

# PUSLINCH FARM COTTAGE NEWTON AND NOSS DEVON

Results of Archaeological  
Monitoring & Recording



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# **Puslinch Farm Cottage, Newton and Noss, Devon**

## **Results of Archaeological Monitoring & Recording**

*For*

Mr Chris Forrest

*By*



**SWARCH project reference:** YPM12  
**National Grid Reference:** SX5679350896  
**Plymouth City Museum Acc. No.:** 2012.51  
**Planning Application No.:** 37/0040/12/F & 37/0042/12/LB  
**DCHET Reference:** ARCH/DM/SH/18718  
**OASIS reference:** southwes1-125031  
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September 2012

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## *Summary*

*South West Archaeology Ltd. carried out a programme of archaeological monitoring and recording at Puslinch Farm cottage, Newton and Noss, Devon during the construction of a rear extension. Puslinch Farm Cottage is a Grade II Listed mid-16<sup>th</sup> century stone rubble building located just above the River Yealm, surrounded to the south and east by several stone outbuildings, and with a further group of buildings, including the site of a 13<sup>th</sup> century chapel, located 50m west of the Farm. Puslinch Farm Cottage appears to have originally been constructed as two separate service blocks with chambers above. Beneath the 20<sup>th</sup> century patio were the remains of an east-west orientated stone wall projecting from the surviving range. In addition there was a well or cess pit which appeared to have been infilled in the 17<sup>th</sup> century to the south of this wall footing. This building was apparently demolished in the 19<sup>th</sup> century (visible on the tithe map but not on 1886 1<sup>st</sup> edition OS map), but the exposure of these footings helps to understand the development of Old Puslinch and the history of the surviving buildings.*

## Contents

	Page No.
<i>Summary</i>	3
List of Figures	5
Acknowledgements	5
1.0 Introduction	6
1.1 Background	6
1.2 Location	6
1.3 Historical Background	6
1.4 Archaeological Background	7
1.5 Methodology	7
2.0 Additional Building Recording	8
2.1 The Oven	10
3.0 Results of the Archaeological Monitoring	13
3.1 Background	14
3.2 The Wall Stub	14
3.3 Results of the Excavation	17
3.4 Building Footings	19
4.0 Discussion and Phasing	21
4.1 Discussion	21
4.2 Phasing	21
4.2.1 Medieval	21
4.2.2 Early 16 <sup>th</sup> century	21
4.2.3 Late 16 <sup>th</sup>	21
4.2.4 17 <sup>th</sup> century	21
4.2.5 18 <sup>th</sup> century	22
4.2.6 19 <sup>th</sup> century	22
4.2.7 20 <sup>th</sup> Century	22
5.0 Conclusion	24
6.0 Bibliography and References	25

## List of Figures

Coverplate: Pit [109] and wall {105}, viewed from the east	Page no.
Figure 1: Regional location.	7
Figure 2: Phased ground floor plan from Brown 2011.	8
Figure 3: Phased first floor plan from Brown 2011.	9
Figure 4: Plan and profile of the oven.	10
Figure 5: The oven with a clear straight join where it abutted(?) the northern face of the south stack.	11
Figure 6: The Location of the top of the exposed oven in relation to the rest of the building.	12
Figure 7: Location of the excavated area depicted in red.	13
Figure 8: The wall stub, prior to demolition, viewed from the east (2m scale).	14
Figure 9: A (early nineteenth century?) sketch plan of Old Puslinch Farm held at PWDRO.	15
Figure 10: Extract from the Newton Ferrers tithe map of 1840.	16
Figure 11: Extract from the Ordnance Survey 1 <sup>st</sup> Edition map of 1886.	16
Figure 12: Detailed plan of the excavated area and the half section through pit [109].	18
Figure 13: The change of build between the southern block and the stack.	19
Figure 14: The second and third changes of build, viewed from the east (2m scale).	20
Figure 15: Phase diagram for the ground floor.	23

## List of Appendices

Appendix 1: Brief	26
Appendix 2: Written Scheme of Investigation	30
Appendix 3: Context List	34
Appendix 4: Concordance of Finds	35
Appendix 5: List of JPEGs on CD to the rear of the report	36

## Acknowledgements

Thanks for assistance are due to:

Chris and Lesley Forrest (Owners)  
Graham Tait and Stephen Reed, Devon County Historic Environment Team (DCHET)  
Robert Waterhouse

## 1.0 Introduction

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<b>Location:</b>	Puslinch Farm Cottage
<b>Parish:</b>	Newton and Noss
<b>District:</b>	South Hams
<b>County:</b>	Devon

### 1.1 Background

This report presents the results of archaeological monitoring and recording carried out by South West Archaeology Ltd. (SWARCH) at Puslinch Farm Cottage, Newton and Noss, Devon. This work was commissioned by Chris Forrest (the Client) and was carried out in accordance with a Written Scheme of Investigation (Appendix 2) drawn up with reference to a brief (Appendix 1) supplied by Graham Tait of Devon County Historic Environment Team (DCHET).

Further to the agreed archaeological monitoring and recording, SWARCH was instructed by the client to investigate and record an oven discovered during renovation works inside the building.

### 1.2 Location

Puslinch is located in the modern parish of Newton and Noss (formed from joining Newton Ferrers and Revelstoke) on the western fringe of the South Hams (Figure 1), and sits just to the south of the upper tidal reach of the River Yealm.

Puslinch is positioned 3 miles east of Plymstock, and 0.6 miles south-west of Yealmpton. Puslinch is located on Middle Devonian Slates with nearby outcrops of Middle Devonian Limestone (British Geological Society 2012), overlain by well-drained fine loamy and fine silty soils of the Denbigh 1 association (Soil Survey of England and Wales 1983).

### 1.3 Historical Background

Old Puslinch (of which Puslinch Farm Cottage is a part of) is located c.200m west of the brick mansion constructed c.1720 by the Plymothian doctor and merchant James Younge (1647-1721) who had acquired the Puslinch estate through marriage to Mary Upton in 1709.

Old Puslinch is positioned close to an early crossing point of the River Yealm, this is presently spanned by a Grade II Listed 17<sup>th</sup> century bridge, but is referred to as a crossing point named as *Poslinchbrigg* as early as 1289 (Waterhouse *Pers Comm.*). This crossing is likely to have been an important land link between the ports of Plympton and Newton at this time. The first documented use of Puslinch is in the 1238 Assize Roll, when it appears to have been a part of the de Ferrers estate, but by the time of a mid-13<sup>th</sup> century(?) deed a Thomas de Veteri Ponte is listed as being *of Puselyngh*. By the late 13<sup>th</sup> Century the estate appears to be owned by a Roger de Langford who in a 1290 deed is described as *Lord of Poselynche*. Puslinch was therefore a significant enough estate by this date to become a sub-manor within the parish of Newton.

Puslinch was subsequently passed into the ownership of the de Mohun family and then by marriage to the Upton's and subsequently the Younge's.

## 1.4 Archaeological Background

Very little archaeological work has been carried out in the immediate vicinity of Puslinch, although Robert Waterhouse carried out a site visit to Puslinch House to assess its buildings and landscape in 2006 on behalf of the Devon Rural Archive.

## 1.5 Methodology

All groundworks were carried out by a 1.5 tonne tracked mechanical excavators using a 0.8m wide toothed bucket due to the compactness of the modern yard surface and natural subsoil. The excavations were carried out to formation level, which for much of the development area was onto or cutting into the natural subsoil. The work was undertaken with reference to the appropriate IfA and English Heritage guidelines and in accordance with the WSI (Appendix 1). The excavations took place on the 24<sup>th</sup> July 2012, under the direction of Dr. S. Walls.

For all features a photographic record, a drawn record at appropriate scales (1:10 and 1:50) and a written record of standard single context sheets was compiled.

The recording and appraisal of the oven was carried out on the morning of the 26<sup>th</sup> June 2012 by Dr. S. Walls and was undertaken with reference to English Heritage and IfA guidelines on the recording of standing buildings and structures.

