edition 1905 Ordnance Survey County Series map.



Fig. 5 Plan of ground floor showing location of observations during renovation work and suggested phases of development.

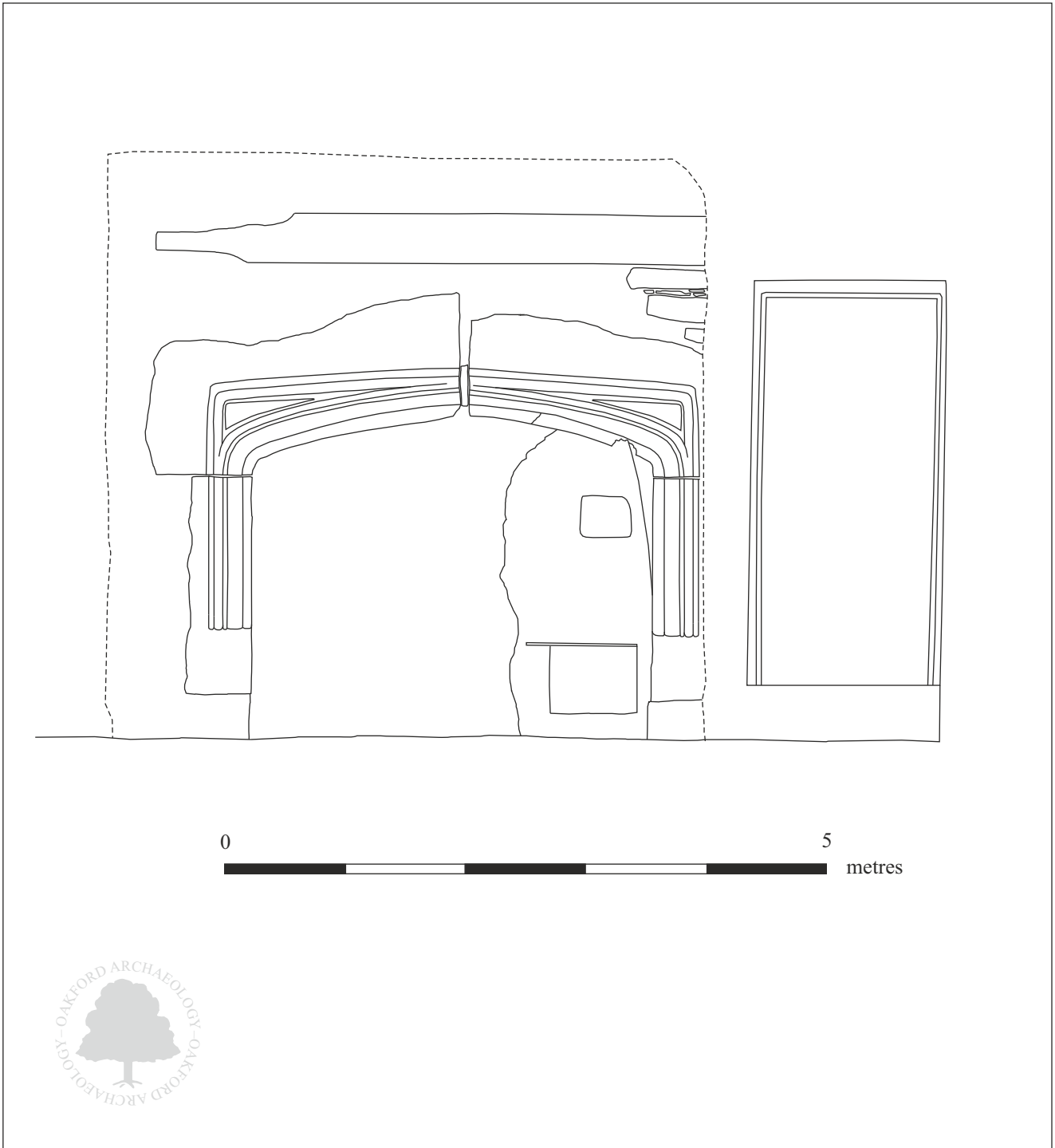


Fig. 6 Section showing late medieval fireplace.



Fig. 7 Plan of first floor showing location of observations during renovation work and suggested phases of development.

