

# LAND at MARTIN FARM DREWSTEIGNTON DEVON

Results of a Desk- Based Assessment  
and Walkover Survey



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)

Land at Martin Farm, Drewsteignton, Devon

Report No.: 140819  
Date: 19.08.14  
Author: B. Morris

Land at Martin Farm, Drewsteignton, Devon

# Land at Martin Farm, Drewsteignton, Devon

## Results of a Desk-Based Assessment and Walkover survey

*For*

Kirsty Gibson

*of*

Aardvark Environmental Matters (the Client)

*By*



**SWARCH project reference:** DMF14  
**OS Map copying Licence No:** 100044808  
**National Grid Reference:** SX6870093100  
**Planning Application Ref:** Pre-planning  
**Project Director:** Bryn Morris  
**Fieldwork Managers:** Bryn Morris  
**Project Officer:** Bryn Morris  
**Research:** Victoria Hosegood; Bryn Morris  
**Report:** Bryn Morris  
**Report Editing:** Natalie Boyd; Dr. Samuel Walls  
**Graphics:** Bryn Morris

August 2014

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

## Summary

*This report presents the results of a desk-based assessment and rapid walkover survey carried out by South West Archaeology Ltd. (SWARCH) on land at Martin Farm, Drewsteignton, Devon, as part of the pre-planning documentation for a proposed solar farm.*

*The proposed solar farm would cover an area of approximately 12ha, close to the source of the River Troney near Whiddon Down. The panels would be located on the north-facing slopes of the valley, to the north and below Martin Farm. This area, and two other nearby settlements, Drascombe and Hollycombe, are mentioned in the bounds of a charter of c.739, and Martin Farm was itself listed in Domesday; its subsequent manorial history is, however, very obscure. The parish boundary for Drewsteignton follows an eccentric course around the farm, and probably defines the extent of the Domesday manor. The farm and buildings were sold off piecemeal in the early 1990s and are now in separate ownership.*

*The walkover survey identified earthworks relating to earlier 19<sup>th</sup> century farm buildings and possible contour leats to the south of the farmhouse, but no other archaeological features were observed. Some of the 19<sup>th</sup> century field-names within the general area are suggestive of earlier occupation (e.g. Land Hay Park), and there is a known cropmark enclosure to the north of the farm.*

Contents	Page No.
Summary	3
List of Figures	6
List of Tables	6
List of Appendices	6
Acknowledgements	6
1.0 Introduction	7
1.1 Project Background	7
1.2 Topographical and Geological Background	7
1.3 Historical Background	7
1.4 Archaeological Background	7
1.5 Methodology	8
2.0 Desk-Based Assessment and Cartographic Analysis	9
2.1 Introduction	9
2.2 1765 Donn Map	9
2.3 Ordnance Survey 1803 and 1805 Surveyor's Draft Map	10
2.4 1840 Tithe Map	11
2.5 Ordnance Survey 1 <sup>st</sup> and 2 <sup>nd</sup> Edition Maps	13
2.6 Later Ordnance Survey Maps	13
3.0 Site Inspection and Archaeological Background	15
3.1 Site Inspection	15
3.2 Archaeological Background	17
3.3 Assessment of Impact	20
4.0 Historic Area Assessment	21
4.1 Landscape Character	21
4.2 Recommended additions to the HER	24
5.0 Conclusions	26
5.1 Discussion and Conclusion	26
6.0 Bibliography & References	27

## List of Figures

---

Page No.

*Cover plate: Field 2 from near the south-eastern corner, looking west-north-west.*

Figure 1: Site location.	8
Figure 2: Extract from the 1765 Donn map.	10
Figure 3: Extract from the 1803 and 1805 OS surveyor's draft maps.	10
Figure 4: Extract from the 1840 Drewsteignton tithe map.	11
Figure 5: The tithe map, showing land tenancy and field-names.	12
Figure 6: Extract from the OS 1 <sup>st</sup> Edition Map, c.1886.	13
Figure 7: Extract from the OS 2 <sup>nd</sup> Edition Map, c.1906.	14
Figure 8: Location of features identified in the walkover survey.	16
Figure 9: LiDAR image showing the earthworks south of the farmstead.	16
Figure 10: Nearby HER entries.	18
Figure 11: Detail from the Devon HLC – modern landscape.	21
Figure 12: Detail from the Devon HLC – 19 <sup>th</sup> century landscape.	22
Figure 13: Reassessment HLC – 20 <sup>th</sup> century landscape.	24

## List of Tables

---

Table 1: Local HER records.	17
-----------------------------	----

## List of Appendices

---

Appendix 1: Key Heritage Assets	26
Appendix 2: Supporting Jpegs	28

## Acknowledgements

---

Thanks for assistance are due to:

Kirsty Gibson of Aardvark Environmental Matters (the Client)  
 Julian Courtier for access

## 1.0 Introduction

---

<b>Location:</b>	Land at Martin Farm
<b>Parish:</b>	Drewsteignton
<b>County:</b>	Devon
<b>NGR:</b>	SX685930

### 1.1 Project Background

This report presents the results of a desk-based assessment and rapid historic area assessment (HAA) carried out by South West Archaeology Ltd. (SWARCH) at Martin Farm, Drewsteignton, Devon (Figure 1). The work was commissioned by Kirsty Gibson of Aardvark Environmental Matters (the Agent) in order to establish the historic baseline for the area and identify any archaeological features that might be affected by the construction of a c.12ha solar farm.