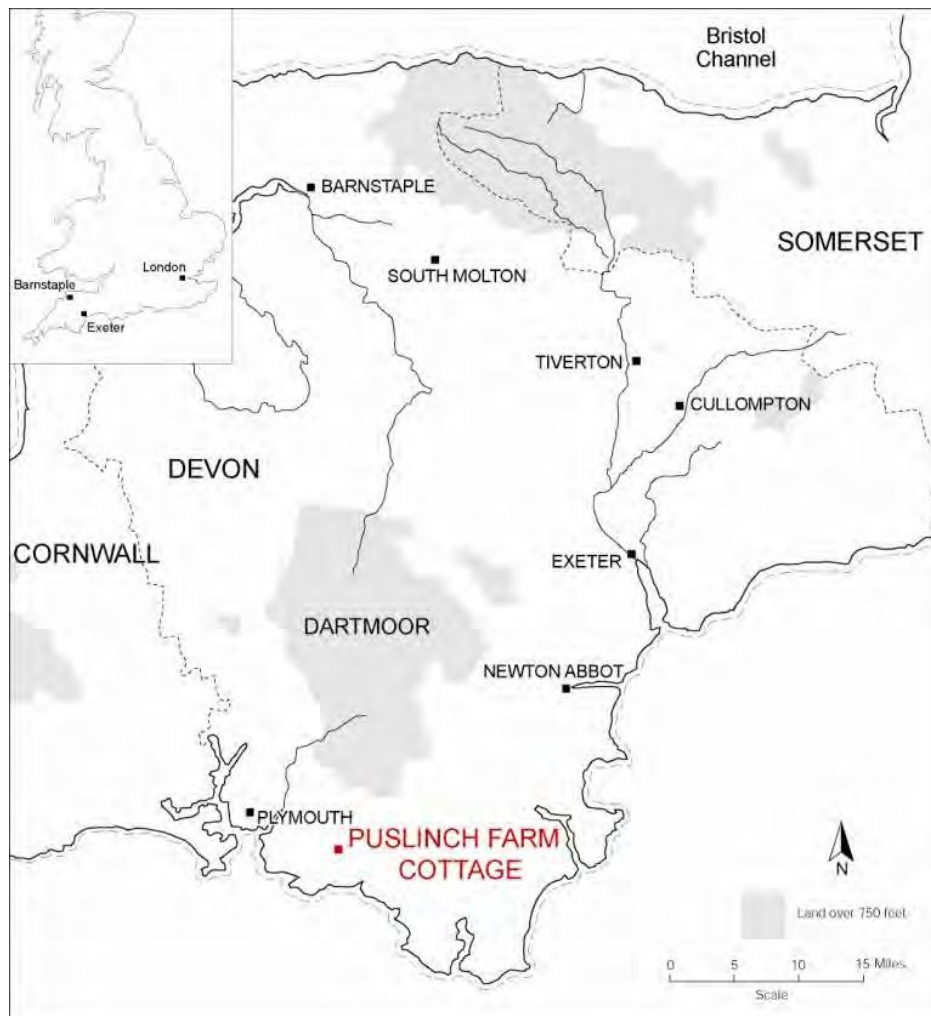


Figure 1: Regional location.

## 2.0 Additional Building Recording

A non-invasive survey of Puslinch Farm Cottage was carried out by Josephine Brown Heritage Consulting in 2011 (Brown 2011), the resulting report included an overview of the history and development of the house and an interpretation of its phasing and function (see Figures 2-3). Brown noted at the end of the interpretation that her overview was based upon the currently available information and that further information may *come to light during the refurbishment process* (2011: 35). This in fact proved to be the case and SWARCH were commissioned by the client to undertake an additional element of building recording due to the exposure of the top of an oven beneath the floor of a first floor room (the former bathroom) during refurbishment works in 2012.



Figure 2: Phased ground floor plan from Brown 2011. Green = 15<sup>th</sup>/16<sup>th</sup> century (Phase 1); orange = 16<sup>th</sup> century (Phase 2); yellow = 17<sup>th</sup> century (Phase 3); purple = 17<sup>th</sup> century (Phase 4); brown = 19<sup>th</sup> century (Phase 5); and blue = late 20<sup>th</sup> century (Phase 6).



South West Archaeology

## 2.1 The Oven

An oven was exposed beneath the former floor of the first floor bathroom during the works. It appears that the oven had been infilled and the top removed in order to insert this room between the two chimney stacks (see Figure 6). As part of this process the southern wall of the room had also been significantly disturbed in the area around the oven. A dwarf wall of thin slate-stone with a hard white mortar bonding to the south-west of the oven had helped to support the floor positioned above the top of the capped oven and its rubble infill (see Figure 4).

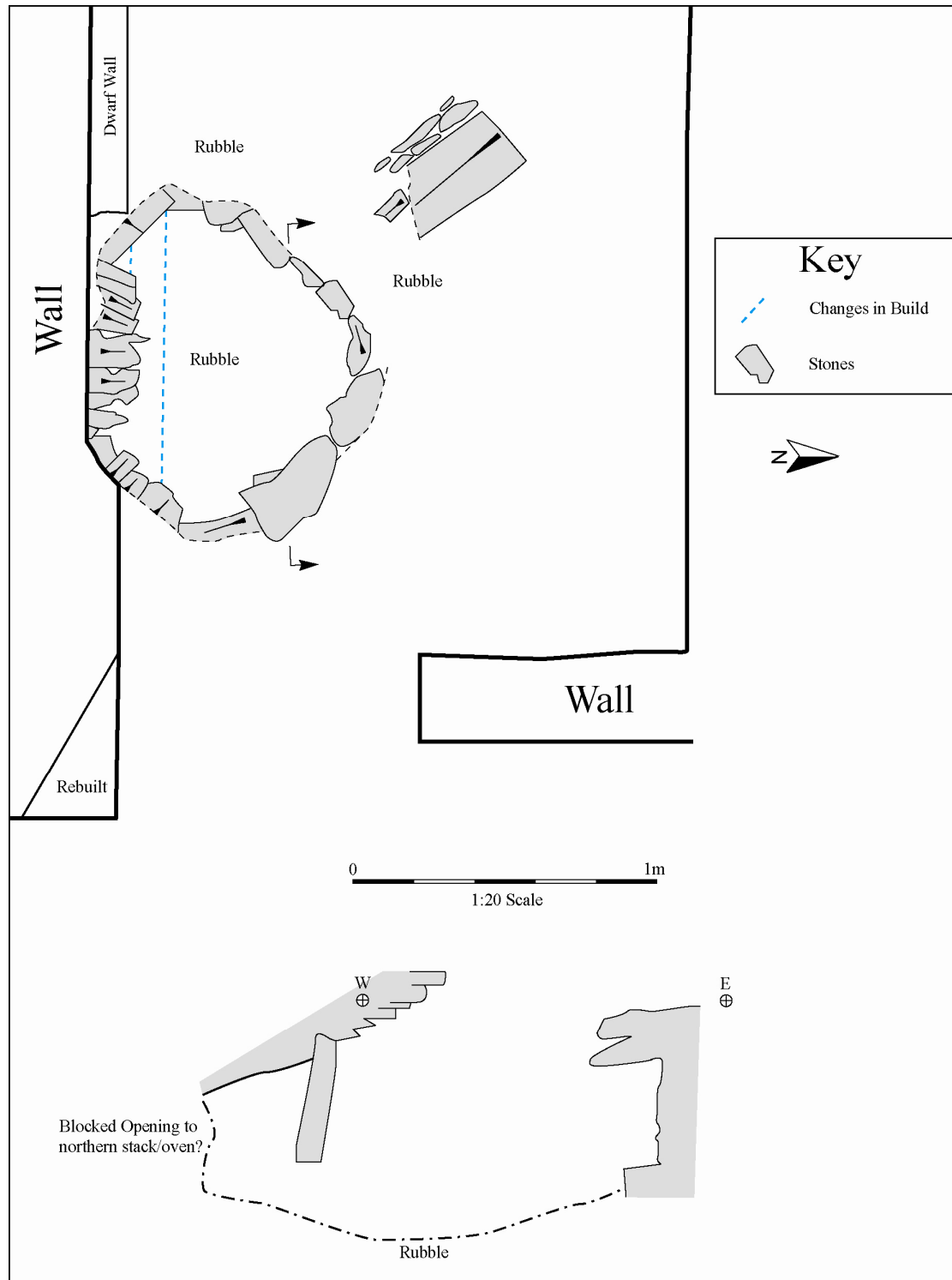


Figure 4: Plan and profile of the oven.

The loose rubble infill had been removed by the client to enable recording to occur. On inspection the oven was exposed to a depth of 0.8m with internal dimensions of approximately 1m east to west by 1.4m north to south. The main walls of the oven had been constructed from a single course of large sub-angular stones 0.35m(h) x 0.3m(w) x 0.07m(d), which had been set on a slightly projecting plinth of stone rubble and bonded with a clean soft fine white mortar with occasional tiny stone flecks. In the north-west portion of the oven the neat stone lining was not bonded, or only bonded at the top and there was a large void extending off towards the northern stack. This had been infilled with slate-stone rubble and it was not possible to ascertain its function or form, but it may suggest that both of the stacks formerly had access to the same oven, or that there were several conjoining ovens/smoking chambers located between the two stacks.