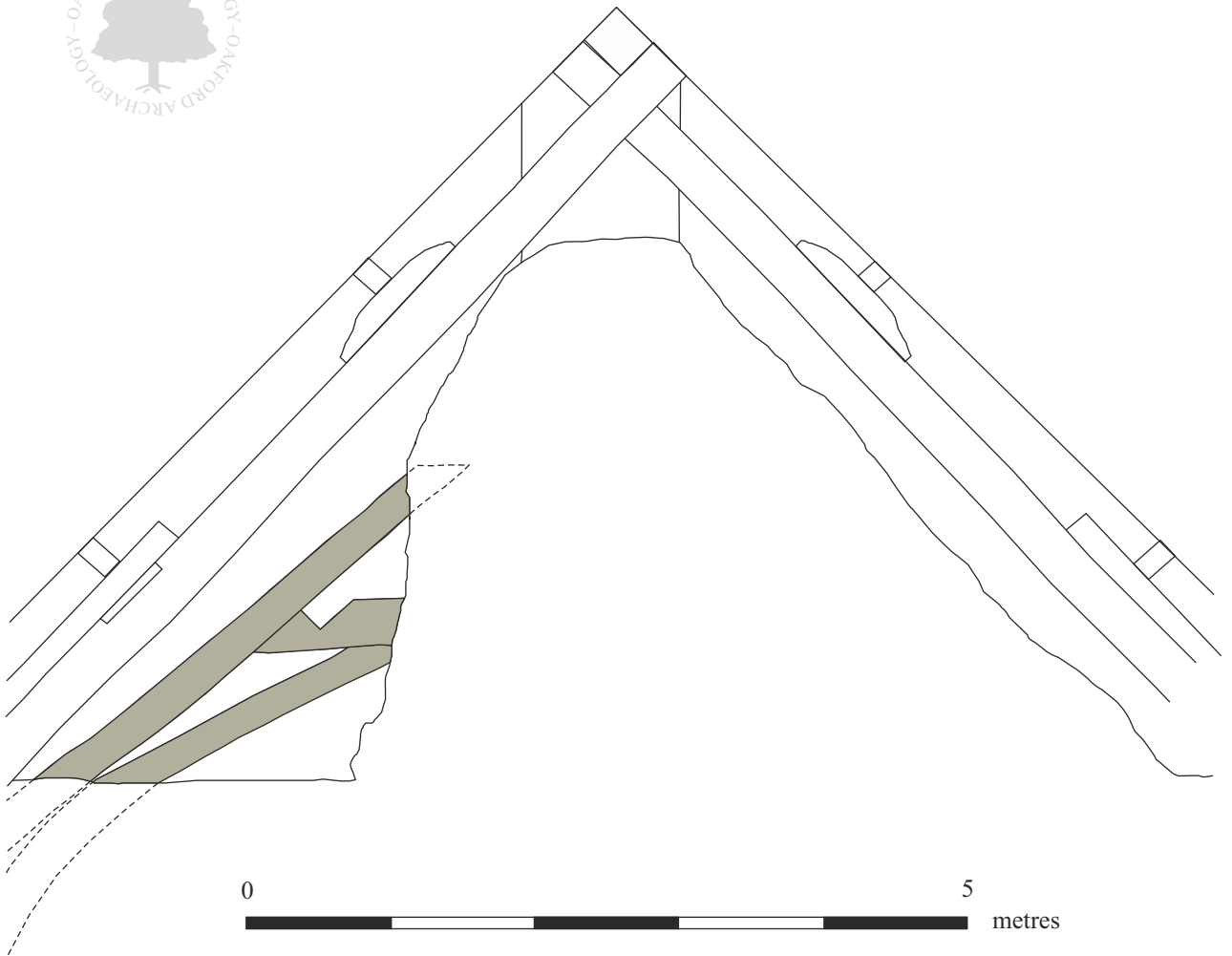


Fig. 8 Section showing medieval roof truss (grey) and later roof arrangement.