### 1.2 Topographical and Geological Background

The proposed solar farm would span three fields immediately to the north and north-west of Martin Farm (see Figure 1). These fields are located on the northern slopes of a high ridge of land separating the river valleys of the Troney and the Blackaton Brook, at an altitude of 205-240m AOD.

The soils are the slowly permeable clayey soils of the Halstow Association (SSEW 1983). The geology is complex in the area, with the geology at Whiddon Down comprised of resistant siliceous mudstones with thin chert beds of the Teign Chert Formation; the bedrock on the site is comprised of the mudstones and siltstones of the Ashton Mudstone Member and Crackington Formation. Parts of the Crackington Association and all of the Teign Chert Association fall within the metamorphic aureole of the Dartmoor Granitic intrusion (BGS 2014).

### 1.3 Historical Background

Unusually, this area is recorded in an authentic Anglo-Saxon charter of c.739. Hollycombe and Drascombe are named in the charter bounds, and it seems likely from the description Martin Farm was included within this grant. Martin Farm appears in the Domesday Book as a small manor, but its subsequent manorial history is obscure. The parish boundary of Drewsteignton follows a highly eccentric course, looping around the entire farm and almost certainly defines the limits of the original Domesday manor.

In the 19<sup>th</sup> century the farm was owned by the Hole family of North Tawton; in the early 1990s the farm was sold off in parcels. The fields subject to the proposed solar farm development are listed on the Devon Historic Landscape Characterisation as medieval enclosures based on strip fields and modern enclosures adapting medieval fields.

### 1.4 Archaeological Background

A small amount of archaeological fieldwork has taken place in the wider area. Work in advance of improvements to the Whiddon Down junction revealed a single undated linear feature (AC Archaeology 2003), and historic building recording has taken place at Lovaton Farm (Keystone

1991). According to the owner (Nigel Dawe *pers. comm.*), monitoring in advance of the construction of a new farm building at Martin Farm revealed a number of unstratified flints, but these finds do not appear to have been reported. To the west of Martin Farm, a series of flint scatters have been found (part of the Greig Collection), and there are cropmarks of enclosures to the north and north-west (MDV6990 & MDV37557). To the south, a Roman coin hoard was recovered by metal-detectorists in 2007-8, and the area was subject to a geophysical survey.



Figure 1: Site location (the proposed extent of the solar farm is indicated).

## 1.5 Methodology

This document follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).



## 2.0 Desk-Based Assessment and Cartographic Analysis

---

### 2.1 Introduction

The farm at Martin lies within the parish of Drewsteignton, in the Hundred of Wonford and Deanery of Dunsford. It formed part of a 20 *cassati* (hides) grant by King Æthelheard to Bishop Forthere in 739 (S255). The charter includes a boundary perambulation in Old English:

*...panon on francancumb. of fran[can]cumbe on drosncumbes heafod. panon on deormere. of deormere on langan stan. panon hurrancumbes heafod. of hurrancum, bes heafde on riscford on nimed...*

*...thence to Franca's coomb [France Hill, Shilstone]. From Franca's coomb to Drascombe's Head. Thence to deor [deer] mere. From deor-mere to the long stone. Thence to the head of Hurra's coomb [Hollycombe]. From the head of Hurra's combe to the rush ford...*

In 1840 Martin Farm with Hole tenement comprised a single large block of land under one ownership. It was defined on four sides by the Dresteignton parish boundary, and the 8<sup>th</sup> century charter perambulation appears to correspond with that boundary fairly closely (see Hooke 1994). The perambulation identifies topographical place-names – Drascombe and Hollycombe – that survive as place-names today, and which may imply those settlements existed in the 8<sup>th</sup> century as well. The place-name *Martin* is probably derived from the OE word (*ge*)*mære* meaning boundary, an entirely appropriate name given its location. The fact that both the parish boundary and the charter perambulation extend to include this area of land implies there was already a settlement here in the 8<sup>th</sup> century, if not mentioned by name.

Martin appears in the Domesday Book as a 1 virgate holding with land for 3 ploughs; this implies a generous tax allowance for this manor. Before 1066 it had been held by the thegn Edwulf; in 1086 it was held by Richard son of Thorulf from Baldwin the Sheriff. Its later manorial history is obscure, but it seems to have descended with the rest of Richard's estates to the Honour of Cardinan, and subsequently held by the Carews. At his death in 1636 Thomas Battishull (a family connected with West Week in South Tawton) was found seised of a tenement called *Martyn* in Drewsteignton, held of Richard Carew as his Manor of Martin in free socage (Reichel 1912). However, the Carew manorial survey of 1685 does not include Martin Farm. A lease of 1752 concerns three closes called 'the Hilly, the Willy and the Socke', and two of those field-names appear in the tithe apportionment [DHC 892/T/9]. In the 19<sup>th</sup> century the farm was held by the Hole family, originally of North Tawton, and may have been held together with Great and Little Cocktree in that parish. In 1840, Martin Farm was tenanted by the Brembridge family: two brothers and their mother Mary, with eight servants.

The farm was sold off piecemeal in the early 1990s, ending the geographical cohesion of an estate that had endured for 1200+ years.

### 2.2 1765 Donn Map

The first map depicting this area is the 1765 Donn map. This only shows the major settlements, roads and gentry residences. The later OS map shows Whiddon Down as being unenclosed at this time, but this map appears to indicate the old A30 was also open on the Martin Farm side.



Figure 2: Extract from the 1765 Donn map (the approximate location of the site is indicated).