That there was more than one oven/chamber is also a possibility to the south of the visible oven. The neat course of stone facing forming the sides of the exposed oven terminated at the point at which it met the south wall, suggesting that it probably post-dated the construction of this wall and there was a clear change of build, particularly apparent on the western side (see Figure 5). The change in build only extended for 0.4m to the south before it appeared to change again with the structure seemingly curving back to both the west and east suggesting the presence of a further conjoining oven or a former access. This southern oven/access was however also infilled, primarily with local slate-stone rubble, but with occasional hand-fired brick fragments and rare sub-rounded pebbles. The hand-made brick fragments matched the ones noted in the north wall of bedroom three, which included a (now blocked) fireplace, suggesting that the oven was blocked when this fireplace was inserted in the 18<sup>th</sup> century.



Figure 5: The oven with a clear straight join where it abutted(?) the northern face of the south stack, viewed from the west (0.5m scale).

The oven had been cut into (or was abutted by) a mass of re-deposited natural – i.e. a dry gritty orange sandy-clay containing occasional small sub-angular stone fragments (>50mm), but otherwise very clean. Unfortunately no finds were recovered from this material which would have enabled an accurate date for the oven to be established.

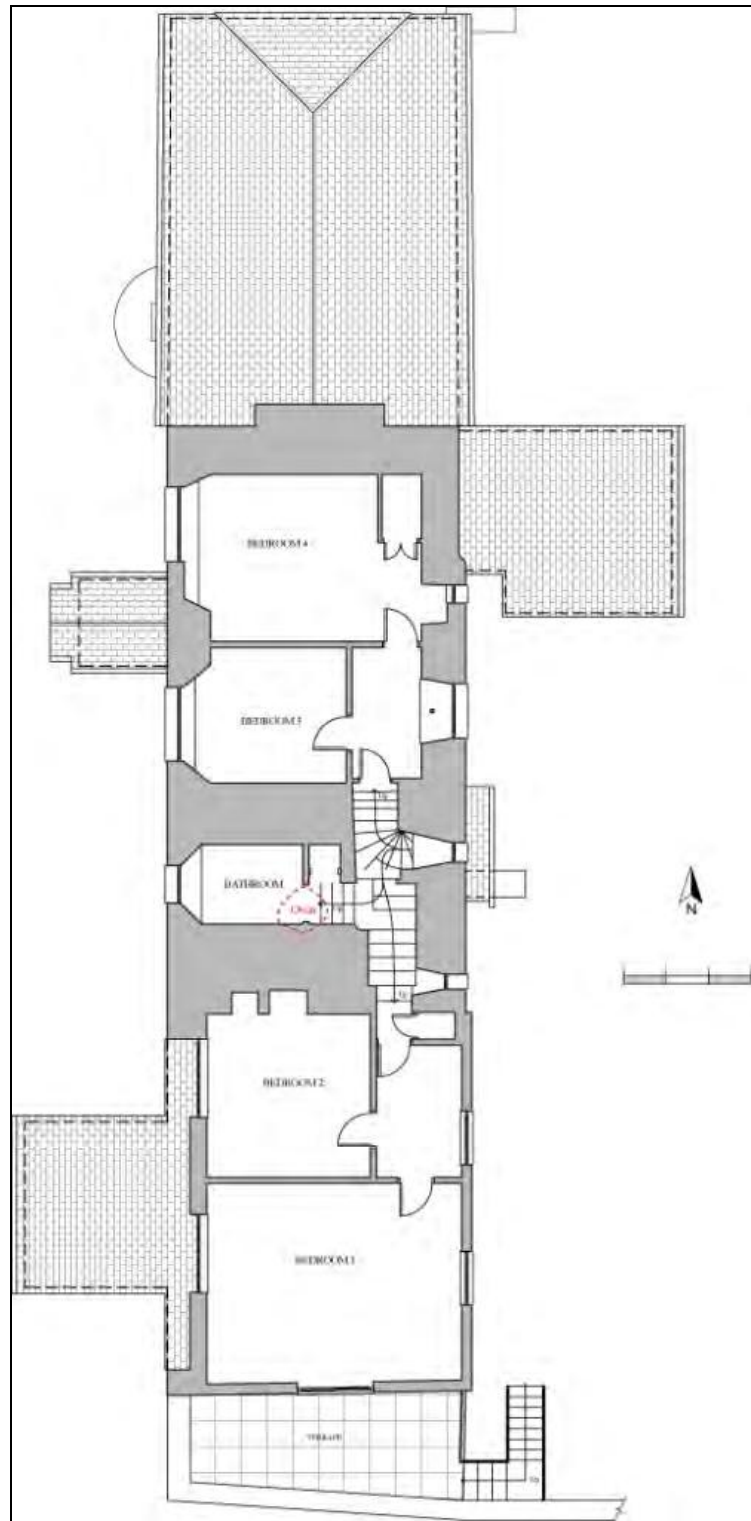


Figure 6: The Location of the top of the exposed oven in relation to the rest of the building.

### 3.0 Results of the Archaeological Monitoring

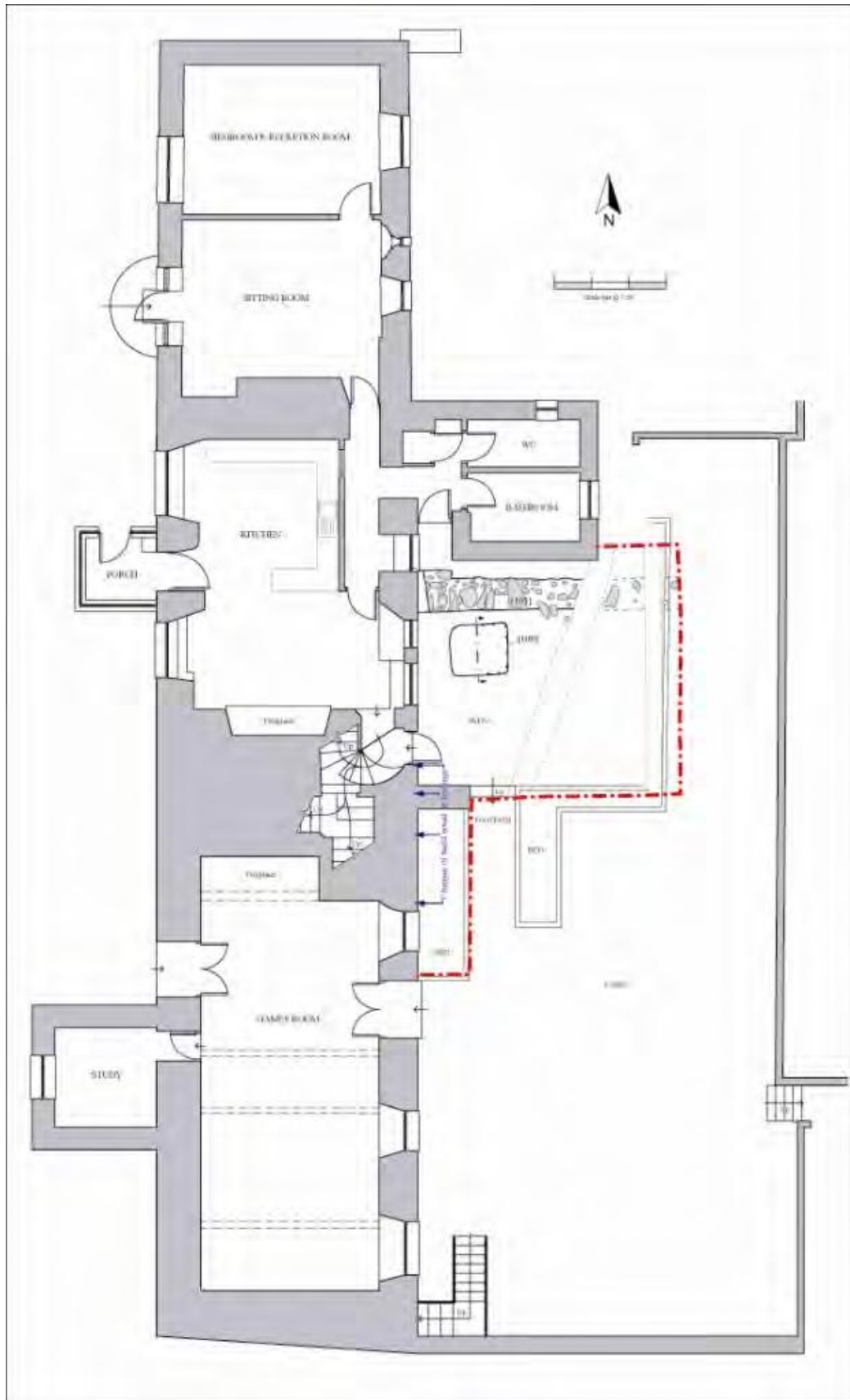


Figure 7: Location of the excavated area depicted in red.