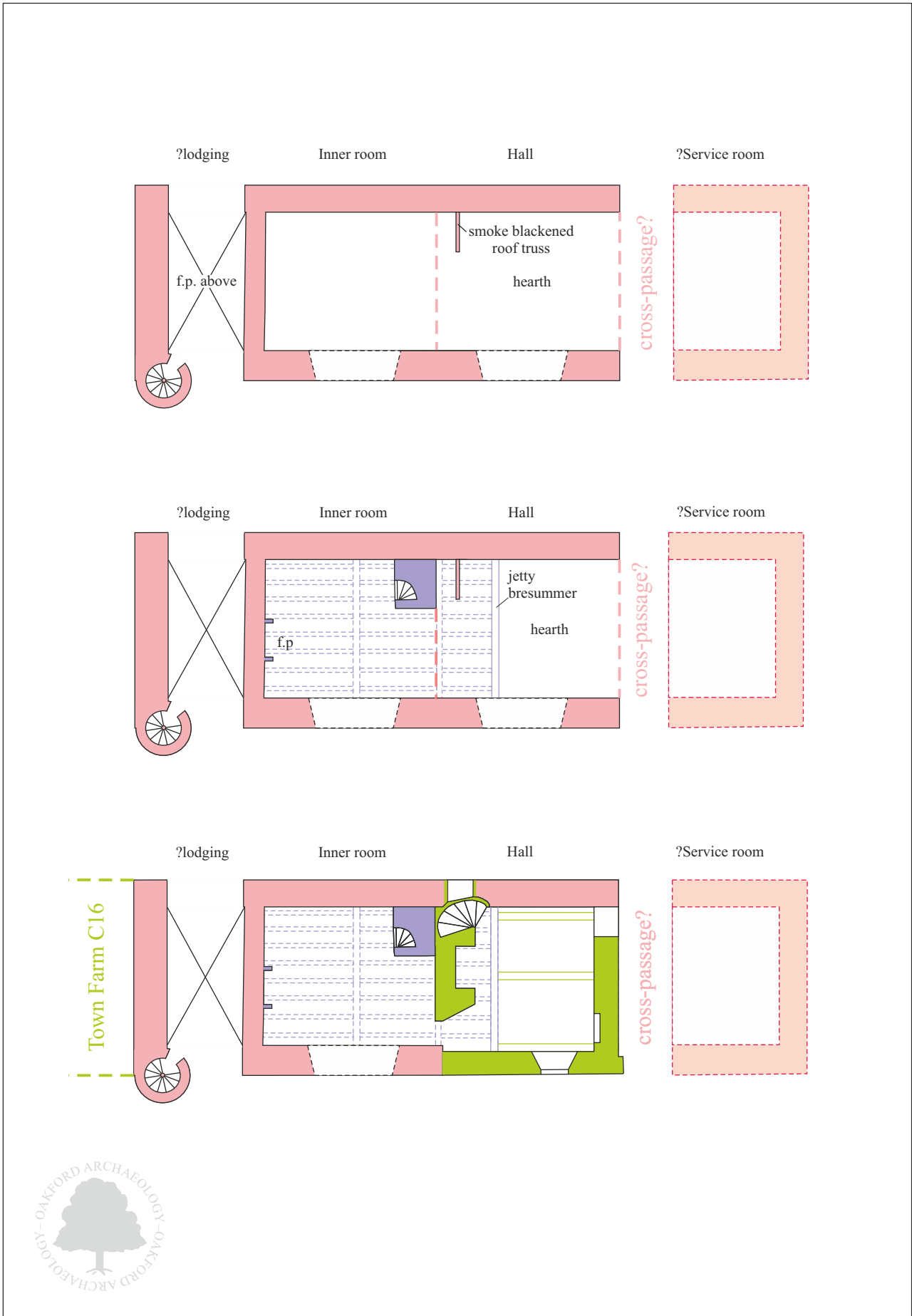


Fig. 9 Phase plans showing development of Staddons: early-14th century (top), 15th century (middle), 16th - 17th century (bottom).