### 2.3 Ordnance Survey 1803 and 1805 Surveyor's Draft Map



Figure 3: Extract from the 1803 and 1805 OS surveyor's draft maps (the approximate site is indicated).

The first map of any real value is the Ordnance Survey surveyors draft map. It shows Whiddon Down as unenclosed, and the major farmsteads; it does not, however, show the two Listed properties (Whyddon Court and Greenlands) that should be in existence by this date.

## 2.4 1840 Tithe Map

The 1840 tithe map is the first detailed cartographic source available to this study. It depicts a very familiar layout of fields, virtually identical to those of the modern landscape. The fieldscape is irregular, with some curving boundaries, particularly to the north of the farmhouse, being suggestive of medieval strip fields. However, they curve around the slope of the hill, and could equally be a response to the terrain.

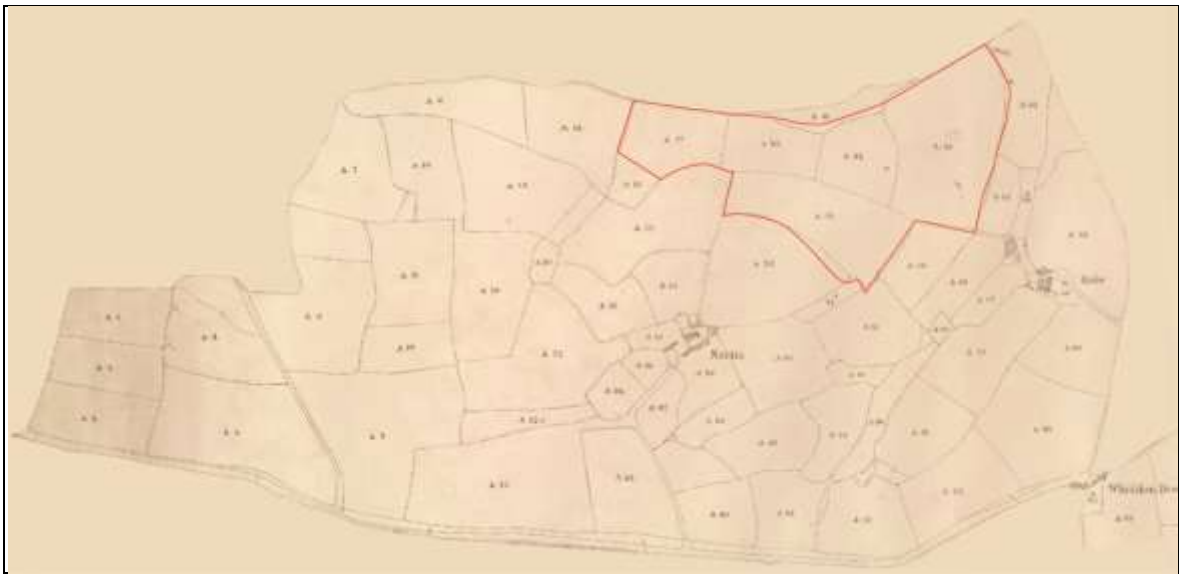


Figure 4: Extract from the 1840 Drewsteignton tithe map (DHC) (the approximate extent of the site is indicated).

The Drewsteignton tithe apportionment does not list landuse, but it is clear that many of the fields depicted were or could be taken into arable cultivation. The field-names are, for the most part, fairly straightforward. Within the area of the proposed development, the field-name *Landhay* is of interest, as OE *(ge)haeg* ME *hay* is a term used for a fenced enclosure. Looking more widely, the presence of a *Martinworthy* is suggestive of an abandoned settlement, and *Beacon Close* may indicate precisely that. The pattern of ownership and the field-names at that end of the parish is suggestive of post-medieval enclosure of open ground, *contra* the Devon HLC which has identified them as barton fields. *Mellish* may be derived from OE *mæle* (variegated/spotted) and *hiwisc* (hide). The repetition of *Martin Park* in the field to the south of the farmhouse may indicate the presence of a lost tenement, referred to in late medieval Chancery proceedings as *Martenparks* (see Gower *et al.* 1931).

Martin Farm and Hole tenement were owned by Juliana, Susanna Rogers and Caroline Hole, three spinster daughters of the late Richard and Juliana Hole. Richard Hole had been the clerk of North Tawton, but at his death was clerk at Holy Trinity, Exeter. Martin Farm was tenanted to the Brembridge family, Hole tenement to William Lang.





## 2.5 Ordnance Survey 1<sup>st</sup> and 2<sup>nd</sup> Edition Maps

In terms of the historic fieldscape, only a few minor changes can be seen to have occurred between 1840 and 1886. Only a small number of the more irregular boundaries were rationalised during this period, with the replacement of field boundaries rather than their wholesale removal. Notably, *Rugged Slade* and *Middle Field* had been merged into a single field.

The most notable difference concerns the farmhouse and farmbuildings. Between 1840 and 1886 two new buildings had been built creating a courtyard north of the farmhouse, and the long farm building to the south had been removed. The farmhouse appears to have been considerably expanded, and presumably orientated to face south-south-east, rather than north-north-west.

By 1906, further buildings have been constructed: a linyay to the east of the farmhouse and a possible horse engine house to the north-east. These works imply a considerable investment in the property. The English Heritage Listing text for Martin Farm states that the south-south-east frontage was comprehensively rebuilt in the early 20<sup>th</sup> century, and the dressed granite gate piers at the entrance may also date to this period of rebuilding.

