

**THE GARAGE
GAIA HOUSE
WEST OGWELL
DEVON**

Historic Building Recording and Archaeological Monitoring and Recording



South West Archaeology Ltd. report no. 220703



www.swarch.net

Tel. 01769 573555
01872 223164

The Garage, Gaia House, West Ogwell, Devon

Historic Building Recording and Archaeological Monitoring and Recording

By N. Boyd, Dr. S. Walls, MCIfA, and E. Wapshott, MCIfA

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Work undertaken by SWARCH for The Gaia House Trust (The Client)

SUMMARY

This report presents the results of historic building recording and archaeological monitoring and recording carried out by South West Archaeology Ltd. (SWARCH) for the Garage Block at Gaia House, West Ogwell, Devon, as part of a staged programme of development across the site.

Gaia House is a 16th century building, which may have earlier origins and was remodelled in the Georgian period and again in the 20th century. It is adjacent to the 12th century parish church. In 2010 SWARCH conducted a desk-based assessment and monitoring and recording (Bray et al 2010) for an area immediately west of the site. This revealed an undated ditch of a possible medieval manorial or church enclosure that may predate the existing house; it also exposed a substantive 17th-18th century culvert likely associated with the house and the walls and a cobbled surface associated with a barn, which although undated first depicted on the OS 1st edition map of 1888, and demolished following damage during the hurricane of 1987. SWARCH carried out further monitoring and recording during the installation of a septic tank to the north-west of the site in 2017 (Bampton 2018), but no significant deposits or features were found.

The Garage building is a single storey service building, which would have stood detached in a yard, opposite the currently named 'garden wing'. The building has evidence of several blocked windows in the surviving north and west walls, which would suggest a need for light in the interior. However, the building has been much altered, being re-roofed and heavily restored and altered several times during the 20th century. The archaeological recording on the site demonstrated that the western end of the building had been constructed over a backfilled terrace cut, which tentatively suggests that there may have been earlier building ranges in this location.



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ACKNOWLEDGMENTS

THE CLIENT (FOR ACCESS)
DEVON COUNTY HISTORIC ENVIRONMENT TEAM (DCHET)

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS, MCIFA
PROJECT MANAGER: DR. SAMUEL WALLS, MCIFA
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT, MCIFA
ARCHAEOLOGICAL MONITORING AND RECORDING: DR. SAMUEL WALLS, MCIFA
PHOTOGRAPHY: EMILY WAPSHOTT, MCIFA
DESK BASED ASSESSMENT: NATALIE BOYD
REPORT: NATALIE BOYD; DR. SAMUEL WALLS, MCIFA; EMILY WAPSHOTT, MCIFA
GRAPHICS: DR. SAMUEL WALLS, MCIFA; EMILY WAPSHOTT, MCIFA
EDITING: NATALIE BOYD; DR. SAMUEL WALLS, MCIFA

1.0 INTRODUCTION

LOCATION:	THE GARAGE, GAIA HOUSE
PARISH:	WEST OGWELL
DISTRICT:	TEIGNBRIDGE
COUNTY:	DEVON
CENTROID NGR:	SX 81886 70118
PLANNING REF:	ARCH/DM/TE/30829B
SWARCH REF:	WOG19
OASIS REF:	SOUTHWES1-367700

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by The Gaia House Trust (The Client) to undertake a historic building recording and archaeological monitoring and recording for The Garage and Garden Wing, Gaia House, West Ogwell, Devon, in advance of the conversion of the garage/store to office space and general working areas.

1.2 TOPOGRAPHY AND LOCATION

Gaia House is located at a height of c.60m AOD, overlooking Barham's Brook. It is adjacent to the 12th century parish church. The soils of this area are the well-drained fine loamy or fine silty soils of the Denbigh 1 (SSEW 1983), overlying limestone bedrock of the Middle Devonian Kingsteignton Group (BGS 2021).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Gaia House is a 16th century building, which may have had earlier origins and was redesigned in the Georgian period and again in the 20th century. It is adjacent to the 12th century parish church. In 2010 SWARCH conducted a desk-based assessment and monitoring and recording (Bray *et al* 2010) for an area immediately west of the site. This revealed an undated ditch of a possible medieval manorial or church enclosure that may predate the existing house and a substantive 17th-18th century culvert likely associated with the house. It also revealed walls and a cobbled surface associated with a barn, which although undated this barn is depicted on the OS 1st edition map of 1888 and was demolished following damage during the hurricane of 1987. SWARCH carried out further monitoring and recording during the installation of a septic tank to the north-west of the site in 2017 (Bampton 2018), but no significant deposits or features were found.

1.4 METHODOLOGY

The building appraisal was undertaken in October 2019 by Emily Wapshott, in line with best practice. The project follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