### 3.1 Background

The archaeological monitoring took place along the eastern side of the farmhouse, within the area of the former inner courtyard (see Figure 7). It was clear from the early mapping evidence (Figures 9-10) and from a scar visible on the surviving building complex that there was formerly a projecting east-west wing within this patio area, which was demolished between 1840 and 1886.

The area to be impacted by the development was spread over two levels; a lower northern end covered by a patio and defined by a modern (cement bonded) garden wall and a southern part approximately c.0.5m higher. This arrangement appears to date to the time of the construction of the building, as the doors and openings of the house respect these ground levels (see Figure 8).

### 3.2 The Wall Stub

The concrete patio had been removed (on agreement with SWARCH) prior to the start of monitoring. The wall stub which abutted the eastern elevation to form a porch over the door accessing the newel stair (Figure 8) was photographed and recorded during an earlier visit and this was also removed prior to monitoring the groundworks.



Figure 8: The wall stub, prior to demolition, viewed from the east (2m scale).

The wall stub was constructed from a variety of different sized and types of stone, including slate, dressed ashlar granite, grey slate-stone and a pinkish coloured 'trap'. It is of note that none of this pink trap was seemingly used within the main range of the present house, only being noted in the 20<sup>th</sup> century extension to the north. Many of the stones used in this wall were large and flat (up to 1.2m long, 0.3m wide and 0.1m thick), and are perhaps likely to have been derived from a flagged floor. The wall was bonded with a very soft cream lime mortar and repointed with a firm greyish-white lime mortar with common small sub-angular stone fragments (up to 30mm diameter). The wall had subsequently been crudely repointed/smeared in grey cement particularly on its southern face.

The date of this wall is unclear, although no porch is shown on the tithe map (Figure 10) or the early 19<sup>th</sup> century(?) sketch plan of Old Puslinch (Figure 9). It does however seem to appear to be indicated on the Ordnance Survey First Edition map of 1886 (Figure 11), suggesting that it was probably constructed between the demolition of the projecting east-west wing (post 1840) and the time of this map, although the potential inaccuracy of the earlier sources should be considered a possibility.

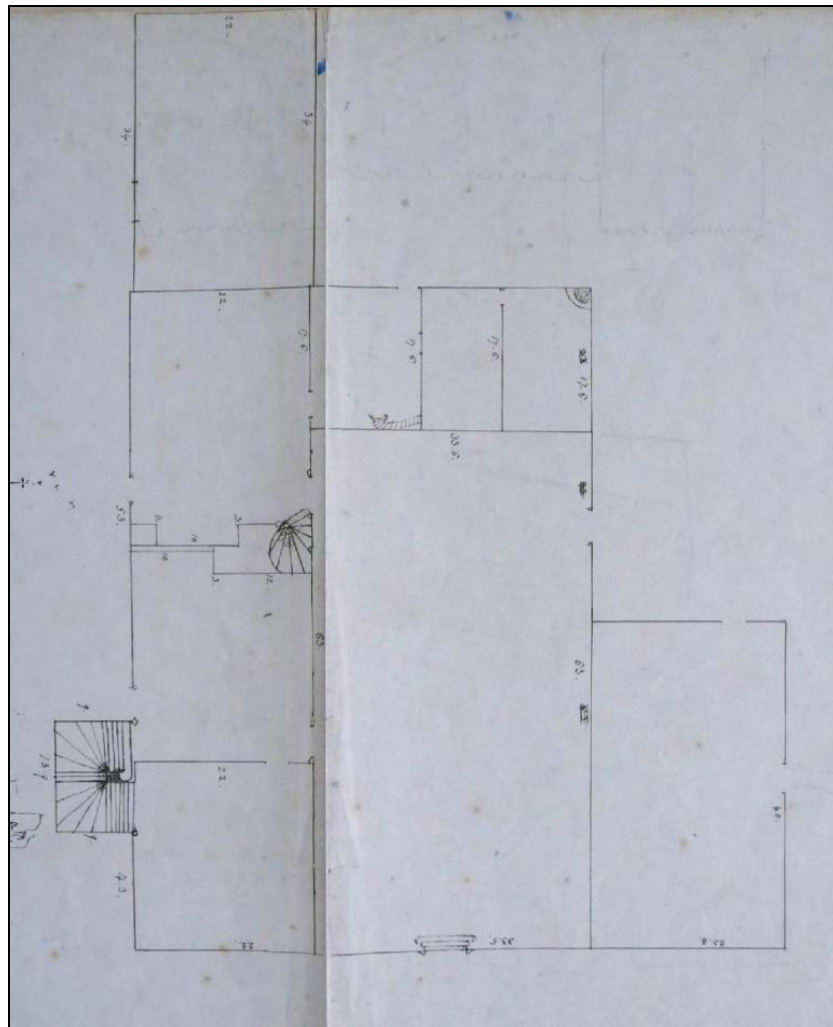


Figure 9: A (early nineteenth century?) sketch plan of Old Puslinch Farm held at PWDRO.

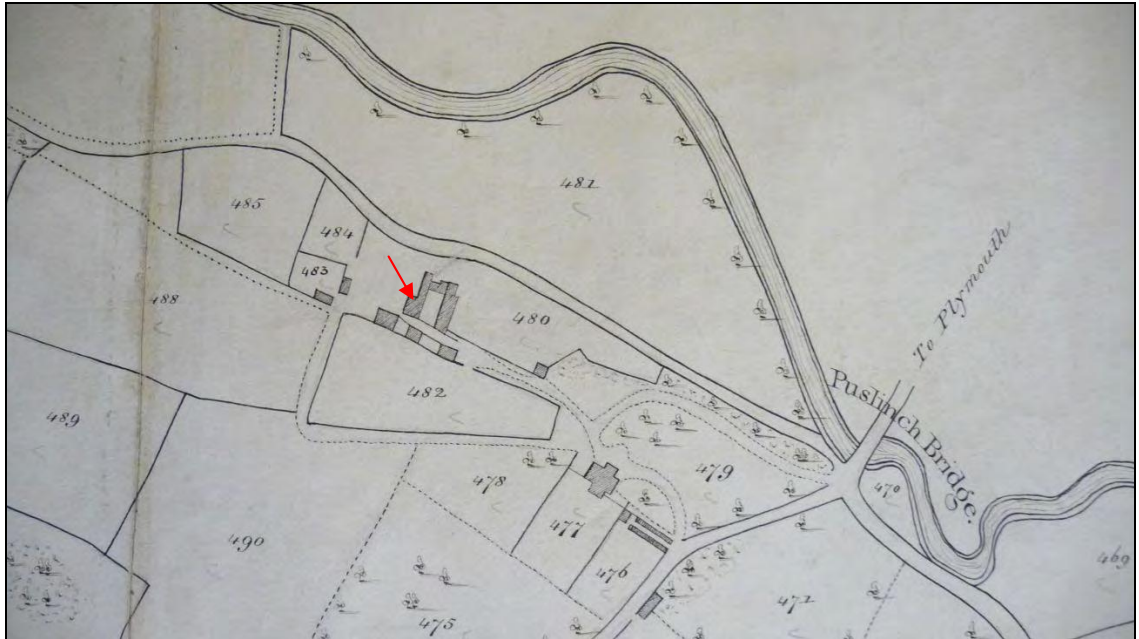


Figure 10: Extract from the Newton Ferrers tithe map of 1840. Old Puslinch Farm falls within the enclosure numbered 480. Puslinch Farm Cottage is indicated by the arrow and only includes the western side of the U-shaped courtyard complex.