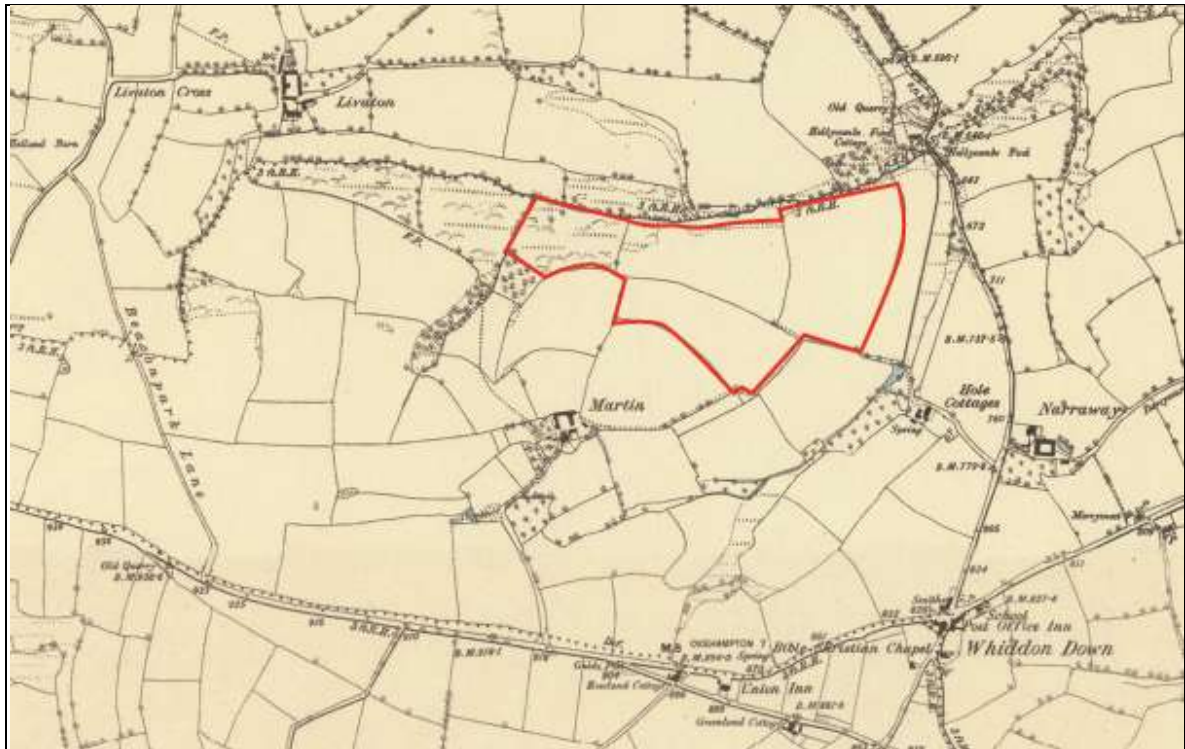


Figure 6: Extract from the OS 1<sup>st</sup> Edition Map, c.1886 (the approximate extent of the site is indicated).

## 2.6 Later Ordnance Survey Maps

The fieldscape changes relatively slowly over the course of the 20<sup>th</sup> century. At the farmstead, by the 1950s modern 'light industrial' sheds were built within the enclosure (part of the field labelled *Hilly* on the tithe map) to the west. By the 1970s, a large shed has been constructed within the courtyard to the north of the farm buildings, probably replacing a smaller 19<sup>th</sup> century building on the same site. The concrete-block lean-to to the west of the barn has also been constructed by this date. The most dramatic change in this landscape has been the new A30/Okehampton bypass, which sliced through the historic fieldscape to the north of Martin Farm. The Whiddon Down to

Tongue End section was completed in July 1987. After 1970, boundary loss accelerated, particularly in the area south of Livaton.