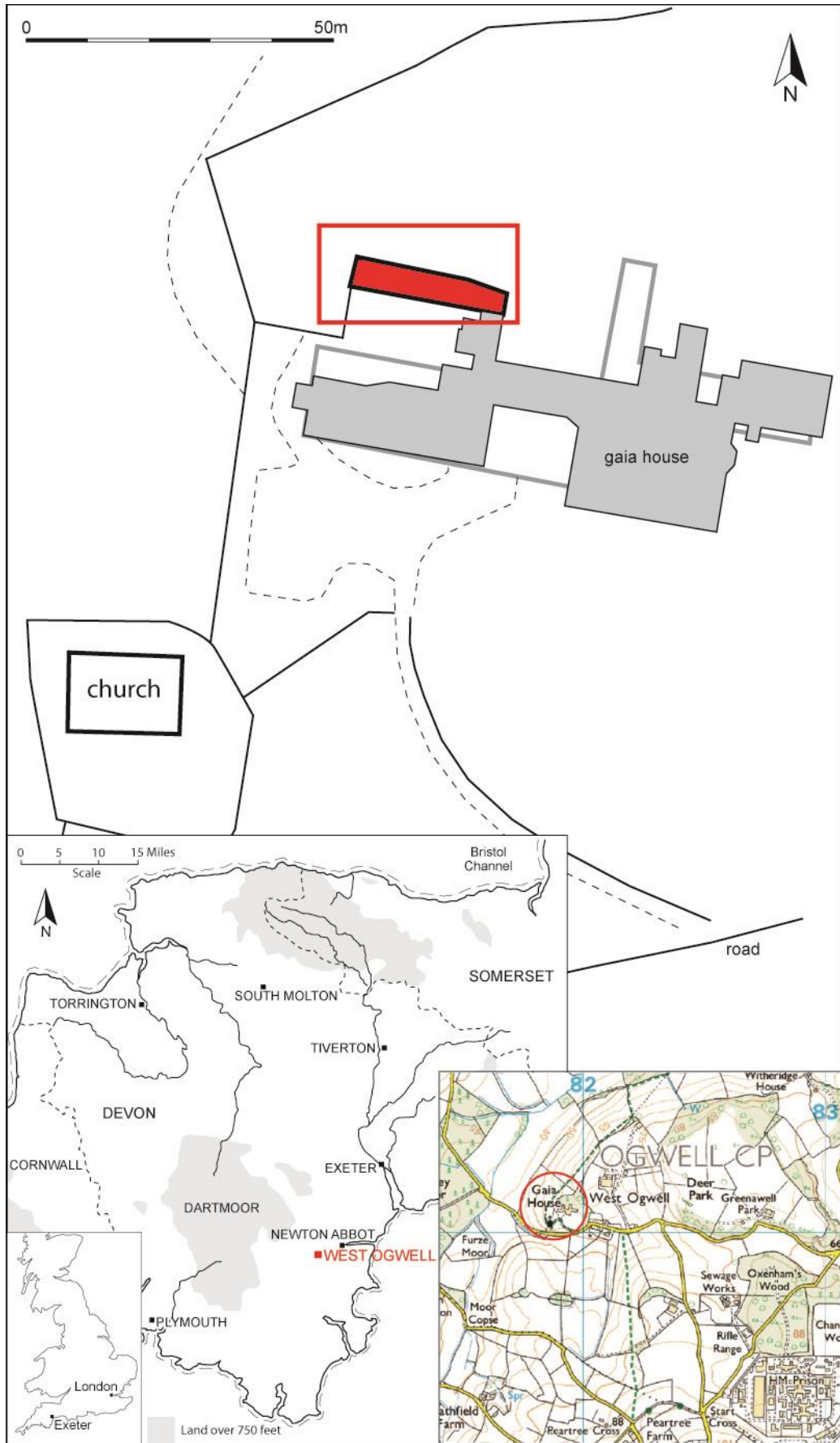


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 HISTORIC BUILDING RECORDING

2.1 BUILDING DESCRIPTION

Single storey east-west range of outbuildings, now presenting as garages and stores. A small concrete single storey purpose-built garage, with rendered walls and flat roof and metal 'up and over' door forms the west end of the range (B1), built up against a long stone rubble wall to the east. This wall, on a north-south alignment, forms a yard to the east between it and the garden wing of the main house. This long, tall, single storey wall and a shorter section attached to the north, of cohesive stone rubble build, are the remains of a former range (B2), on a north-south elevation. Both exterior stone walls have two blocked windows, one narrow and one wider, with timber lintels. The north wall has a ruined abutting partition and one standing partition, both of stone rubble, on its south side, which form a two-car garage and a workshop. The remodelled garage section against the north wall, of three cells, was covered by a simple A-frame truss roof, with slate and terracotta ridge, now removed. The front wall of this garage is of timber framing, with heavy central post, pine beams, and bolted joints. There is a set of opening plank boarded garage doors, painted green, to the west, and two more modern, metal, painted 'up and over' doors; one to the eastern opening of the two-car garage (centre of the range) and one to the workshop. The workshop is divided from a small passage to the east by a concrete block wall with a modern uPVC window inset. This wall replaces a historic stone wall, the heavy slate roof here carried on a beam.

An infill building (B3) wraps around to the north-east linking the garaging to the garden wing. This has a covered walkway next to B2, which leads to an archway to the garden in the rear north wall B3A; a small narrow compartment, converted to a compost toilet B3B and a larger space, now a bicycle repair space, and store with a stone flagged floor, B3C. The walls here are of a larger, more irregular form of rubble, a looser build, with rough unshaped quoins, another cohesive L-shaped build, this time to north and east. This looks to be a remodel of the former ruined end of the garden range, built around a thick section of wall which is in line with the garden wing, whereas all other walls here lie at a skewed oblique. There is a mixture of modern roofing materials, very haphazard and obviously different phases of repair, bitumen sheeting and clear plastic corrugated sheeting. B3B is formed from a much neater small L-shaped section of wall inserted into this structure to the south, with dressed stone corners, probably much more modern, likely a later 20th century or 21st century project. The good flagstone flooring and thick ruinous wall in B3C would suggest that this was part of an earlier historic wing. The large central patched drain would suggest a carriage house or similar, of a higher status than stables. The adjacent garden wing has been wholly remodelled from a ruined range, so we cannot fully discern the relationships, but its north wall has a wide blocked doorway leading into B3C, again supporting a link in function and form.

2.1.1 RELATIONSHIPS

B1, B2 and B3 are attached in an east-west linear range, which in turn is attached on the south-east corner to the garden wing of the main house, which is broadly H-shaped. This means the buildings form the north side of an enclosed service yard, directly opposite the 1960s accommodation block extension. The rest of the main building and its wings lie to the east and south-east. B1, the most recent in date, is attached to the west end of B2. B3 infills between B2 and the garden wing. B2 is a remodel of a much larger range that presented directly to the garden wing, on a north-south alignment.

2.2 FUNCTION AND SIGNIFICANCE

The building is a single storey service building, which would have stood detached in a yard, opposite the currently named 'garden wing'. The building exhibits several blocked windows in the surviving north and west walls, which would suggest a need for light in the interior.

There are two main options that the form of the building and its proximity to the house would suggest: either for processing in a domestic sense, such as a dairy or butchery yard and stores, etc.; or, for looking after animals, such as horses, who require housing with more light, than farm animals. No fittings survive but the various empty or patched sockets and scars on the walls of the garaging in B2A indicating pens or stalls, would suggest that this was indeed animal housing and therefore the most likely function is that of a stable building. The current 'garden wing' of mixed use and now much altered was certainly also a service range and the large ground floor workshops and flagstone floors could easily suggest a carriage house and workshops, possibly with groom's accommodation overhead.

Whilst simple in build and much altered, the building does contribute to the setting of Gaia House and to the wider narrative of the building complex as a former gentry residence. It may be associated with below ground evidence, preserved beneath the concrete pads, which could not only confirm the function of the space but also inform on the historic periods of occupation of the main house. Architecturally, the building is merely functional but does use local vernacular materials and traditional construction methods. It has no aesthetic value and no communal value. It is part of the wider complex, so has some ascribed historical value due to the association with the notable Reynell family, who were related to the better known Pomeroy's. There are no architecturally significant features within the current structure which require separate recording and the building is considered merely locally important to the wider grouping at the Gaia House site.

2.3 HISTORIC DEVELOPMENT

The west and north walls of B2 are cohesive and attached, both have blocked openings, wide and narrow windows with timber lintels, either feeding hatches or windows lighting the interior. This building was a wide rectangular structure, on a former north-south alignment, its south and east walls demolished. It is of good vernacular slatestone build, clay and lime mixed bonds of generic post medieval date. It is likely present on both the Tithe Map and the 1st Edition, so could be later 18th, c1790s with the other alterations to the former Elizabethan house or it could be early 1800s.

There are two partition walls, also of stone rubble within B2; one now demolished, surviving as a stud, the other standing. Both partition walls have clear build lines between them and the north and west walls. These partitions would form three cells within B2, and they are generically 19th century in their build. It is not clear how these may have worked within the range, had it still been on a north-south alignment, so it may have been reduced and remodelled quite early in its history, in the later 1800s. The walls clearly predate its garage use which would date broadly to the mid-20th century, c.1950s/1960s. B1 also dates to this mid-century period.

B3, the angled infill seemingly formed around a ruined north end of the 'garden wing' is of a later form of build and could easily be early 1900s in date. The standing walls apart from the thick partition between B3B and B3C do not correlate with the much-damaged former fine flagstone floor, with central cemented, blocked drain. This good floor and the rest of the garden wing are likely therefore a carriage house and other services, again significantly remodelled c.1960s with concrete blocks and render.