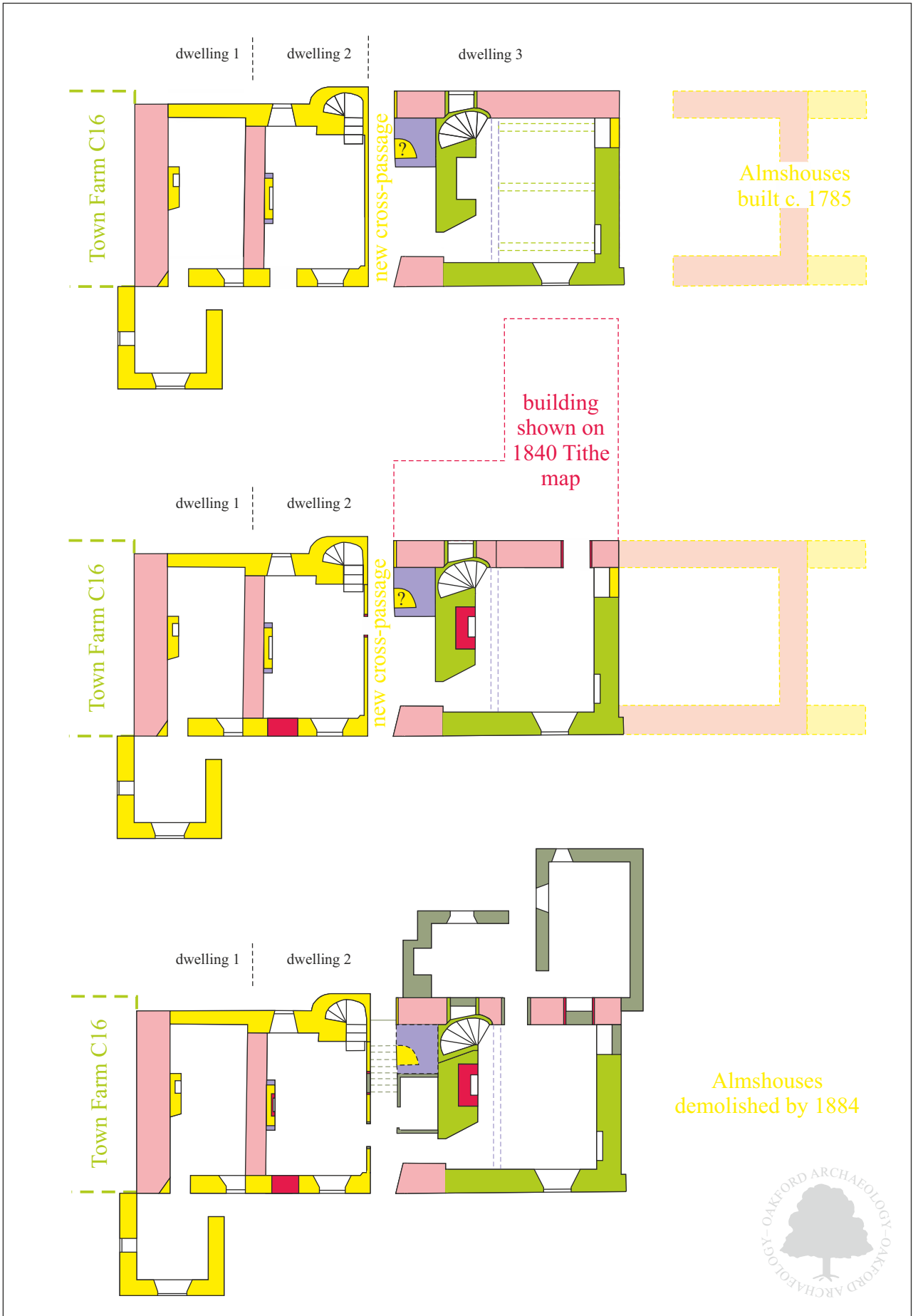


Fig. 10 Phase plans showing development of Staddons: late 18th - early 19th century (top), mid-19th century (middle), late 19th century (bottom).