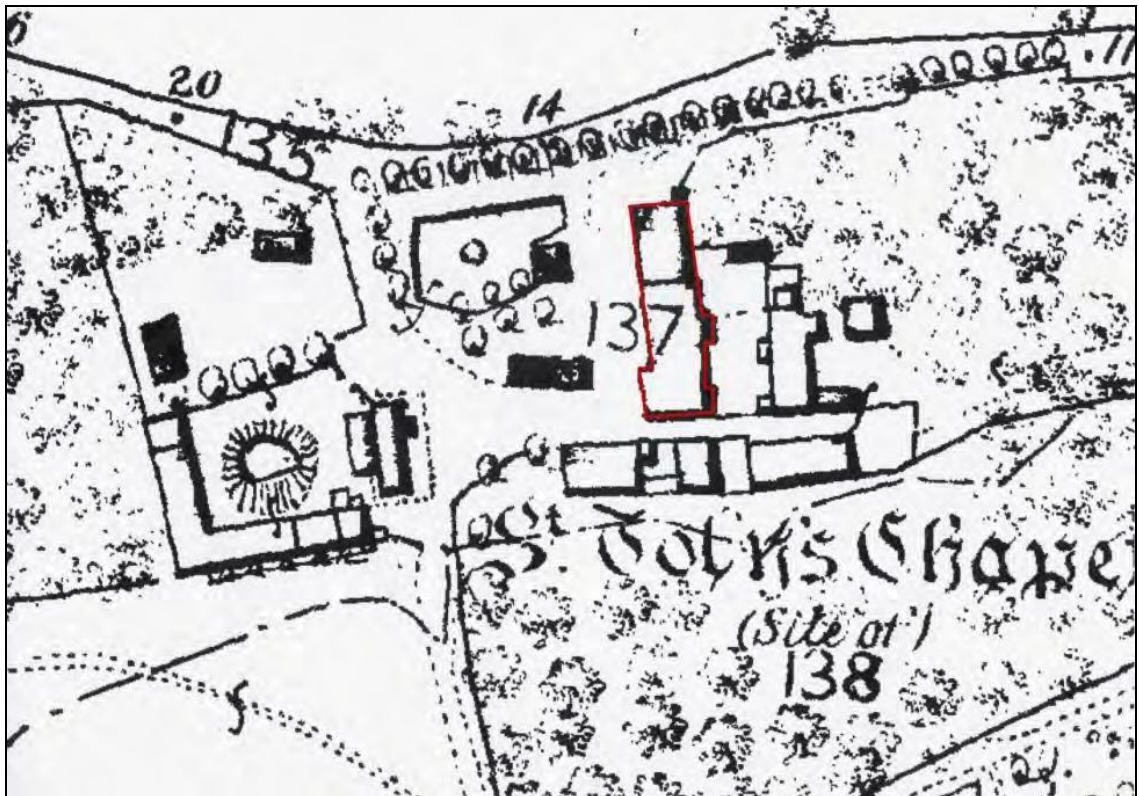


Figure 11: Extract from the Ordnance Survey 1<sup>st</sup> Edition map of 1886. Puslinch Farm Cottage is highlighted in red, with two small projections (porches?) on the east elevation by this date.



### 3.3 Results of the Excavation

The area of the patio simply revealed that below the concrete tiled patio (100) was a thin scree of cement (101) which overlay a dirty trample layer of patchy grey-brown clay silt (102). The modern trample layer directly sealed all archaeological features and the natural subsoil.

There were three service trenches running across the site, with a drain and water pipe running next to each other from the south-east below the footpath to the north-west corner of the 20<sup>th</sup> century extension. A further drain (for the lawn?) extended north to south across the eastern edge of the excavated patio area.

The services had cut through the truncated remains of a 0.8m wide stone wall footing {105} which ran east to west across the stripped area, although it was more severely truncated towards the east. The wall {105} clearly post-dated the eastern elevation of Puslinch Farm Cottage, which it abutted and it appears to have respected its openings. The foundation cut [104] for this wall also truncated the footings of the earlier building. The northern side of the wall footing had itself been truncated by the footings of the 20<sup>th</sup> century extension to its north and in general only a single, or at most two courses, of stone survived. The footing contained a mixture of stone types, being primarily constructed from grey slate-stone (up to 0.5m x 0.25m x 0.15m) but also including occasional sub-angular slates and sub-rounded to sub-angular fragments of pinkish trap. The wall appeared to be bonded with slightly gritty greenish-grey clay, which also appeared to fill (106) the wall cut [104]. A single sherd of 12<sup>th</sup>-13<sup>th</sup> century Totnes-type coarseware pottery was recovered from the wall fill, which is presumed to be residual.

A short distance to the south of wall {105} the only other observed feature was located, namely a 1.1m x 1.25m sub-rectangular pit [109]. The upper fill (110) was a very loose soft dark grey-brown slightly clayey silt with common sub-angular stones and slate fragments (some clearly roof slates). This upper fill overlay a very clean fill (111) of re-deposited natural yellow clay with occasional sub-rounded pebbles. These fills both abutted a dirty greenish-grey silt lining to the pit (111) which contained common to abundant slates and stones. Pit [109] produced a significant quantity of post-medieval finds (see Appendix 4), which suggests a late 17<sup>th</sup> century date for this feature. As the proposed formation level was not going to impact upon the lower fills of this feature it was not fully excavated (see Figure 12).

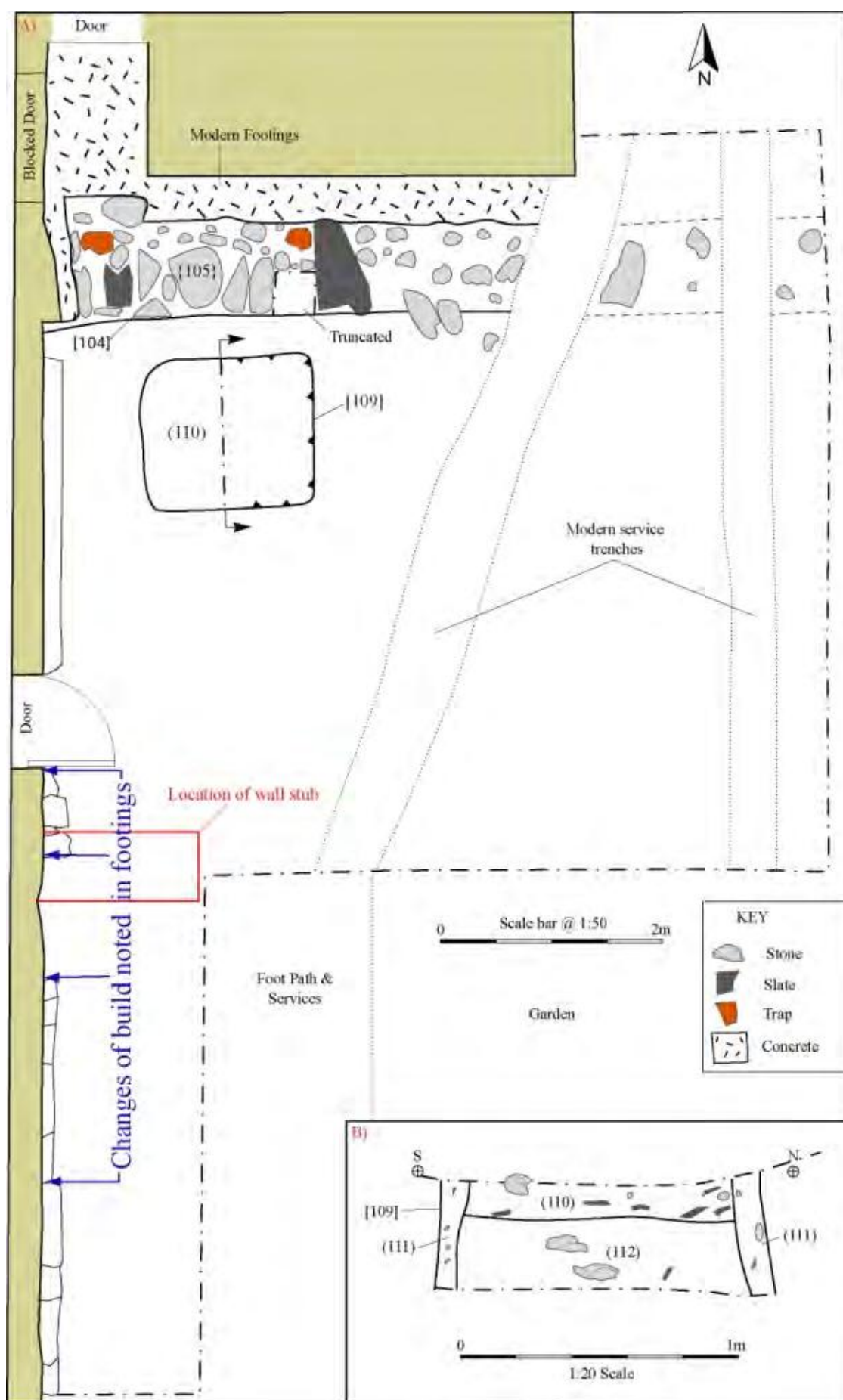


Figure 12: Detailed plan of the excavated area and the half section through pit [109].