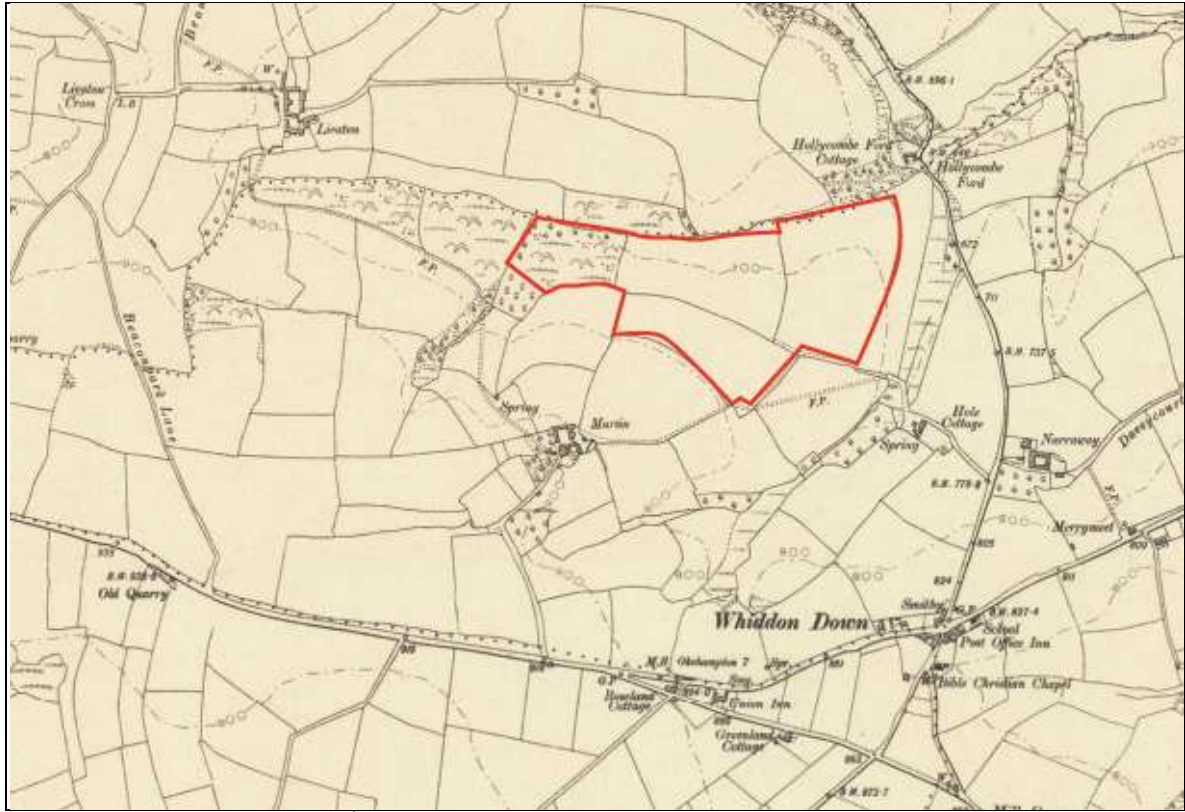


Figure 7: Extract from the OS 2<sup>nd</sup> Edition Map, c.1906 (the approximate extent of the site is indicated).

## 3.0 Site Inspection and Archaeological Background

---

### 3.1 Site Inspection

The farm was visited on August 13<sup>th</sup> 2014 by B Morris, with all 4 fields (and much of the surrounding farmland) subject to a rapid walkover survey in order to identify any features of archaeological interest. It had rained intermittently but heavily the night before and in the morning, but the rapid walkover survey was conducted under dry and sunny conditions.

Martin Farm (i.e. the original farmhouse and buildings) is in separate ownership and could not be inspected. It was, however, observed from the fields adjoining, allowing some conclusions about the development of the built environment to be drawn.

All of the fields, have been subject to recent arable cultivation, and no archaeological earthworks of any kind were observed. All the fields (1-4) had been sown with oats; these had been harvested and Fields 1, 2 and 3 had been baled but the crop in Field 4 still lay in rows for baling.

The soils in the eastern fields were brownish-grey silty loams with common to frequent small stones; in the base of the valley these soils were clayey and clearly seasonally waterlogged. In Field 1 large chunks of thick iron pan were observed. The soils in the western fields were a rusty-brown silty loam with frequent angular blocky stones.

With the exception of the historic farmstead, the only historic features observed were the traditional hedgebanks. These were usually c.2m wide and up to 1.5m high, topped with hedge shrubs. Almost all the hedgerows were cut and trimmed, with surprisingly few mature trees. It was observed that hedgebanks in the vicinity of the farmstead were faced with stone, whereas most other hedgebanks lacked stone facing. However, all hedgebanks were double-fenced with post-and-wire fencing to keep them stock-proof, and most of the hedge shrubs away from the farmstead had grown out to the fencing and thus determining which hedgebanks were stone-faced and which were not was difficult to establish with any certainty. Only a small number of the original granite gateposts survived, as most gateways have been widened to accommodate modern agricultural machinery. Next to the modern farm buildings, a retaining wall appears to contain a number of reused gateposts. In terms of planting, the dominant shrub was blackthorn, with lesser amounts of hawthorn, hazel, elm, elder, sycamore, holly and ash.

A number of field boundaries have been lost or rationalised since 1840, but none of these boundaries were particularly evident on the ground. The exception is the boundary between Fields 1 and 2, which was very obvious and appears to have been removed in the last year.