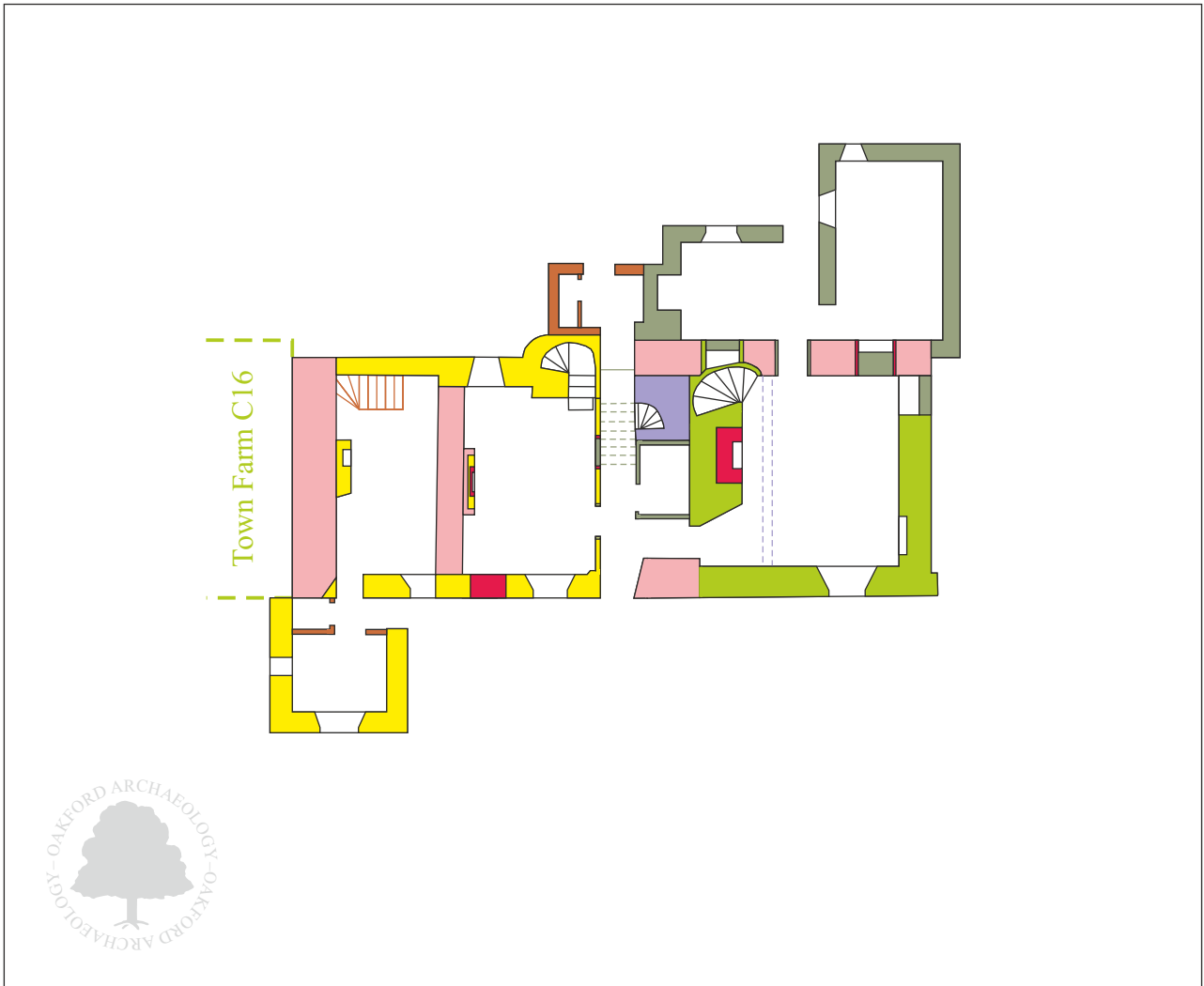


Fig. 11 Phase plan showing development of Staddons: 20th century.



Pl. 1 General view of the main facade of Staddons prior to removal of external render. Looking northeast.



Pl. 2 General view of western end of Staddons after removal of render showing blocked doorway into room G4 (right). Looking northwest.



Pl. 3 General view of entrance into corridor G3 after removal of render. 2m scale. Looking north.



Pl. 4 General view of late 19th century dairy (left) and scullery (center) after removal of render. 1m scale. Looking southeast.



Pl. 5 General view of blocked opening at rear of room G2 after removal of render showing protruding masonry to the left and right defining the original opening. 2m scale. Looking south.



Pl. 6 General view of late 19th century staircase in corridor G3. 2m scale. Looking north.