### 3.4 Building Footings

In addition to the two archaeological features, the footings along the eastern elevation of Puslinch Farm Cottage were exposed. These clearly exhibited significant variations and changes in build which were not always visible in the stonework above. These changes in footing style and depth suggest that the present structure originated as two separate but possibly contemporary blocks, which were then adjoined by the addition of the chimney stacks and newel stair, probably in two phases during the 16<sup>th</sup> century. The addition of the stacks is most obvious in the relationship between the southern block and its stack, where the stack clearly abuts the wall (see Figure 13). The footing for the stack was found to be double the depth of the footings for the southern block and was comprised of very large sub-rounded to sub-angular boulders rather than the neatly coursed regular sub-angular stones used for the footing of the south block.



Figure 13: The change of build between the southern block and the stack, viewed from the east (2m scale).

A second change of build occurs a short distance to the south of the entrance into the northern block. At this point there were two slightly inward sloping footing stones, comprising of large sub-angular to sub-rounded stones, set at the same depth as those to the south. Given that a more marked change of build occurred immediately to the north of these two stones, it is likely that this slight variation may reflect the position where the two phases of the structure had abutted. A third change apparent in the footings to the north was a greater variation in the size



and depth of the stonework, with the footings being shallower and constructed of medium sized sub-angular stones which projected further from the wall than any of the other footings noted.



Figure 14: The second and third changes of build, viewed from the east (2m scale)

It appears that there was a further (fourth) change of build apparent in the footings to the north of the newel stair entrance, where they were constructed of more regularly sized sub-angular stones. However, the exact location of this change was obscured by the adhering concrete scree from the former patio. It does appear however, that this change occurred near to the entrance to the newel stair (see Figure 12).

## 4.0 Discussion and Phasing

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### 4.1 Discussion

The archaeological monitoring that took place at Puslinch Farm uncovered evidence for a former demolished wing and has enabled existing interpretations of the extant range of buildings to be revised.

Wall {005} was the remaining footing of the southern elevation of a building shown on the tithe map to be a c.10m east to west and c5m north to south structure, which had both ground and first floor openings giving access to the surviving house to the west. If the early 19<sup>th</sup> century sketch plan is to be relied upon it seems that this building had three ground floor rooms and had no access into the inner courtyard at this time, although there was an opening in the northern elevation. This building was demolished in the 19<sup>th</sup> century (1840-1886) and as it clearly abuts the 15<sup>th</sup> century range to its west it must have been constructed between these dates. The wall is c.0.8m thick which is identical to those of the main range and which may therefore suggest a similar date of construction. But, given the presence of pink trap and slate within its admittedly limited surviving fabric, it can be tentatively suggested that it is likely to have been built in the 17<sup>th</sup> century, as this material only appears to have been used (or re-used?) on the site from this time onwards. The recovery of a single medieval (12<sup>th</sup>-13<sup>th</sup> century) rim sherd from the wall trench raises some doubt, but this find is most probably residual.

The cess-pit/rubbish pit [109] located to the south of wall {005} was seemingly infilled in the 17<sup>th</sup> century, which may suggest that it is broadly contemporary with this structure and that the east to west range represents an extension to the range of service buildings – e.g. a malthouse.

### 4.2 Phasing

#### 4.2.1 Medieval

Two separate service buildings, probably of similar date. The southern example appears to have been constructed incorporating part of an earlier (curtain?) wall, which formerly helped define an inner service court.

#### 4.2.2 Early 16<sup>th</sup> century

In the northern of the two service buildings a chimney stack, fireplace(s), newel stair and a bread oven were inserted in the 16<sup>th</sup> century, perhaps over at least two phases given the presence of a fireplace at either end of this building. A first floor chamber may have been created at this stage with new roof added, as the roof structure appears to be of an early 16<sup>th</sup> century style.

#### 4.2.3 Late 16<sup>th</sup>

The southern service building had a rear stair turret added to the west and a chimney stack added to the north, possibly with a bread oven. Although the two separate service buildings may have abutted each other at this time they still remained separate blocks.

#### 4.2.4 17<sup>th</sup> century

The east-west range {105} was probably added, possibly to provide further service rooms e.g. a larder, malt house, etc.

#### 4.2.5 18<sup>th</sup> century

The new mansion house of Puslinch was constructed c.1720 leading to a change in status for the old manor house and service buildings which became a working farmhouse, with some of the 16<sup>th</sup> century elements removed and incorporated within the new structure. It is probably during this phase that the two formerly separated buildings were conjoined with an additional stair added and the oven(s) blocked.

#### 4.2.6 19<sup>th</sup> century

A barn was added to the north of the service blocks at the start of the 19<sup>th</sup> century. This may have replaced an earlier building, as there appears to be elements of re-used stone within the barns construction.

In the later 19<sup>th</sup> century the east to west service wing {105} was demolished (between 1840 and 1890) and the presumed former hall is seemingly also partly demolished (or becomes derelict) during this same period.

#### 4.2.7 20<sup>th</sup> Century

Having fallen into considerable disrepair a new first floor was constructed at the southern end of the range. An east to west addition is added onto the east face, partially over the footprint of the former service wing. The barn to the north was converted into part of the living accommodation at this time.



Figure 15: Phase diagram for the ground floor.

## 5.0 Conclusion

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In light of the results of the additional building recording and the excavations it is possible to suggest a more accurate development as well as an interpretation of the surviving buildings and the former layout of the house and its curtilage.

Brown's report suggested that Puslinch Farm Cottage was likely to be an open hall-house of late 15<sup>th</sup> to early 16<sup>th</sup> century date. This interpretation initially seemed unlikely given the back-to-back stacks, the large differences in floor levels between the southern and the northern end as well as the surviving paired door openings in the eastern elevation, which are more typically associated with service blocks or perhaps lodgings. These door openings are likely to have faced the rear wall of the former hall (now demolished) across an inner court (now the garden and patio). The tithe map and early 19<sup>th</sup> century plan (Figures 9-10) lend support to this theory with a former U-shaped arrangement of buildings around an inner courtyard, with a probable outer courtyard to the east.

The excavations revealed several changes of build within the eastern elevation to support the suggestion of two separate service buildings, with subsequent stacks and stairs added probably in the 16<sup>th</sup> century. The two service buildings were however still separate structures at this date. In the 17<sup>th</sup> century an east to west range appears to have been constructed onto the eastern side of the northern of the two service buildings, although this may have replaced or incorporated earlier buildings given the single 12<sup>th</sup>-13<sup>th</sup> century pottery sherd recovered from the wall trench [106]. This east-west wing was also likely to be a further service range.

In the early 18<sup>th</sup> century Dr. James Yonge acquired Puslinch through marriage and set about constructing the new house. This led to the decline of the former manor, with the two former service buildings being conjoined at first floor level at around this time to form a farm-house. The buildings continued to decline with the east-west service extension being demolished in the 19<sup>th</sup> century and a barn being constructed to the north of the surviving service range.

Further decline occurred during the 20<sup>th</sup> century with the first floor of the southern end completely rebuilt, and the former stair turret becoming a study. The porch and utility area were added onto the eastern and western sides and the former barn incorporated into the house.

In the event of further work to the surrounding outbuildings, further detailed historic building recording and/or archaeological monitoring and recording would be advisable, as this is likely to improve the understanding of the historical arrangement and survival of this former manorial complex.



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## Appendix 1

### BRIEF FOR ARCHAEOLOGICAL MONITORING AND RECORDING

**Location:** Puslinch Farm Cottage, Yealmpton, Plymouth, PL8 2NN

**Parish:** Newton and Noss

**District:** South Hams

**County:** Devon

**NGR:** SX5679350896

**Planning Application nos:** 37/0040/12/F & 37/0042/12/LB

**Proposal:** Householder application to demolish part rear extension and replace with single storey extension and link.  
To include internal and external alterations

**Historic Environment Service ref:** ARCH/DM/SH/18718

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

- 1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.
- 1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 7 on the consents granted for both applications is worded as:  
*No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.*
- 1.3 The principal objective of the programme shall be to observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits across the area affected by the proposed development.
- 1.4 This Brief covers the application area as defined in the plans submitted in support of this application.