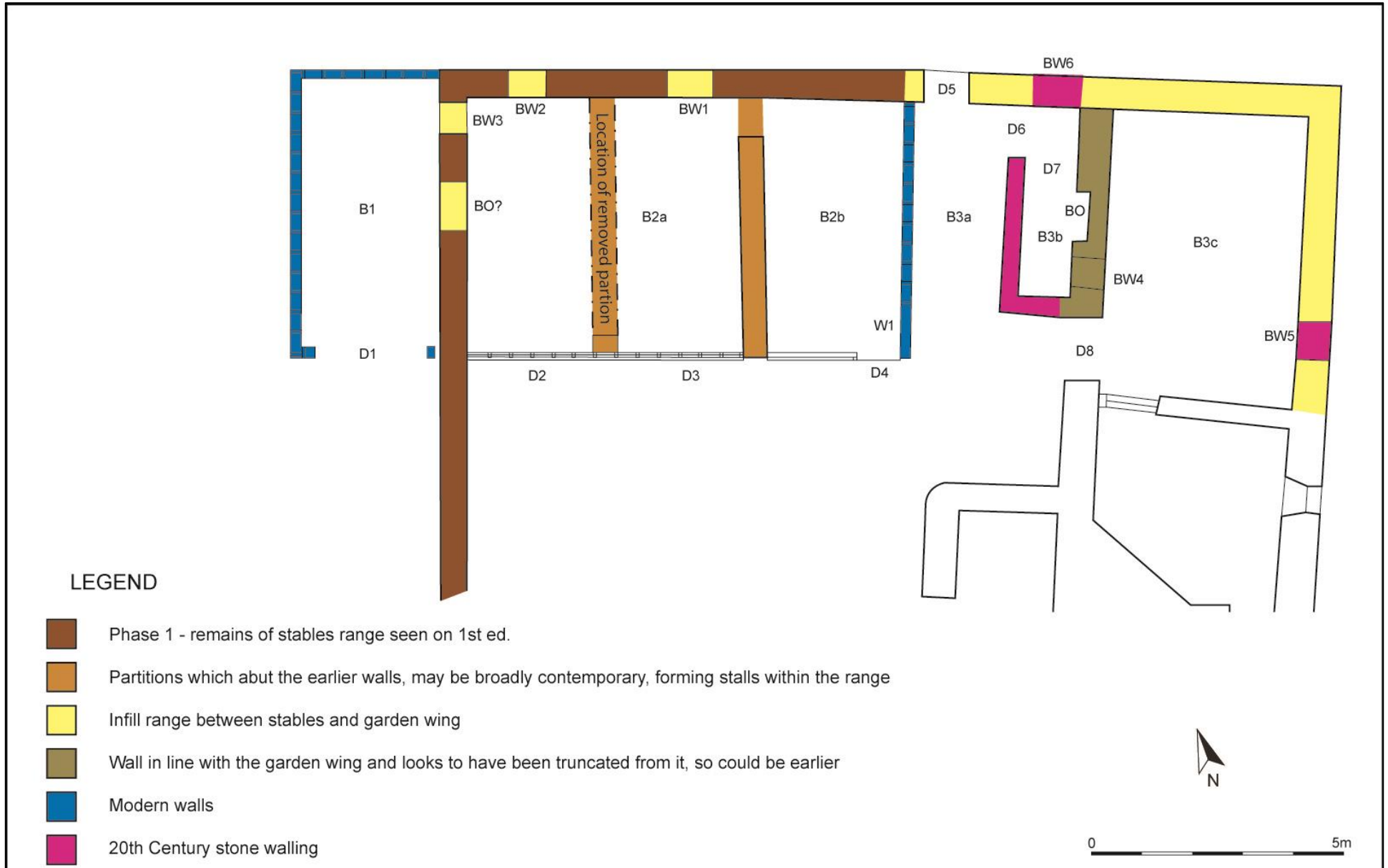


FIGURE 2: PHASED PLAN OF THE GARAGE BLOCK (BASED ON PLANS SUPPLIED BY AGENT).

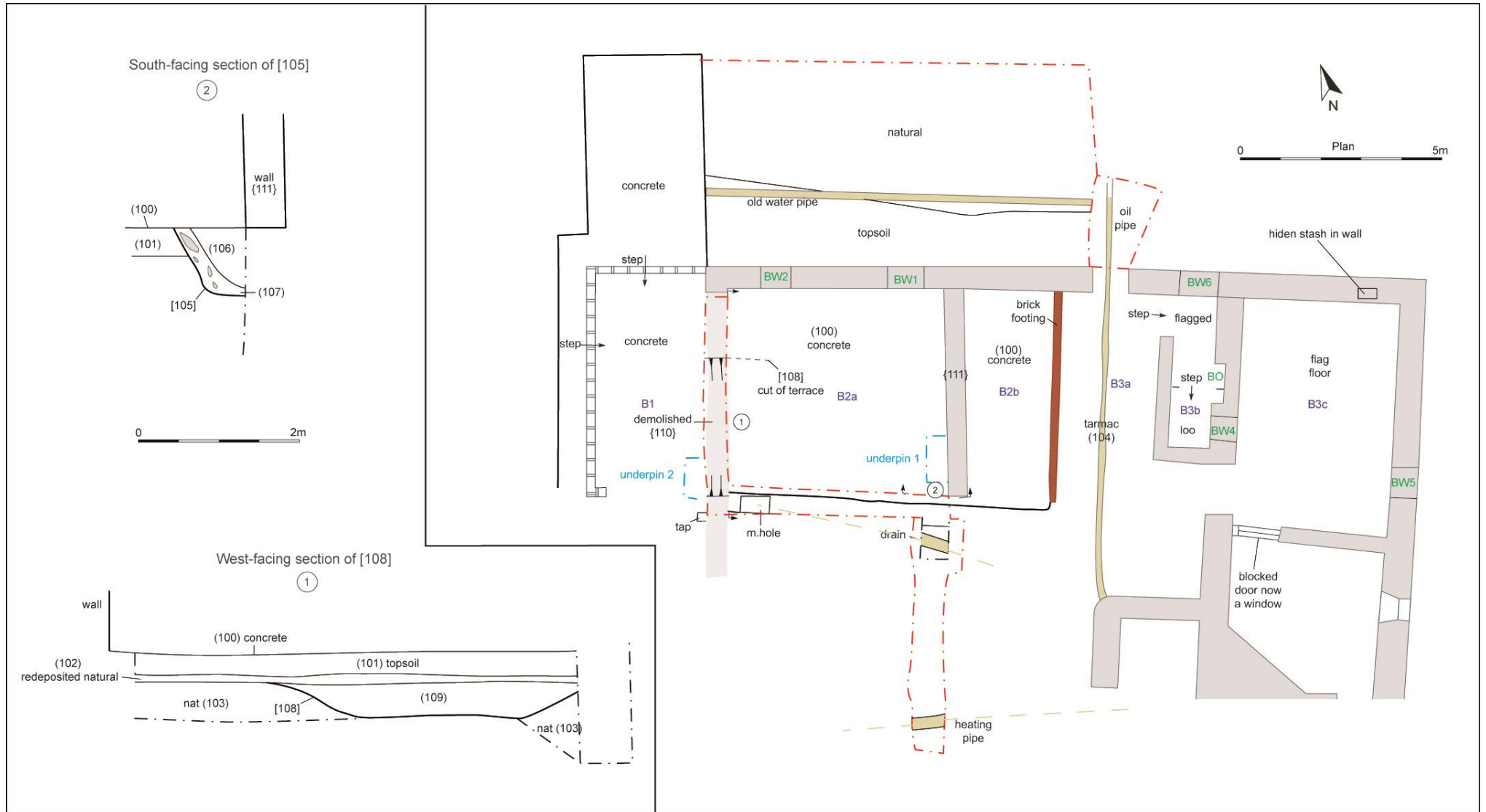


FIGURE 3: PLAN OF THE EXCAVATIONS/MONITORED AREAS (BASED ON ARCHITECTS PLANS).