Pl. 7 General view of partition between corridor G3 and room G4 showing late 19th century doorway. 2m scale.



Pl. 8 General view of partition between corridor G3 and room G4 showing blocked doorway in the centre and the random door included within the partition behind the staircase. Looking northwest.



Pl. 9 Close-up of random door in partition between corridor G3 and room G4 and partially obstructed by late 19th century staircase. Looking northwest.



Pl. 10 General view of fireplace in room G4 showing stone jamb (right) of medieval fireplace. 1m scale. Looking west.



Pl. 11 General view of the newel stair in northeast corner of room G4. 1m scale. Looking northeast.



Pl. 12 General view of medieval stair revealed following the removal of the late 19th century staircase. 0.5m scale. Looking southeast.



Pl. 13 General view of medieval stair revealed following the removal of the late 19th century staircase. 0.5m scale. Looking northeast.



Pl. 14 General view of the 16th- or 17th-century fireplace in room G6 with contemporary stair (right). 1m scale. Looking northwest.



Pl. 15 General view of the 16th- or 17th-century fireplace in room G6. 1m scale. Looking



Pl. 16 Close-up of former jetty bresummer beam in room G6 showing infilled joist holes and the raising of the main beam height to insert the later floor above. Looking northeast.



Pl. 17 Close-up of large beam in G6 supported on stone corbel, small beam supported in south wall and additional timber above beam to raise the floor level consistently throughout the first-floor. Looking northeast.



Pl. 18 General view of blocked doorway in north-eastern corner of room G6 showing late 19th century brick blocking. Looking northeast.



Pl. 19 Close-up showing later brick blocking of doorway in east elevation of room G6 butting up to earlier plaster. Looking northeast.



Pl. 20 General view of wall scar between rooms G1 and G2 indicating the possible location of a stair turret. 1m scale. Looking southwest.



Pl. 21 General view of fireplace in room G2. 1m scale. Looking northwest.



Pl. 22 General view of late 19th century staircase from landing F4. 1m scale. Looking northwest.



Pl. 23 General view of 19th century fireplace in room F5. 1m scale. Looking east.



Pl. 24 General view of 19th century fireplace in room F6. 1m scale. Looking west.



Pl. 25 General view of room F6 showing blocked doorway in eastern partition and window. 1m scale. Looking southeast.



Pl. 26 General view of room F6 showing newel stair in north-eastern corner. 1m scale. Looking north.



Pl. 27 General view of window in north elevation in room F8. Looking northeast.



Pl. 28 General view of fireplace in room F9. 1m scale. Looking west.



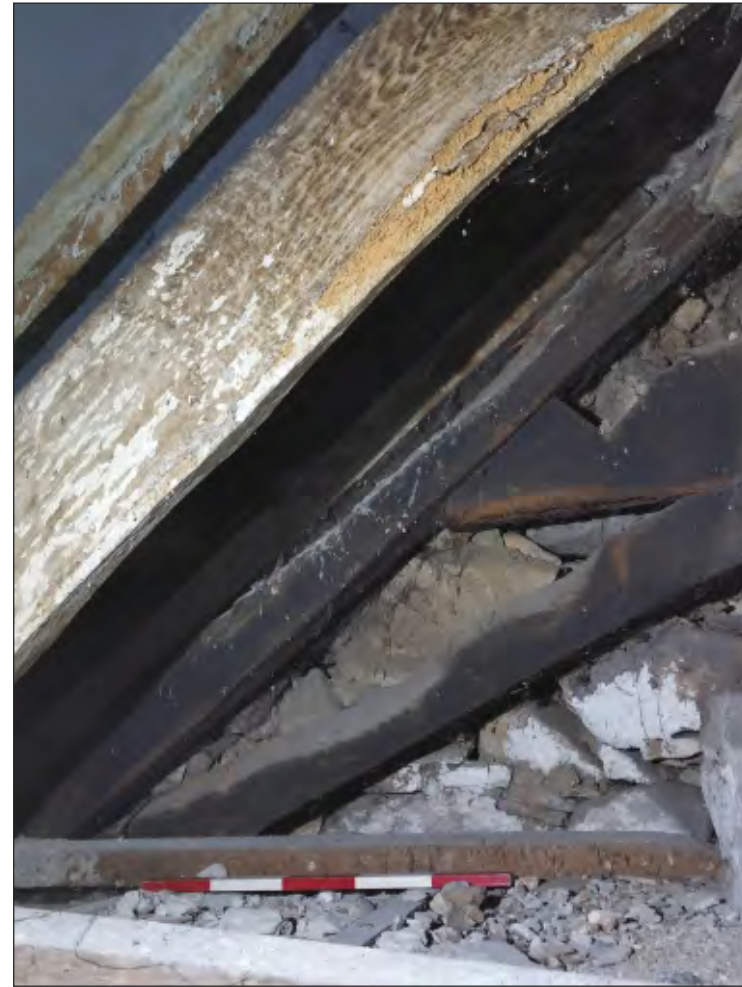
Pl. 29 General view of blocked medieval window (left) and medieval fireplace with later blocking in room F1/3. 1m scale. Looking southwest.