#### 2. WRITTEN SCHEME OF INVESTIGATION

- 2.1 This document sets out the scope of the works required to record the extent and character of any surviving archaeological deposits within the application area and will form the basis of the *Written Scheme of Investigation* (WSI) to be prepared by the archaeological consultant.
- 2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

#### 3. PROGRAMME OF ARCHAEOLOGICAL WORKS

##### 3.1 Desk-based assessment

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of an examination of the heritage statement prepared in support of this application, supplemented - if required - by an examination of historic maps to include the relevant Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER if this has not already been done. The reporting requirements for the desk-based work will include the results other heritage statement along with any additional research undertaken.

This desk-based work will be undertaken in advance of any fieldwork commencing. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

##### 3.2 Monitoring and Recording of Groundworks

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

- 3.3 Archaeological features and deposits will be cleaned and excavated by hand and will be fully recorded by context as per the Institute for Archaeologists' *Standard and Guidance for an Archaeological Watching Brief* (1994 - revised 2008). All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

As a minimum:

- i) small discrete features will be fully excavated;
  - ii) larger discrete features will be half-sectioned (50% excavated); and
  - iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.
- Any variation of the above will be undertaken in agreement with the HES.

- 3.4 Spoil will be examined for the recovery of artefacts.

- 3.5 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.
- 3.6 In the event of particularly significant discoveries, the HES will be informed and a site meeting between the consultant, the HES and the client/applicant to determine the appropriate mitigation.
- 3.7 An adequate photographic record of the excavation will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.
- 3.8 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.
- 3.9 Should any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996 Code of Practice (2<sup>nd</sup> Revision). 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.
- 3.10 The results of the desk-based work and a copy of the agreed Written Scheme of Investigation must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

#### **4. MONITORING**

- 4.1 The archaeological consultant shall agree monitoring arrangements with the HES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.
- 4.3 The archaeological contractor undertaking the fieldwork will notify the HES upon completion of the fieldwork stage of these works.

#### **5. REPORTING**

- 5.1 The reporting requirements will be confirmed with the HES on completion of the site work. In the event that few or no archaeological remains are exposed, only minimal reporting would be required. The results may be presented in the form of a short entry to the Historic Environment Record (HER), sent to the HES either digitally or as a hard-copy. If archaeological deposits or remains are exposed during the course of the works, then more detailed reporting would be required, in the form of an illustrated summary report submitted both in hard-copy and digitally and, if merited, wider publication.
- 5.2 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the site location;
- (iii) a methodology of the works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken;
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- (ix) a plan showing the location of the areas subject to the archaeological work and the exposed features and deposits in relation to the site boundaries;
- (x) detailed plans of areas of the site in which archaeological features are recognised along with adequate OD spot height information. These should be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans must show the site and features/deposits in relation to north. Archaeologically sterile areas need not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- (xi) section drawings of deposits and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and must show the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile areas need not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- (xii) site matrices where appropriate;

- (xiii) photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;
  - (xiv) a consideration of evidence within its wider context;
  - (xv) a summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
  - (xvi) specialist assessment or analysis reports where undertaken;
  - (xvii) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating). It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.
- 5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. The HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.
- 5.4 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HES and the archaeological contractor.
- 5.5 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that a digital version of the report may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 5.6 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. The report or short entry to the Historic Environment Record will also include the OASIS ID number.

## 6 PUBLICATION

Where the exposure of archaeological, artefactual or palaeoenvironmental remains is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (PPS5). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

- 6.1 *Post Excavation Assessment, Analysis and Project Designs for further work* Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected.

This document will be produced by the archaeological contractor within three months of completion of the fieldwork - specialist input allowing - and agreed with the HES. It will include:

A summary of the project and its background

A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed

Research aims and objectives

Method statements setting out how these aims and objectives are to be achieved

Details of the tasks to be undertaken

The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design

Proposed project team

Overall timetable for undertaking the tasks as well as setting out monitoring points with the HES

Details of the journal in which the material is to be published

## 7. PERSONNEL

- 7.1 The work shall be carried out by a recognised archaeological consultant, agreed with the DCHES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a specified Member of the Institute for Archaeologists (MIFA), or by a specified person of equivalent standing and expertise. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

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

7.3 The work shall be carried out in accordance with IfA *Standard and Guidance for an Archaeological Watching Brief* (1994), as amended (2008).

#### **8. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES**

If topsoil stripping or groundworks are being undertaken under the direct control and supervision of the archaeological contractor then it is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

#### **9. DEPOSITION OF ARCHIVE AND FINDS**

9.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation*, and within the final report or the short entry to the Historic Environment Record.

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

9.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

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

#### **10. CONTACT NAME AND ADDRESS**

Stephen Reed, Archaeological Officer, Devon County Council, Planning, Transportation and Environment, Matford Offices, County Hall, Exeter EX2 4QD

Tel: 01392-383303 Email: [stephen.reed@devon.gov.uk](mailto:stephen.reed@devon.gov.uk)

2nd March 2012

## Appendix 2

### WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MONITORING AND RECORDING AT PUSLINCH FARM, YEALMPTON, DEVON

**Location:** Puslinch Farm Cottage, Yealmpton, Plymouth, PL8 2NN  
**Parish:** Newton and Noss  
**District:** South Hams  
**County:** Devon  
**NGR:** SX5679350896  
**Planning Application no:** 37/0040/12/F & 37/0042/12/LB  
**Proposal:** Householder application to demolish part rear extension and replace with single storey extension and link. To include internal and external alterations  
**DCHES ref:** ARCH/DM/SH/18718

#### 1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Mr Chris Forest (the Client). It sets out the methodology for archaeological monitoring and recording to be undertaken during the above development and for related off site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in accordance to a brief issued by of Devon County Historic Environment Service (DCHES Steve Reed, 02.03.2012). In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 7 on the consents granted for both applications is worded as:  
*No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.*

#### 2.0 AIMS

- 2.1 To observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits across the area affected by the proposed development;  
 2.2 Analyse and report on the results of the project as appropriate.

#### 3.0 METHOD

- 3.1 Desk-based appraisal:  
 The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of an examination of the heritage statement prepared in support of this application, supplemented - if required - by an examination of historic maps to include the relevant Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER if this has not already been done. The reporting requirements for the desk-based work will include the results of the heritage statement along with any additional research undertaken.
- 3.2 Archaeological monitoring and recording:  
 Topsoil stripping and all groundworks across the site should be undertaken by a 360o tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket under the supervision and control of the site archaeologist to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.
- 3.2.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 3.2.2 Spoil will be examined for the recovery of artefacts.
- 3.2.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines.
- 3.2.4 If archaeological features are exposed, then *as a minimum*:  
 i) small discrete features will be fully excavated;  
 ii) larger discrete features will be half-sectioned (50% excavated);  
 iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- 3.2.5 Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.  
 Any variation of the above or decisions regarding expansion will be considered in consultation with the Client and DCHES.

- 3.2.6 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.
- 3.2.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 3.2.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 3.2.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2<sup>nd</sup> Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.
- 3.3 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 3.4 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
  - 3.4.1 Appropriate PPE will be employed at all times.
  - 3.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
  - 3.4.3 If the depth of trenching exceeds 1.2 metres the trench sides will need to be shored or stepped to enable the archaeologist to examine and if appropriate record the section of the trench. The provision of such measures will be the responsibility of the client.
- 3.5 If significant or complex archaeological remains are uncovered, SWARCH will liaise with the client and DCHES to determine the most satisfactory way to proceed.
- 3.6 Monitoring
  - 3.6.1 SWARCH shall agree monitoring arrangements with the HES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
  - 3.6.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 6.6 below.
  - 3.6.3 SWARCH will notify the HES upon completion of the fieldwork stage of these works.
- 4.0 ARCHAEOLOGICAL RECORDING**
- 4.1 This will be based on IfA guidelines and those advised by DCHES and will consist of:
  - 4.1.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate and digital photography.
  - 4.1.2 Survey and location of features.
  - 4.1.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.