3.0 RESULTS OF ARCHAEOLOGICAL MONITORING AND RECORDING

3.1 INTRODUCTION

The archaeological monitoring was carried out over several visits between 28th July 2020 and 17th September 2020. The monitored works consisted of monitoring in three main areas (see Figure 3). The first of these was the excavation of pits to enable underpinning of the historic fabric. Following this was the excavation of footing trenches for new/replacement elevations. A final phase of works consisted of the reducing of an area to the north of the building, in advance of the construction of a lean-to workshop.

3.1.1 DEPOSIT MODEL

The stratigraphy of the site was not particularly consistent but in general there were modern surface treatments, typically concrete, but also tarmac. Outside of the existing historic buildings footprint there was a dark grey-brown silt-clay topsoil, which was between 0.17m to 0.3m thick. To the north of the buildings this topsoil directly overlay the natural yellow to yellow grey shillet. Elsewhere on the site made-ground deposits and or subsoil overlay the natural shillet.

3.2 RESULTS

3.2.1 UNDERPINNING WORKS TO HISTORIC WALL FOOTINGS

The first part of monitoring consisted of the excavation of two c.0.5m x 1m pits against the remaining dividing historic walls.

Underpinning Pit 1 was towards the southern end of the western elevation of the dividing wall between B2a and B2b and was excavated to a depth of 0.4m. The stratigraphy revealed, consisted of a c.0.1m thick concrete floor, and a 0.25m deep yellow-brown silt-clay subsoil with occasional charcoal flecks (101). This deposit overlay the natural yellow shillet, and abutted the wall footing {111}, which was built directly onto the natural. Wall {111}, was c.0.5m thick and its footing comprises generally large irregular sub-angular stones (c.0.45m×0.15m×0.5m) bonded in a soft yellow lime mortar, and in general roughly built, low-quality build (likely 19th century in form). There was no obvious trace of a foundation trench/cut; although one was noted at the southern end of this wall subsequently (see 3.2.3 below).

Underpinning Pit 2 was towards the southern end was towards the southern end of the western elevation of the dividing wall between B1 and B2a and was excavated to a depth of 0.4m. In general wall footing {110}, which was again 0.5m wide, was of a slightly better build, being better coursed and more regularly sized sub-angular stone, bonded with a yellow-red lime bond. The stratigraphy however varied, with a 0.07m thick concrete surface overlaying a c.0.22m thick humic dark-grey, brown topsoil with 20th century pottery, chicken bones and oyster shell, which abutted the wall footing {110} and overlay a c.0.15m thick relatively clean yellow-brown silt (109), notably with sub-angular stone rubble placed beneath the wall. Deposit (109) overlay the natural shillet.

Further works at this stage consisted of opening areas around existing services and manholes, which exposed simply modern disturbance, and nothing of any note.



FIGURE 4: UNDERPINNING PIT 1, VIEWED FROM THE WEST (0.4M SCALE).

3.2.2 WALL {110}

The original intention had been to retain the historic wall {110} however upon the removal of the concrete floor and block extension to the southern end of this wall, it became clear that the fabric was very unstable, and particularly to the southern end was unsafe, the wall was therefore demolished.



FIGURE 5: WORKS IN PROGRESS, FOLLOWING DEMOLITION OF WALL {110} AND EXCAVATIONS OF WALL FOOTINGS. FROM THE SOUTH.

3.2.3 WALL FOOTING EXCAVATIONS

The excavations for the footing trench, consisted of the excavation of a 0.6m wide L-shaped trench, totalling 9.5m, and between 0.6m and 0.8m deep. The trench identified two archaeological features. Foundation cut [105] for standing wall {111}, which was 0.8m wide and 0.85m deep, with a steep sloping profile and flat base. Foundation cut [105], cut subsoil deposit (101), and was sealed by the concrete floor (100). Cut [105] contained two fills, a basal fill of re-deposited natural shillet (107), and an upper fill of dark-grey topsoil like fill (106). The presence of this apparent wall cut was not noted c.0.5m to the north during the excavation of the underpinning pit 1, which may suggest that it does not relate to the surviving standing wall, perhaps it is the (near) terminus of a robber cut, removing a wall formerly aligned on wall {111}, or an infilled service or other feature, which did not continue further north.

In the north-south length of trench, a cut terrace feature [108], which was 0.4m deep and was c.4m wide, it had gently sloping sides and a flat base. Cut [108] was filled by a single fill, a clean soft grey silt-clay with occasional shillet, i.e., redeposited natural. This feature could represent the remains of the wall foundation trench for wall {110}, partially surviving in the section, however the nature of the fill suggests it pre-dated the building, and it may have contributed to the structural failing of wall {110}.



FIGURE 6: WEST FACING SECTION OF FOOTING TRENCH, ALONG LINE OF DEMOLISHED WALL {110}, FROM THE WEST (0.4M SCALE).

3.2.4 LANDSCAPING FOR LEAN-TO TO THE NORTH

The final groundworks on site consisted of the excavation of a c.5m by 10m area to the north of the buildings. These demonstrated a relatively deep accumulation (c.0.3m+) of dark grey-brown silty topsoil against the building, which shallowed to the north to 0.3m. The area was stripped to the level of the natural shillet across most of the area, although the southern 1.5m were still within the topsoil, suggesting that the building had been constructed upon a slight terrace, cut c.1.5m back from the north wall, seemingly with a gentle sloping profile. The only other features were a redundant water pipe, which bisected the area from east to west; and within the topsoil deposits were the remnants of a possible stone retaining wall, c.2m north of the building, likely the remnants of the western side of a set of steps or a path leading to the door forced in the north wall of the building.

3.2.5 A HIDING HOLE IN ROOM B3C

In the north wall of the structure built on the northern end of the Garden Wing (Room b3c), the builders noticed a slightly odd-looking stone in the wall and removed it, to discover a secret hiding hole containing three glass (wine) bottles and two stoneware jars one marked 'Sweeting & Co., Cheapside'. This provides evidence of someone's secret, and a story involving for example a light-fingered mid to late 19th century stable boy stealing food and drink from his boss and hiding the evidence of his crimes in the wall. This adds narrative and historic-illustrative value (the lives of servants) to the wider site and this building in particular.



FIGURE 7: A HIDDEN STASH OF BOTTLES AND JARS FROM IN THE WALL TO THE NORTH OF THE GARDEN WING (0.4M SCALE).

3.2.6 FINDS

A small assemblage of finds was recovered from the topsoil deposits on site, these included: 1x sherd of English Stoneware (15g); 1 x late 16th-17th century Frechen Bartmann Type jug handle (57g); 1x glass ceramic well (22g); 12x sherds of white refined earthenwares (397g); 1x bird (chicken?) leg bone (>1g); 2x fragments of Oyster Shell (7g); and 4x shards of Old English Wine bottles, 3x bases and 1 neck (2294g). These finds have been offered to the Royal Albert Memorial Museum (RAMM), but it is anticipated that they will be discarded.

The assemblage of vessels from the hiding hole in the wall were retained on site by the client.