Pl. 30 Close-up of vertical building break showing re-fronting of the western end of Staddons House. 1m scale. Looking southeast.



Pl. 31 General view of medieval roof truss. Looking east.



Pl. 32 Close-up of medieval roof truss clearly showing notch for clasped purlin. 0.5m scale. Looking east.



Pl. 33 General view of late 18th - early 19th century roof construction above landing F4. Looking southwest.



Pl. 34 General view of late 18th - early 19th century roof construction above room F 9. Looking northwest

Appendix 1:

Written Scheme of Investigation for
Archaeological works

1. BACKGROUND

- 1.1 This document has been produced by Oakford Archaeology (OA) for Geoff and Sue Edwards. The document sets out the methodology to be used during building recording and archaeological monitoring and recording at Staddon House, Walkhampton, Devon (SX 5336 6978). The work is to be carried out to satisfy the grant of planning permission and listed building consent (0197/15) for the re-joining of Staddon House and Staddon Cottage into a single dwelling. The present document represents the 'written scheme of archaeological work' required for approval by Dartmoor National Park Authority prior to commencement of the work.
- 1.2 Staddon's House and Cottage are Grade II Listed buildings, originally built as an open-hall house in the early 14th century. It was subsequently divided into three properties before being converted to two dwellings. The building has been subject to alterations and additions in the 16th-17th centuries, with extensive work occurring in the late 18th-early 19th century. The northeast wing was probably added in the late 19th century.

The building was the subject of a detailed and extensive historic building survey by Keystone in March 2015.

2. AIMS

- 2.1 The aim of the project is to ensure the adequate recording of any historic fabric exposed and to investigate and record any buried archaeological deposits exposed during groundworks associated with the development, and to report on the results of the project, as appropriate.

3. METHOD

Guidance on the scope of work required under this condition was provided by the Dartmoor National Park Authority Archaeology Officer (DNPA AO) and the Dartmoor National Park Authority Historic Buildings Officer (DNPA HBO).

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 will be undertaken by a suitably qualified historic buildings specialist. 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 Observations will be recorded by means of a written description on watching brief record sheets, annotation of existing architect's plans, and black and white print and colour digital photographs. Detailed scale drawings will be made of any architectural features or exposed details of particular significance that cannot be recorded by the above means.

3.3 The above-ground building works will entail:

- the opening up of the previously blocked window behind the newel stair. This will be monitored with the stone blocking and further exposure of historic building fabric recorded by the attending archaeologist during the opening;
- the opening up of the previously blocked fireplace in the hall. This will be monitored with any surviving decoration and further exposure of historic building fabric recorded by the attending archaeologist during the opening;
- the insertion of a new stairway within the cross-passage wall fabric. The historic fabric and structural breaks within the walls will be recorded;
- the openings into the adjoining cottage through the 14th century wall at ground and first floor level. The historic fabric and structural breaks within the walls will be recorded;
- the removal of lintels and their replacement with new treated timber. This will be monitored and exposure of historic building fabric recorded by the attending archaeologist;
- the removal of ceilings and exposure of joist and beams will be monitored and recorded by the attending archaeologist;
- the removal of internal and external render. The historic fabric and structural breaks within the walls will be recorded;
- after the removal of any suspected asbestos within the roof any exposure of the historic roof structure will be recorded by the attending archaeologist.
- as well as any other works likely to uncover historic building fabric.