Any variation of the above shall be agreed in consultation with the DCHES.
- 4.2 A photographic record will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record for the excavations will be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints will be made of the digital images by a photographic laboratory. The drawn and written record will be on an appropriately archivable medium in accordance with the current conditions of deposit of the Plymouth City Museum
- 4.3 Should suitable deposits be exposed (e.g. palaeoenvironmental) then scientific assessment/analysis/dating techniques will be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon. Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. On-site sampling and post- excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002* and if necessary with reference to and with advice from the English Heritage Regional Science Advisor.
- 5.0 ARCHIVE AND REPORT**
- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the project. This will include relevant correspondence together with field notes and drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Plymouth City Museum under an accession number to be assigned (application in progress).The museums current guidelines for the deposition of archives for long-term storage will be adhered to.
- 5.2 The reporting requirements will be confirmed with the HES on completion of the site work. In the event that few or no archaeological remains are exposed, only minimal reporting would be required. The results may be presented in the form of a short entry to the Historic Environment Record (HER), sent to the HES either digitally or as a hard-copy. If archaeological deposits or remains are exposed during the course of the

- works, then more detailed reporting would be required, in the form of an illustrated summary report submitted both in hard-copy and digitally and, if merited, wider publication.
- 5.3 The report will include the following elements:
- 5.3.1 A report number, date and the OASIS record number;
  - 5.3.2 A copy of the DCHES brief and this WSI;
  - 5.3.3 A summary of the project's background;
  - 5.3.4 A description and illustration of the site location;
  - 5.3.5 A methodology of the works undertaken, and an evaluation of that methodology;
  - 5.3.6 Plans and reports of all documentary and other research undertaken;
  - 5.3.7 A summary of the project's results;
  - 5.3.8 An interpretation of the results in the appropriate context;
  - 5.3.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
  - 5.3.10 A location plan and overall site plan including the location of areas subject to archaeological recording;
  - 5.3.11 Detailed plans of areas of the site in which archaeological features are recognised along with adequate OD spot height information. These will be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans will show the site and features/deposits in relation to north. Archaeologically sterile areas will not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
  - 5.3.12 Section drawings of deposits and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and must show the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile areas will not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
  - 5.3.13 A description of any remains and deposits identified including an interpretation of their character and significance;
  - 5.3.14 Assessment and analysis, as appropriate, of significant artefacts, environmental and scientific samples;
  - 5.3.15 Discussion of the archaeological deposits encountered and their context;
  - 5.3.16 A consideration of the evidence within its wider context;
  - 5.3.17 Site matrices where appropriate;
  - 5.3.18 Photographs showing the general site layout and exposed significant features and deposits referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
  - 5.3.19 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
  - 5.3.20 Specialist assessment or analysis reports where undertaken.
- 5.4 DCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the DCHES.
- 5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HES and the archaeological contractor.
- 5.6 Where excavations reveal significant archaeological remains with the potential to yield important information about the site and its environment, then a formal Post-Excavation Report and revised Project Design may be required. This document may also fulfil the requirement for an interim report if a substantial publication delay is anticipated. This document will include the following elements:
- 5.6.1 A summary of the project and its background;
  - 5.6.2 A plan showing the location of the site, and plans showing the location of archaeological features and deposits;
  - 5.6.3 Research aims and objectives;
  - 5.6.4 A method statement, outlining how these aims and objectives will be achieved;
  - 5.6.5 Detail the tasks to be undertaken;
  - 5.6.6 The results of specialist assessment reports;
  - 5.6.7 The project team;
  - 5.6.8 The overall timetable, including monitoring points with DCHES;



- 5.6.9 Detail the means by which the material will be published.  
DCHES would receive a draft of this report within three months of the completion of the fieldwork, specialist reports allowing.
- 5.7 Should particularly significant archaeological remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (PPS5). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.
- 5.8 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under record southwes1-125031 within 3 months of completion of fieldwork.
- 6.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**
- 7.1 If groundworks are being undertaken under the direct control and supervision of SWARCH it is their responsibility - in consultation with the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 7.0 PERSONNEL & MONITORING**
- 7.1 The project will be managed by Colin Humphreys; the archaeological monitoring will be undertaken by SWARCH personnel with appropriate expertise and experience. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email:deblt@swarch.net

## Appendix 1 – List of specialists

### Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

### Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service [a.hopperbishop@exeter.gov.uk](mailto:a.hopperbishop@exeter.gov.uk)

Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD

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### Curatorial

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## Appendix 3

### Context List

Context	Description	Relationships	Thickness
100	Concrete slab floor over patio	Overlies (101)	0.04m
101	Concrete scree below patio	Overlies (102)	0.02m
102	Grey-brown patchy clay silt trample below (101)	Overlies (110)	0.02m
103	Gritty grey clay-silt overlying wall footing {105} – same as (102)?	Overlies {105}	0.02m
[104]	Cut for wall footing {105}	Filled by (106) and {105}	?
{105}	Medieval/post-med wall footing single/two courses survive	Fill of [104]	0.09m
106	A grey clay with slightly yellow tint filling [104]	Fill of [104]	?
[107]	Cut of modern lean-to truncating {105}	Truncates {105}	?
108	Topsoil of garden (southern end of excavations)	Overlies natural	0.3-0.4m
[109]	Cut of 1.2mx1.1m straight sided pit	Filled by (112), (111) (110)	0.5m+
110	Upper loose dark grey-brown slightly clayey silt fill of [109]	Overlies (112)	0.15m
111	Dirty greenish-grey silt with common slate lining of pit [109]	Overlain by (112)	0.08m
112	Clean re-deposited natural fill of [109]	Abuts (111)	0.3m+

## Appendix 4

### Concordance of Finds

CONTEXTS	Pottery			Stone/Slate			Animal Bone			Shell			Other			Date
No.	Frgs	Wgt.(g)	Notes	Frgs	wgt. (g)	Notes	Frgs	Wgt.(g)	Notes	Frgs	Wgt.(g)	Notes	Frgs	Wgt.(g)	Notes	
102													1	4	screw-cap bottle top	C20
103	3	49	×2 WRE transfer print; ×1 redware													C19
106	1	8	Totnes-type medieval coarseware cooking pot, rim; probably from one of the other production sites in the South Hams													C13-C14
108	1	9	WRE, blue transfer print													post 1770
110	12	443	×4 North Devon fine gravel-free type 14 jar; ×1 North Devon gravel-tempered type 3 bowl; ×4 Totnes-type type 2a bowl; ×2 English stoneware; ×1 highly micaceous Totnes-type medieval coarseware	3	1009	×2 frags limestone; ×1 slate	25	627		1	1	oyster shell				post-med
oven blocking													1	355	brick fragment	post-med

## Appendix 5

List of jpegs contained on CD to the rear of this report

<i>Photo Number</i>	<i>Description</i>	<i>From</i>	<i>Scale</i>
<b>Bread Oven</b>			
YPF12 01	Shot of different builds in Western oven side	SE	0.5m
YPF12 02	Shot of join between builds	SE	0.5m
YPF12 03	Shot of oven from above	W	0.5m
YPF12 04	As above, detail	W	0.5m
YPF12 05	As above	W	0.5m
YPF12 06	Shot of join in western oven side	E	-
YPF12 07	Shot of rubble blocking in South face	N	-
YPF12 08	As above showing join in west side	N	-
YPF12 09	Shot from above of SE corner	N	-
YPF12 10	As above showing join in east side	NE	-
YPF12 11	Shot of join in western oven side	E	-
YPF12 12	Void into northern block	SW	-
YPF12 13	Shot of join in western oven side	E	-
<b>Garden wall prior to demolition</b>			
YPF12 14	North face of garden wall	N	2m
YPF12 15	North face of garden wall abutting house	NE	2m
YPF12 16	East face of garden wall	E	2m
YPF12 17	South face of garden wall	S	2m
YPF12 18	Relationship of south face of garden wall to house	SE	2m
<b>Excavations</b>			
YPF12 19	Post concrete floor removal	S	-
YPF12 20	Start of strip, showing depth of rubble	S	-
YPF12 21	Water pipe trench	S	-
YPF12 22	Shot during strip, showing wall footing {105}	N	-
YPF12 23	Shot of west end of footing {105}	E	0.5m
YPF12 24	Wall footing {105} and relationship with surviving buildings	E	0.5m
YPF12 25	As above	E	2m
YPF12 26	East elevation of Puslinch Farm	E	2m
YPF12 27	Site shot during strip	SE	2m
YPF12 28	Change in footing depth between S. block and Chimney	E	2m
YPF12 29	As above - detail	E	2m
YPF12 30	As above - detail	E	2m
YPF12 31	Gap in footings by main door	E	2m
YPF12 32	As above - detail	E	2m
YPF12 33	Pit [109] pre-ex shot	E	2m + 0.5m
YPF12 34	Pit [109] and wall {105}	E	2m + 0.5m
YPF12 35	As above	E	2m + 0.5m
YPF12 36	Large slate stone in {105} – a drain cover?	S	0.5m
YPF12 37	Pit [109] pre-ex shot	S	0.5m
YPF12 38	Excavated section through [109]	E	0.5m
YPF12 39	Excavated shot of [109]	E	0.5m
YPF12 40	Shot of the rest of the strip	SW	-
YPF12 41	Change in footing depth between S. block and Chimney	NE	-



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