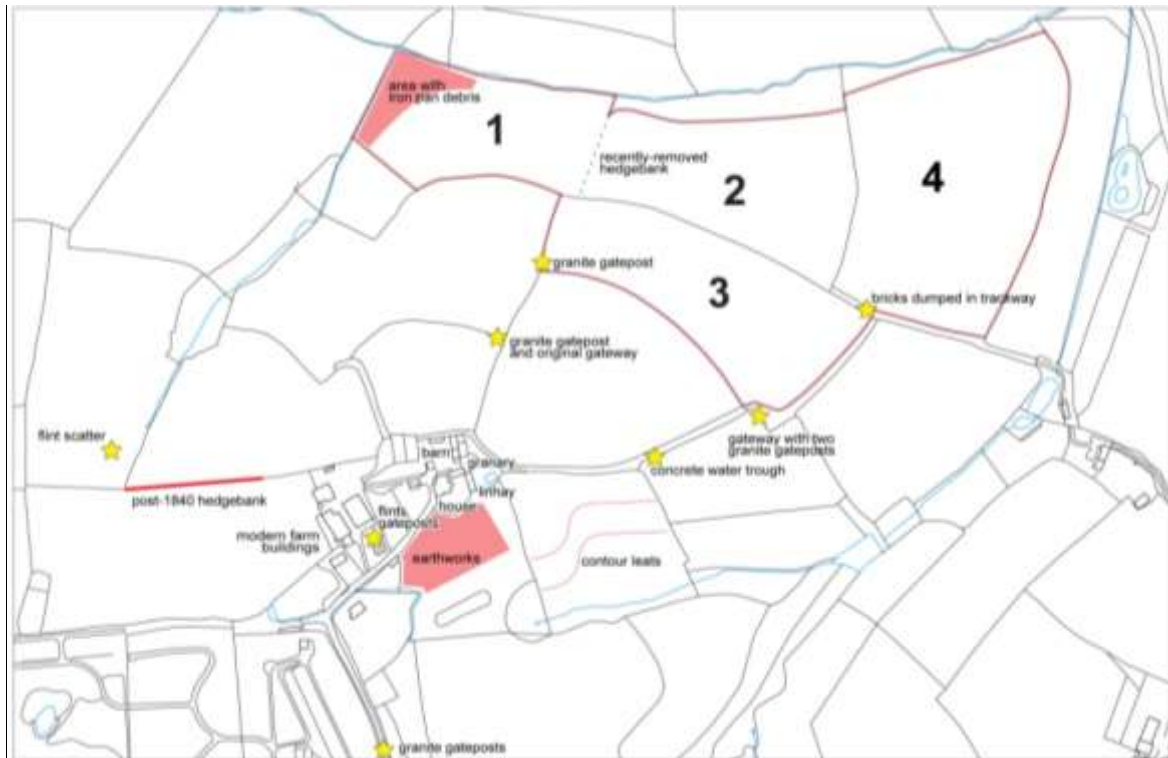


Figure 8: Location of features identified in the walkover survey.

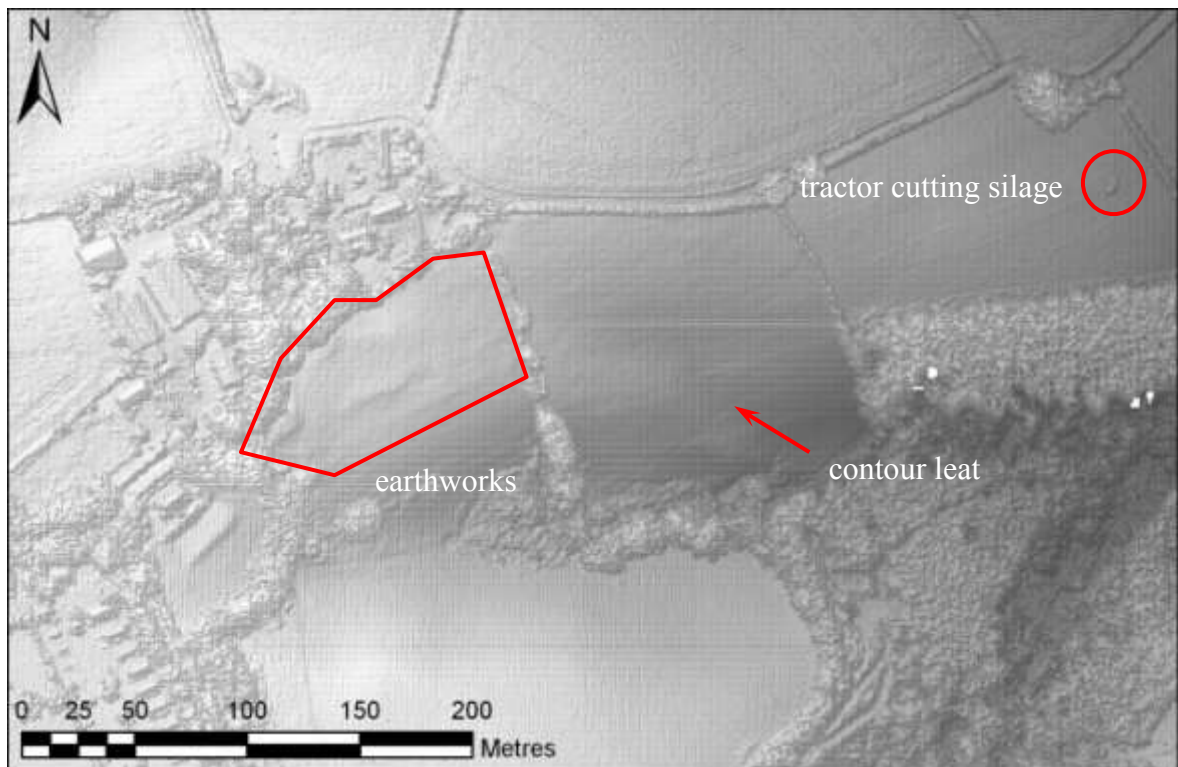


Figure 9: LiDAR image showing the earthworks south of the farmstead (data processed using ARCGIS; Contains freely available data supplied by Natural Environment Research Council (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey); ©NERC (Centre for Ecology & Hydrology; British Antarctic Survey; British Geological Survey).

The farmhouse is a large building, which the Listing states contains a well-preserved 16<sup>th</sup>/17<sup>th</sup> century core with 18<sup>th</sup> and 19<sup>th</sup>/20<sup>th</sup> century additions. These later works conspire to fashion what is, in effect, a large gentry residence from a substantial farmhouse. The curtilage contains a



number of farm buildings, most of which appear to have been built in the 19<sup>th</sup> century. These include, from north to south: 1. the back wall of a lost building, containing two raises and other features; 2. a barn with multiple blocked openings and replacement roof, attached a possible engine house and roofless concrete-block lean-to; 3. A two-storey granary; 4. a semi-ruinous lincay with replacement roof. This represents a relatively good group of 19<sup>th</sup> century farm buildings, and while Buildings 2 and 3 appear to have glazed windows and thus presumably have been adapted for non-agricultural use, these buildings probably retain most important internal features.