4.0 CONCLUSION

Gaia House is a 16th century building, which may have had earlier origins and was redesigned in the Georgian period and again in the 20th century. It is adjacent to the 12th century parish church. In 2010 SWARCH conducted a desk-based assessment and monitoring and recording (Bray *et al* 2010) for an area immediately west of the site. This revealed an undated ditch of a possible medieval manorial or church enclosure that may predate the existing house and a substantive 17th-18th century culvert likely associated with the house. It also revealed walls and a cobbled surface associated with a barn, which although undated is depicted on the OS 1st edition map of 1888 and was demolished following damage during the hurricane of 1987. SWARCH carried out further monitoring and recording during the installation of a septic tank to the north-west of the site in 2017 (Bampton 2018), but no significant deposits or features were found.

The building is a single storey service building, which would have stood detached in a yard, opposite the currently named 'garden wing'. The building contained several blocked windows in the surviving north and west walls, which would suggest a need for light in the interior hinting that its most likely historic function was perhaps as a stable building, with a coach house in the adjoining Garden Wing.

Whilst fairly simple in build and much altered, the building does contribute to the setting of Gaia House and to the wider narrative of the building complex as a former gentry residence. It may be associated with below ground evidence, preserved beneath the concrete pads, which could not only confirm the function of the space but also inform on the historic periods of occupation of the main house. Architecturally, the building is merely functional but does use local vernacular materials and traditional construction methods. It has no aesthetic value and no communal value. It is part of the wider complex, so has some ascribed historical value due to the association with the notable Reynell family, who were related to the better known Pomeroy's. There are no architecturally significant features within the current structure which require separate recording and the building is considered merely locally important to the wider grouping at the Gaia House site.

The archaeological monitoring demonstrated that the western end of the building had been constructed on top of a former terrace, which may suggest that there is potential for earlier buildings or archaeological deposits/features surviving within the wider courtyard at Gaia House.

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<https://www.devon.gov.uk/historicenvironment/development-management/specifications/historic-building-recording/>

APPENDIX 1: BUILDING RECORDING TABLE

BUILDING 1		General Description
Function/Summary:		20 th century concrete prefabricated garage
Dating Evidence:		Materials, form and historic mapping.
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		Coursed concrete blocks, in cement mortars, rendered externally in unpainted pebble dash.
Roof Covering		Flat roof, bitumen sheeting, green painted barge boards.
Opening – Windows:		N/A
Openings - Doors		N/A
Drainage/Guttering		Black plastic guttering.
Significant Details:		N/A
Relationships:		Cohesive with the west and south walls of the concrete garage, abuts the older stone rubble wall to the east.
B1 Elevation SOUTH		Description
Fabric Description:		Concrete blocks to the west, rendered externally. Wood doorframe to metal up and over door garage door.
Roof Covering:		Flat roof, bitumen sheeting, green painted barge boards.
Openings – Doors:	D1	Modern metal up-and-over garage door, on a counterweight hinge, in a wooden doorframe.
Opening – Windows:		N/A
Drainage/Guttering		Black plastic guttering.
Significant Details:		N/A
Relationships:		Cohesive with the west and north walls of the concrete garage, abuts the older stone rubble wall to the east.
B1 Elevation WEST		Description
Fabric Description		Coursed concrete blocks, in cement mortars, rendered externally in unpainted pebble dash.
Roof Covering		Flat roof, bitumen sheeting, green painted barge boards.
Openings - Doors		N/A
Openings - Windows		N/A
Drainage/Guttering		Black plastic guttering and downpipe to south end.
Relationships		Cohesive with the south and north walls of the concrete garage.
B1 Elevation EAST		Description
Relationships:		Built up against the west wall of B2, an earlier stone rubble outbuilding.
B1 Interior		Description
Function:		Modern car garage
Walls:		Exposed concrete blocks and render/cement mortars. The 'east' wall is of exposed stone, the wall of the adjacent outbuilding. It has two blocked openings within it (BW3; BO?). The wall is heavily repointed or possibly even carries the remains of a brownish lime render.
Floor:		Concrete floor.
Ceiling:		Modern timber tanalised pine rafters, flat roof, bitumen sheeting.
Opening – Doors:	D1	Modern metal up-and-over garage door, on a counterweight hinge, painted green.
Opening – Windows:		N/A
Significant Details:		There is disturbance to some extent or a ragged or patched socket on almost all walls somewhere which would suggest removed fitted features, such as pens, or stalls, hayricks troughs etc.
Dating Evidence:		Modern materials and form.

BUILDING 2	Description
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Function/Summary:		Single storey rubble stone outbuilding, 19 th century. Remains of earlier L-shaped range.
Dating Evidence:		Materials, form and historic mapping.
B2 Exterior		
B2 Elevation NORTH		Description
Fabric Description:		Single storey long elevation. Stone rubble wall, of heavy slatestone, tightly packed and irregular, in a brownish clay and lime mix bond. Whitewashed on the south internal face.
Roof Covering:		Former steeply pitched slate roof, now removed.
Openings – Doors		N/A
Openings - Windows	W1	Blocked window, to east. Set low in the wall, sub-square, blocked with loose rubble. Long thin timber lintel and thick timber plank sill. Very thick white lime mortar.
	W2	Blocked window, to west, narrow taller window, rectangular. Thin long timber lintel. Blocked with loose irregular rubble.
Significant Details:		Ragged ephemeral build line to east end, where it has been extended to attach to Building 3.
Relationships:		Cohesive with the west wall. Abutted by the concrete garage to the west. Abutted, built onto to the east by B3. Abutted by the one standing partition to the south, forming B2C.
B2 Elevation SOUTH		Description
Fabric Description:		Timber framed garage front, carried on a heavy wallplate beam and a central post. The central wood post is carried on a stone plinth, which is in fact a demolished stone partition wall stub.
Roof Covering		Former steeply pitched slate roof.
Openings – Doors:	D2	Timber frame, pair of plank doors, ledging bars and braces, painted green.
	D3	Timber frame, upper and over metal garage door, all painted green.
	D4	Timber frame, upper and over metal garage door, all painted green.
Openings Windows:		N/A
Significant Details:		N/A
Relationships:		Abuts the stone rubble walls to east and west, a later alteration.
B2 Elevation WEST		Description
Fabric Description:		Long single storey elevation. Stone rubble wall, of heavy slatestone, tightly packed and irregular, in a brownish clay and lime mix bond. Whitewashed on the south internal face.
Roof Covering:		Former steeply pitched slate roof.
Opening – Doors:		N/A
Openings – Windows:	BW3	Blocked window, rectangular, thick chunky short lintel. Loose rubble infill, yellow clay and lime bond.
	BO	Potential blocked opening, one good straight edge to the south, one more ragged opposite to the north, potential rectangular blocked window, but more comprehensively blocked.
Significant Details:		Projects far beyond the garage frontage to the south. Suggests building may have been truncated or altered. Concrete paving slabs have been added to the top as coping and the wall has been smooth rendered to the south end, unpainted.
Relationships:		Cohesive with the north wall of B2.
B2 Elevation EAST		Description
Fabric Description:		Short single storey wall. Concrete blocks, in cement-based mortars, whitewashed on the inner west face.
Roof Covering		Former steeply pitched slate roof. This roof was carried on a heavy beam as the concrete wall steps out from the original end wall of this building.
Opening – Doors:		N/A
Openings – Windows:	W1	One two light plastic PVC window inserted between end of wall and timber garage frontage to the south end of the wall.
Drainage/Guttering		N/A
Significant Details:		N/A