Groundworks

3.4 The below-ground works will include:

- work to all internal floors within the medieval house, including the kitchen floor.

General project method

- 3.5 If present any environmental deposits will be assessed on site by a suitably qualified archaeologist, with advice as necessary from Allen Environmental Archaeology 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 would be processed by Geoflow 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.
- 3.6 Initial on-site cleaning, conservation, packaging and any stabilisation will be undertaken by a suitably qualified archaeologist 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 A Hopper-Bishop, Specialist Services Officer, RAM Museum, Exeter.
- 3.7 Should artefacts 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 according to the procedures relating to the Act. 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.
- 3.8 Should any articulated 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 subject to the compliance with the relevant Ministry of Justice Licence, which will be obtained by OA on behalf of the client. Any remains, including cremated 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.
- 3.9 The project will be organised so that specialist consultants who might be required to conserve artefacts or report on other aspects of the investigations can be called upon (see below).
- 3.10 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. A risk assessment will be prepared prior to work commencing.
- 3.11 The DNPA AO and DNPA HBO 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 DNPA AO and DNPA HBO, and the timescale of the completion of items under section 5 will run from that date.

4 ARCHAEOLOGICAL AND HISTORIC BUILDING RECORDING

4.1 For the groundworks, the standard Oakford Archaeology recording system will be employed, consisting of:

(i) standardised single context record sheets; survey drawings, plans and sections at scales 1:10, 1:20, 1:50 as appropriate;

(ii) black-and-white print and colour digital photography;

(iii) survey and location of finds, deposits or archaeological features, using EDM surveying equipment and software where appropriate; and

(iv) 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.

4.2 For the historic building recording observations will be recorded by means of a written description on watching brief record sheets, annotation of existing architect's plans, and black and white print and colour digital photographs. Detailed scale drawings will be made of any architectural features or exposed details of particular significance that cannot be recorded by the above means.

5. REPORTING AND ARCHIVING

5.1 The reporting requirements will be agreed with the DNPA AO and DNPA HBO on completion of fieldwork.

5.2 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:

- A site location plan at an appropriate scale, and a plan of the site showing the location of the recorded building observations and archaeological features;
- 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;
- 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;
- Photographs of features of significant archaeological, historic or architectural interest;
- if necessary, an assessment of what further work is necessary to analyse and publish any particularly significant finds and/or results;
- a written description of the exposed features and deposits and a discussion and interpretation of their character and significance in the context of the known history of the site;
- plans and sections at appropriate scales showing the exact location and character of significant archaeological deposits and features;

- a selection of photographs illustrating the principal features and deposits found;
- specialist assessments and reports as appropriate.

5.3 A .pdf version of the summary report will be produced and distributed to the Client, DNPA AO and DNPA HBO 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.

5.4 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 Plymouth Museum in accordance with their current conditions of deposit (Plymouth Museum reference number *pending*) within 12 months of the completion of site work. A retention and discard strategy will be agreed with Plymouth Museum 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).

5.5 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.

5.6 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.

5.7 Any amendments to the method or timescale set out above will be agreed in writing with the DNPA AO and DNPA HBO before implementation.

6. COPYRIGHT

6.1 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.

7. PROJECT ORGANISATION

7.1 The groundworks will be undertaken by suitably qualified and experienced OA archaeologists, in accordance with the Code of Conduct and relevant standards and guidance of the Institute for Archaeologists (*Standards and Guidance for Archaeological Evaluation*, 1994, revised 2008, and *Standards and Guidance for an Archaeological Watching Brief*, 1994, revised 2008), plus *Standards and Guidance for Archaeological Excavation* 1994, revised 2008), and the and the historic building recording and reporting 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). The project will be managed for OA by M. Steinmetzer MCIfA, who produced this document.

Health & Safety

- 7.2 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

Specialist contributors and advisors

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

Historic and archaeological research: John Salvatore;

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), AEA, AC;

Faunal remains: Charlotte Coles;

Finds conservation: Alison Hopper-Bishop (Exeter Museums);

Human remains: 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, Oxford Archaeology.