### 3.2 Archaeological Background

A small amount of archaeological fieldwork has taken place in the wider area. Work in advance of improvements to the Whiddon Down junction revealed a single undated linear feature (AC Archaeology 2003), and historic building recording has taken place at Lovaton Farm (Keystone 1991a+b) and East Week (Keystone 1991c). According to the owner (Nigel Dawe *pers. comm.*), monitoring in advance of the construction of a new farm building at Martin Farm revealed a number of unstratified flints, but these finds do not appear to have been reported. To the south and west of Martin Farm fieldwalking has recovered scatters of Mesolithic and Neolithic flint covering an extensive area (the Greig Collection e.g. MDV60087-60090); during the walkover survey, a small scatter of flints (6 flints, 22g, including a broken blade and possible scraper) was recovered from a tramline in the barley at NGR SX 68119 92914. South of the old A30 the local metal detecting club recovered a Roman coin hoard (200+ coins) deposited in the late 2<sup>nd</sup> century AD (Ghey & Moorhead 2009), and a subsequent geophysical survey identified a series of relict trackways (Smart 2009).

There are cropmarks of enclosures the north and north-west (MDV6990 & MDV37557); Enclosure MDV37557 is recorded as an irregular univallate enclosure c.45x25m across with an entrance in the south-eastern side. The description of this location as 'a less steep terrace in a moderately steep north-east slope' is not correct: there is no terrace and it lies on the steepest slope in this field on a north-facing slope. There was no evidence of a mine at this location (MDV65832).



Land at Martin Farm, Drewsteignton, Devon

MDV6990	Broad Park, Livation – undated enclosure	Cropmark	Oval enclosure showing as a cropmark, the map field name ‘Broad Park’
<i>MDV60036</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 5 flints collected from this field</i>
MDV60037	Prehistoric artefact scatter	Findspot	Part of the Grieg collection, 5 flints collected from this field
MDV20397	Post-medieval quarry	Documentary	Quarry north of Hollycombe Ford Cottage on tithe map
MDV93109	Hollycombe ford cottage	Extant structure	GII Listed building C18
MDV203395	Linhay field	Documentary	Tithe map field name ‘Linhay Field’
MDV7000	Orchard / ridge and furrow	Documentary	Earthwork ridges, possibly associated with creation of an orchard
MDV20393	Deserted settlement –post medieval / unknown	Documentary	Daveycourt farm, deserted farm site marked as garden on tithe map
MDV20396	Post-medieval toll house	Documentary	Toll house marked on tithe map; current building is modern replacement
MDV94240	Hole cottages	Extant structure	GII Listed cottages, former farmhouse, early or mid C16
MDV20398	Saw pit – post-medieval	Documentary	Tithe map field-name ‘Saw Pit’
MDV71823	Post-medieval milestone	Extant structure	Milestone inscribes ‘Okehampton 7 miles’
MDV94241	Post-medieval Gateposts	Extant structure	GII Listed gate-posts c.120m SW of Narraway farmhouse C19
MDV20392	Narraway – medieval/post-medieval farmstead	Documentary	Farmstead; not shown of Donn’s 1765 map, but shown on the 1806 OS draft map, possibly the home of Nicholas Bynortheweve 1333
MDV20509	Merrymeet post-medieval farmstead	Documentary evidence	Shown on Donn’s 1765 map and documented in 1817 deed
MDV16591	Boundary – AD 739	Documentary	Reference to the 739 Crediton charter
EDV6240	Watching Brief, Merrymeet Junction	Watching Brief	Historic field boundaries and one other ditch; no trace of historic farmstead
MDV20512	Mesolithic core and plano-convex knife	Findspot	Mesolithic core and plano-convex flint knife
<i>MDV59997</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 13 flints collected from this field</i>
<i>MDV59998</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 52 flints collected from this field including: x1 chert, x1 microlith</i>
<i>MDV60033</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 7659 pieces collected from fields including: x7522 flint, x137 chert, x19 microliths, x15 microburins</i>
MDV6947	Stone amulet	Findspot	Neolithic stone amulet
MDV6944	Stone axe	Findspot	Greenstone axe
MDV7009	Leaf shaped arrow head	Findspot	A leaf shaped arrow-head
MDV24536	Ridge and furrow	Earthworks	Small area of possible ridge and furrow
MDV59881	Possible area of industrial activity	Documentary	‘Western Blackland’ field name denotes possible industrial
<i>MDV60005</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 687 pieces collected from this field including: x20 chert, x2 microliths, x2 microburins</i>
MDV6965	Gooseford copper mine	Demolished structure	Gooseford copper mine, C19, little surviving trace
<i>MDV60026</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 227 flints collected from this field including: x1 chert, x3 microliths, x 1 microburin</i>
<i>MDV60027</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 99 flints collected from this field including: x1 chert</i>
<i>MDV60023</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 78 flints collected from this field</i>
<i>MDV60024</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 50 flints collected from this field</i>
MDV24535	Possible Prehistoric enclosure	Earthwork	Small enclosure with upstanding bank surrounding an irregular area with at least 3 low banks radiating out from it; may represent a former settlement
<i>MDV60016</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 59 flints collected from this field including: x1 chert</i>
MDV27484	Possible Prehistoric enclosure	Earthwork	Fragments of a possible enclosure of unknown date
<i>MDV60015</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 317 flints collected from field including: x2 chert, x2 microburins, x1 microlith</i>
MDV102586	Possible Roman trackways	Archaeological feature	Geophysical survey identified a series of linear anomalies thought to represent old trackways predating the current field boundaries
MDV102583	Roman coin hoard / settlement	Findspot	Over 250 coins have been found over two fields in 2008-9 by local metal detecting
<i>MDV60018</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 41 flints collected from this field including: x2 chert</i>
<i>MDV60021</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 51 flints collected from field including: x4 chert</i>
<i>MDV60014</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 498 flints collected from field including: x3 chert, x1 microburin, x2 microliths</i>
<i>MDV60022</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 132 flints collected from this field including: x4 chert, x1 microlith</i>
<i>MDV60025</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 76 flints collected from this field</i>
<i>MDV60030</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 193 flints collected from this field including: x5 chert</i>
MDV77968	Fairhaven farm Historic farmstead	Extant structure	AKA Gooseford Down, C19 but possibly earlier
<i>MDV60019</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 196 flints collected from field including: x7 chert, x3 microliths</i>
<i>MDV60020</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 187 flints collected form field including: x1 chert</i>
<i>MDV60001</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 386 pieces collected from field including: x15 chert, x3 microliths</i>
MDV6963	A stone axe	Findspot	Stone axe was found at Natton Hole quarry
MDV7023	Whiddon cross toll house	Extant structure	Toll house at Whiddon Cross south of the Exeter to Okehampton road
MDV18023	Mill quarry	Extant structure	Mill quarry, a limestone quarry at Drewsteignton
MDV42376	Hobhouse quarry	Extant structure	Hobhouse quarry, very overgrown
MDV76997	Mill farmstead	Extant structure	Historic farmstead
MDV6998	Earthwork at Livaton Cross	Earthwork	Earthwork bank in field immediately north of Rose Cottage
MDV20404	Possible Prehistoric enclosure	Documentary	Tithe map field name ‘Round Hill’
<i>MDV60045</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 1 flint collected from this field</i>
MDV6997	Drainage system	Earthwork	Possible drainage system
<i>MDV59996</i>	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Part of the Grieg collection, 5 flints collected from this field</i>
MDV7002	Whiddon Down chapel	Extant structure	Chapel, now a house, opened 1866
MDV33599	Greenlands	Extant structure	House, former farmhouse, probably C17
MDV33598	Wyddon Court	Extant structure	House, former farmhouse, former Union Inn, probably C17
X	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Unstratified flints from unreported monitoring at Martin Farm</i>
X	<i>Prehistoric artefact scatter</i>	<i>Findspot</i>	<i>Findspot, 6 flints found during the walkover survey in Field 1</i>