Relationships:		Abuts the north wall of B2, abuts the wooden frontage to the south, loosely, built around it.
B2A Interior		Description
Function:		Large rectangular space, formerly divided by demolished partition wall. Former stone outbuilding, service or animal function, windows may suggest stables.
Walls		Whitewashed exposed rubble stone to east and west and north.
Floors		Thin poured concrete floor, of differing levels, may be poured over historic surfaces, each section abuts where the former partition wall was demolished, rough edges.
Roof Structure:		The roof has been removed. Lightweight pine A-frames, overlap at ridge, chamfered, pegged and spiked joints. notched collars.
Opening – Doors	D2	Timber frame, pair of plank doors, ledged and braced, painted green.
	D3	Timber frame, upper and over metal garage door, all painted green.
Opening – Window	BW1	Blocked window, to east. Set low in the wall, sub-square, blocked with loose rubble. Long thin timber lintel and thick timber plank sill. Very thick white lime mortar.
	BW2	Blocked window, to west, narrow taller window, rectangular. Thin long timber lintel. Blocked with loose irregular rubble.
	BW3	Blocked window, rectangular, thick chunky short lintel. Loose rubble infill, yellow clay and lime bond.
	BO?	Potential blocked opening, one good straight edge to the south, one more ragged opposite to the north, potential rectangular blocked window, but more comprehensively blocked.
Significant Details		There is a stub of rubble walling to the centre south wall, on which the timber post for the garage doorframes stands; this is the remains of a partition wall. The standing partition wall to the east abuts the wall to the north and is at a slight oblique angle to the rear wall. It is of a much looser build and is also whitewashed.
Dating Evidence		Generic 19 th century features such as timber lintels and stone rubble walls.
B2B Interior		Description
Function:		Narrow rectangular space, divided by partition wall from B2A. Former stone outbuilding, service or animal function, windows may suggest stables.
Walls		Whitewashed exposed rubble stone wall to west. Loose and irregular rubble, whitewashed. Sits at an oblique angle to the north wall and abuts it, with a clear line between. Single storey tightly packed slate rubble to the north. Whitewashed concrete block wall to east.
Floors		Thin concrete floor, which may be poured over historic surfaces.
Roof Structure:		The roof has been removed. It was constructed of lightweight pine A-frames, overlap at ridge, chamfered, pegged and spiked joints. Notched collars.
	D4	Timber frame, upper and over metal garage door, all painted green.
Opening – Window	W1	White PVC window inset into concrete block wall of B2B.
Significant Details		Heavy wooden workbench fitted to the north wall.
Dating Evidence		This space has been more heavily modernised than B2A.

BUILDING 3		Description
Function/Summary:		Infill building on corner of yard, between stables range and garden wing.
Dating Evidence:		Materials, form and historic mapping.
B3 Exterior		
B3 Elevation SOUTH		Description
Fabric Description:		A short single storey section of stone walling encloses a small space formed by an L-shaped wall (B3B). Loose rubble build in a lime mortar, cement repointed externally. Heavy dressed and faced stone block quoins on the south-west corner.
Roof Covering		Flat roof, bitumen sheeting, brought down low over the wall, timber barge boards.
Opening - Doors		There is a large opening in the south wall, leading into B3A, forming a covered corridor or walk-through.

Opening – Window		N/A
Drainage/Guttering:		Black plastic guttering and downpipe.
Significant Details:		N/A
Relationships:		The wall of B3B can be seen to abut the wall of B3C, a thicker wall to the east, of neater rubble build, which lies in line with the garden wing, an opening forced into it. It is cohesive with the west wall which returns to the north forming B3B.
B3 Elevation WEST		Description
Relationships:		B3 abuts B2, to the west. Only the north wall actually abuts the other building. The south wall may have been demolished.
B3 Elevation NORTH		Description
Fabric Description:		Long, low single storey wall. Irregular rough stone rubble wall, lime mortars exterior cement-based repointing. Rough quoins on the north-east corner, rounded and unshaped.
Roof Covering		Very low monopitch roof on modern pine rafters, to east, flat roof with bitumen sheeting to west. Barge boards.
Drainage/Guttering		Black plastic guttering and downpipe.
Openings – Doors:	D5	Narrow open archway forced into the stonework, modern flat concrete lintel, sides patched in brick in cement-based mortars.
Blocked Openings:		N/A
Significant Details:		N/A
Relationships:		Cohesive with the east wall. To the west end, just beyond the forced archway there is a ragged build line, in that the form of build distinctly changes. This later stonework appears to abut, the tighter packed more platy slate stone walling to the west, (B3 abuts B2).
B3 Elevation EAST		Description
Fabric Description:		Low single storey wall. Irregular rough stone rubble wall, lime mortars exterior cement-based repointing. Rough quoins on the corners, rounded and unshaped.
Roof Covering		Very low monopitch roof on modern pine rafters, boarded at apex to north. Corrugated clear plastic sheeting, to let in light. Waterproof sheeting to tops of walls forms a kind of eaves.
Drainage/Guttering		Black plastic guttering and downpipe.
Openings – Doors:		N/A
Blocked Openings:	BW5	Blocked window opening to the south end of the wall. Large sub-square shape. Infilled in loose rubble. Ephemeral to the exterior but clear to the interior.
Significant Details:		N/A
Relationships:		Abuts the garden wing north-east corner to the south, cohesive with the north wall. The garden wing can be seen to have been remodelled out of a ruined structure with low ragged stone walls, rendered raised in rendered concrete block at some point in the mid-20 th century.
B3A Interior		Description
Summary/Function:		Covered walkway to archway to gardens.
Walls:		Exposed rubble stone to east and north, open to south, concrete block to west
Floor:		Concrete.
Ceiling:		Modern flat roof.
Openings – Doors:	D5	Narrow open archway forced into the stonework, modern flat concrete lintel, sides patched in brick in cement-based mortars.
Openings – Windows:		N/A
Significant Details:		N/A
Dating Evidence:		This area has been modernised and is used for storage.
B3B Interior		Description
Summary/Function:		Small alcove, possibly built as a cupboard, now a toilet.
Walls:		Exposed stone. Part of the east wall is plastered/rendered. The north wall internal face is lime rendered.
Floor:		Concrete, but to the north end is a stretch of good flagstones.
Ceiling:		Modern corrugated sheeting, plastic, clear, pine rafters.

Openings – Doors:	D6	Opening between north wall and partition, no frame or door.
Openings – Windows:	BW4	Blocked window opening in the south end of the wall, set high, narrow, thin timber lintel. Loose rubble blocking the opening.
	BW6	Blocked window in north wall, c.1m wide and c1m high, blocked with loose rubble, with cement bond, no trace of lintels surviving. Possibly once a door?
Drainage/Guttering:		Black plastic drainage and guttering which would indicate that this was once an outside area, between buildings?
Significant Details:		Modern toilet fitted and door and sink. Possible low hatch in the wall as well.
Dating Evidence:		Converted to modern uses.
B3C Interior		Description
Summary/Function:		Bike store and repair workshop.
Walls:		Exposed stone.
Floor:		Patched and repaired flagstone floor in lime, with cement mortar.
Roof Structure:		Modern pine rafters to flat roof, corrugated clear plastic sheeting.
Openings – Doors:	D8	Large opening forced in former wall of garden wing, crude patched edges, no door or frame.
Openings – Windows:	BW4	Blocked window to the south end of the thick east wall, loose rubble fill and thin timber lintel.
	BW5	Blocked window in east wall, loose rubble fill, timber lintel, remains of plaster over rubble.
Significant Details:		Possible blocked door to the north, although not visible on this side of the wall. Modern wooden frames attached to east north and partition west walls for bikes and storage cupboards.
Dating Evidence:		Generic 19 th century form, modern fittings.

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



1. THE SOUTH ELEVATION OF B2, WITH 2M SCALE; FROM THE SOUTH.



2. THE SOUTH ELEVATION OF B3; FROM THE SOUTH-WEST.



3. THE FORCED HOLE IN THE WALL OF THE 'GARDEN WING' WHICH LEADS INTO B3C AND RUINED CONTINUING WALL; FROM THE WEST-SOUTH-WEST (2M SCALE).



4. THE FLAGSTONE FLOOR IN B3C; FROM THE WEST.



5. THE BLOCKED DOORWAY IN THE NORTH WALL OF THE CURRENT 'GARDEN WING'; FROM THE WEST-NORTH-WEST.



6. THE NORTH WALL OF THE 'GARDEN WING', FROM INSIDE B3C; FROM THE NORTH-NORTH-EAST (WITH 2M SCALE).



7. THE EAST WALL OF B3, FROM WITHIN B3C, SHOWING BLOCKED WINDOW BW5, TO THE SOUTH END; FROM THE SOUTH-WEST.



8. THE NORTH WALL OF B3, FROM WITHIN B3C, SHOWING LOTS OF REPOINTING AND REPAIR; FROM THE SOUTH.



9. VIEW OF THE FLOOR AGAIN IN B3C; FROM THE SOUTH.



10. VIEW OF THE WEST WALL OF B3C, WITH BW4; FROM THE EAST-NORTH-EAST.



11. THE L-SHAPED SECTION OF NEWER WALLING WHICH ENCLOSES AND FORMS B3B WITHIN THIS INFILL AND REMODELLED STRUCTURE;
FROM THE SOUTH-WEST.



12. THE WEST WALL OF B3B, A DIFFERENT FORM OF BUILD, MUCH LOOSER WITH DRESSED STONES TO CORNERS;
(2M SCALE).



13. LEFT: THE EAST WALL OF B3B, SHOWING PART RENDER PLASTER AND POSSIBLE BLOCKINGS; FROM THE WEST-NORTH-WEST.

14. RIGHT: THE OPEN ARCHWAY LEADING TO THE GARDENS, WITH BRICK REBUILT SIDES; FROM THE NORTH WITH 2M SCALE.



15. THE NORTH WALL OF B3; FROM THE NORTH-WEST.



16. THE EAST AND NORTH WALLS OF B3, WITH 2M SCALE; FROM THE NORTH-EAST.



17. THE NORTH WALL OF B2 AND TO THE EAST END, JUST BEFORE THE FORCED ARCHWAY THE CHANGE OF BUILD AND CLEAR LINKING REPAIR SECTION OF WALLING; FROM THE NORTH-NORTH-EAST (2M SCALE).



18. BW2, THE MORE OBVIOUS BLOCKED WINDOW ON THE NORTH WALL OF B2; FROM THE NORTH.



19. THE WEST AND NORTH WALLS OF B1; FROM THE NORTH-WEST (2M SCALE).



20. THE WEST WALL OF B1; FROM THE WEST (2M SCALE).



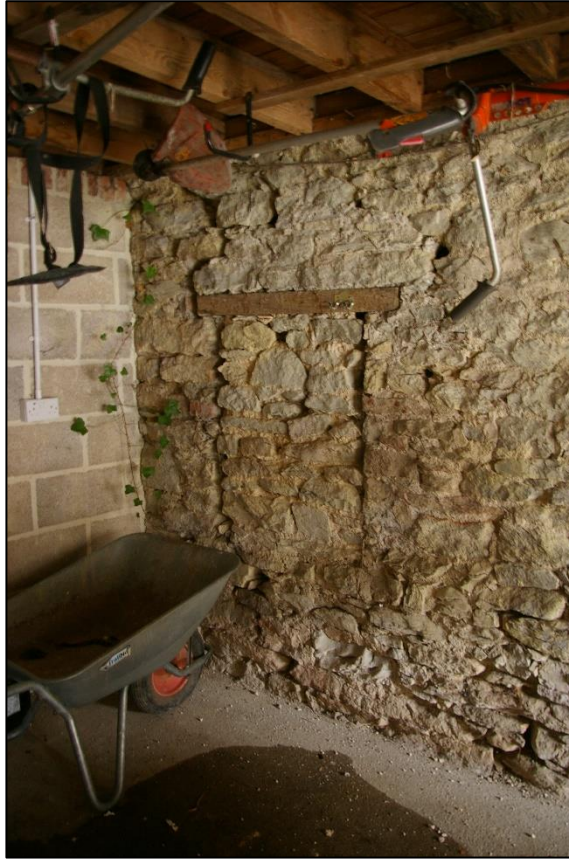
21. THE SOUTH AND WEST WALLS OF B1, SHOWING HOW IT ABUTS THE WEST WALL OF B2; FROM THE SOUTH-WEST (2M SCALE).



22. THE WEST WALL OF B2, SHOWING TRUNCATION AND POOR REPAIR AND RENDERED (BLOCK) END; FROM THE WEST (2M SCALE).



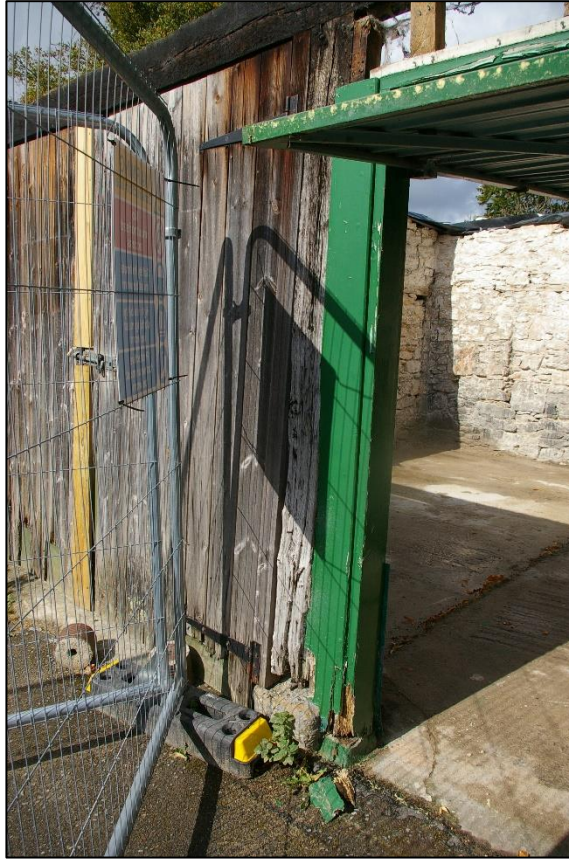
23. THE OUTER FACE OF THE WEST WALL OF B2, FROM WITHIN B1, SHOWING THE BLOCKED OPENINGS; FROM THE SOUTH-WEST.



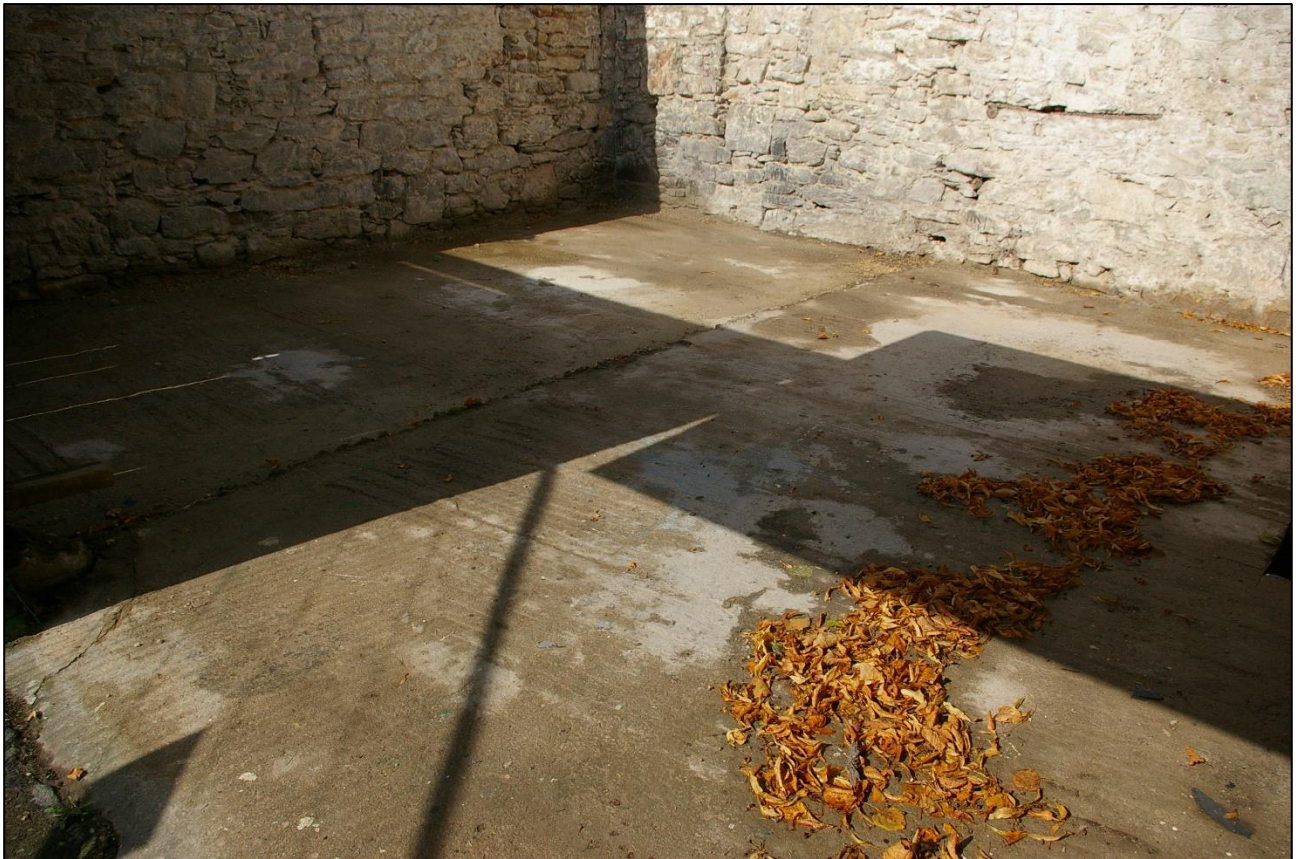
24. BW3 THE REALLY CLEAR BLOCKED OPENING ON THE NORTH-WEST CORNER OF B2; FROM THE SOUTH-WEST.



25. THE LONG PROJECTING SECTION OF WALL TO THE WEST OF B2; FROM THE SOUTH-SOUTH-EAST.



26. THE CENTRAL POST SAT ON A STUB OF RUBBLE WALLING TO THE SOUTH WALL OF B2, ALSO SHOWING THE PLANK GARAGE DOORS; FROM THE SOUTH-EAST.



27. THE POURED CONCRETE FLOORS IN B2; FROM THE SOUTH-EAST.



28. THE STUB OF RUBBLE WALLING INDICATING THE POSITION OF A FORMER PARTITION WALL; FROM THE NORTH-EAST.



29. THE HEAVY POST AND BEAM WHICH BRACE THE SOUTH WALL OF B2; FROM THE WEST-NORTH-WEST.



30. THE SOUTH WALL OF B2, SHOWING THE DIFFERENT TYPES OF DOORS; FROM THE NORTH-WEST (2M SCALE).



31. THE PARTITION WALL BETWEEN B2A AND B2B, OF LOOSER MORE IRREGULAR RUBBLE STONE; FROM THE NORTH-WEST (2M SCALE).



32. THE PARTITION WALL AND NORTH WALL, IN B2A; FROM THE SOUTH-WEST (2M SCALE).



33. THE NORTH WALL WITH THE TWO VERY DIFFERENT BLOCKED OPENINGS BW1 AND BW2; FROM THE SOUTH-WEST (2M SCALE).



34. BW1, THE SMALLER SQUARER WINDOW, SET LOWER IN THE WALL; FROM THE SOUTH.



35. THE TALL NARROW BW2, TO THE WEST; FROM THE SOUTH.



36. THE NORTH WALL OF B2, WITH 2M SCALE, FROM THE INTERIOR OF B2A; FROM THE SOUTH-EAST.



37. THE WEST WALL OF B2, FROM WITHIN B2A; FROM THE SOUTH-EAST (2M SCALE).



38. LEFT: BW3 IN THE NORTH-WEST CORNER OF B3; FROM THE SOUTH-EAST.

39. RIGHT: THE SECOND (POSSIBLE) BLOCKED OPENING IN THE WEST WALL OF B2; FROM THE EAST.



40. THE WEST WALL OF B2, WITH 2M SCALE, FROM WITHIN B2A; FROM THE NORTH-EAST (2M SCALE).



41. B2B, USED AS A WORKSHOP, FROM THE SOUTH-SOUTH-WEST (2M SCALE).



42. THE HEAVY BEAM WHICH CARRIED THE END OF THE SLATE ROOF OVER B2, AS THE EAST WALL, NOW CONCRETE BLOCK HAD BEEN BUILT OUT OF LINE FROM THE ORIGINAL BUILDING; FROM THE SOUTH-WEST.



43. HIDDEN STASH HOLE IN ROOM AT END OF GARDEN WING, VIEWED FROM THE SOUTH.



44. FOOTING TRENCHES, VIEWED FROM THE NORTH-WEST (0.4M SCALE).



45. FOUNDATION TRENCH CUT FOR WALL {111}; VIEWED FROM THE SOUTH (0.4M SCALE).



46. SOUTHERN FOOTING TRENCH, VIEWED FROM THE SOUTH-WEST (0.4M SCALE).



47. UNBLOCKED WINDOW OPENING (BW5) IN ROOM BS3C, VIEWED FROM THE WEST (1M SCALE).



48. ROOM B2A FOLLOWING COMPLETION OF GROUNDWORKS, FROM THE SOUTH (NO SCALE).



49. OPENING UP OF PART OF BLOCKED WINDOW (BW6), FROM THE NORTH (1M SCALE).



50. WEST FACING SECTION OF REDUCED DIG TO THE NORTH OF THE GARAGES, FROM THE WEST (1M SCALE).



51. AREA TO NORTH OF THE GARAGES, POST-EXCAVATION (1M SCALE).



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

01769 573555

01872 223164

EMAIL: MAIL@SWARCH.NET