Table 1: Local HER records (source: Devon HER and Dartmoor HER); entries in *italics* are not labelled on Figure 10.

### 3.3 Assessment of Impact

The proposed solar farm development would cover an area of c.12ha, largely on the north-facing slopes of the hill below Martin Farm. The creation of the solar farm, with the attendant infrastructure, would have a substantial impact on any below-ground archaeological remains present across the site. These effects would be **permanent** and **irreversible**.

The fact that this site is located on a north-facing slope would ostensibly suggest the likelihood of encountering settlement remains would be fairly slim. However, there is a known cropmark enclosure in the field to the immediate south of Field 3, and Martin Farm is itself a Domesday manor and may indeed date back as far as AD 739. The fields are characterised on the Devon HLC as *medieval enclosures based on strip fields*, and thus the area forms part of anciently-enclosed land with a medium-to-high potential for archaeological remains. The steepness of the slopes would, however, indicate the upper part of each field has been subject to plough-damage, and the lower part of the field subject to the build-up of hill wash. Fields to the south of the farm contain earthworks, and while they lie beyond the area of the proposed settlement, we may take them to imply that, for instance, a contour leat system had been created in the 18<sup>th</sup>/19<sup>th</sup> century.

In terms of the wider landscape, the extensive area covered by flint scatters on the higher ground immediately to the south and west (the Grieg Collection) extends at least as far as the farmstead, and indicates the extensive use of this whole area in the Mesolithic and Neolithic period. The other find of clear importance is the Roman coin hoard (250+ coins) located c.0.5km south of the farmstead. A geophysical survey carried out in this area identified a number of probable trackways, one of which extended from the lane leading to Martin Farm and down the south-facing slope.

## 4.0 Historic Area Assessment

### 4.1 Landscape Character

The area around Martin Farm forms part of the *Culm Character Area*, as defined by Natural England. This character area stretches from the edge of Exmoor to the north, and the Atlantic to the east. The *Dartmoor Character Area* lies immediately to the south and south-west. Under the Devon Landscape Character Assessment, the study area straddles the border between the *East Dartmoor Moorland Fringe Landscape Character Area* and the *High Taw LCA*. A more useful assessment does exist in the form of the *Devon Historic Landscape Characterisation*, which was completed by c.2006. Figure 11 and Figure 12 show the HLC for the area around Martin Farm, representing an interpretation of the modern landscape (c.2000) and in the later 19<sup>th</sup> century (based on the 1<sup>st</sup> and 2<sup>nd</sup> edition OS maps).

Based on the HLC, the landscape can primarily be seen as medieval in origin, with post-medieval and 19<sup>th</sup> century enclosures on the higher ground. In the modern landscape, boundary loss has influenced this pattern, resulting in larger and less-regular fields. The duelling of the A30 and the redevelopment of the Merrymeet Junction has also influenced earlier patterns of landuse.

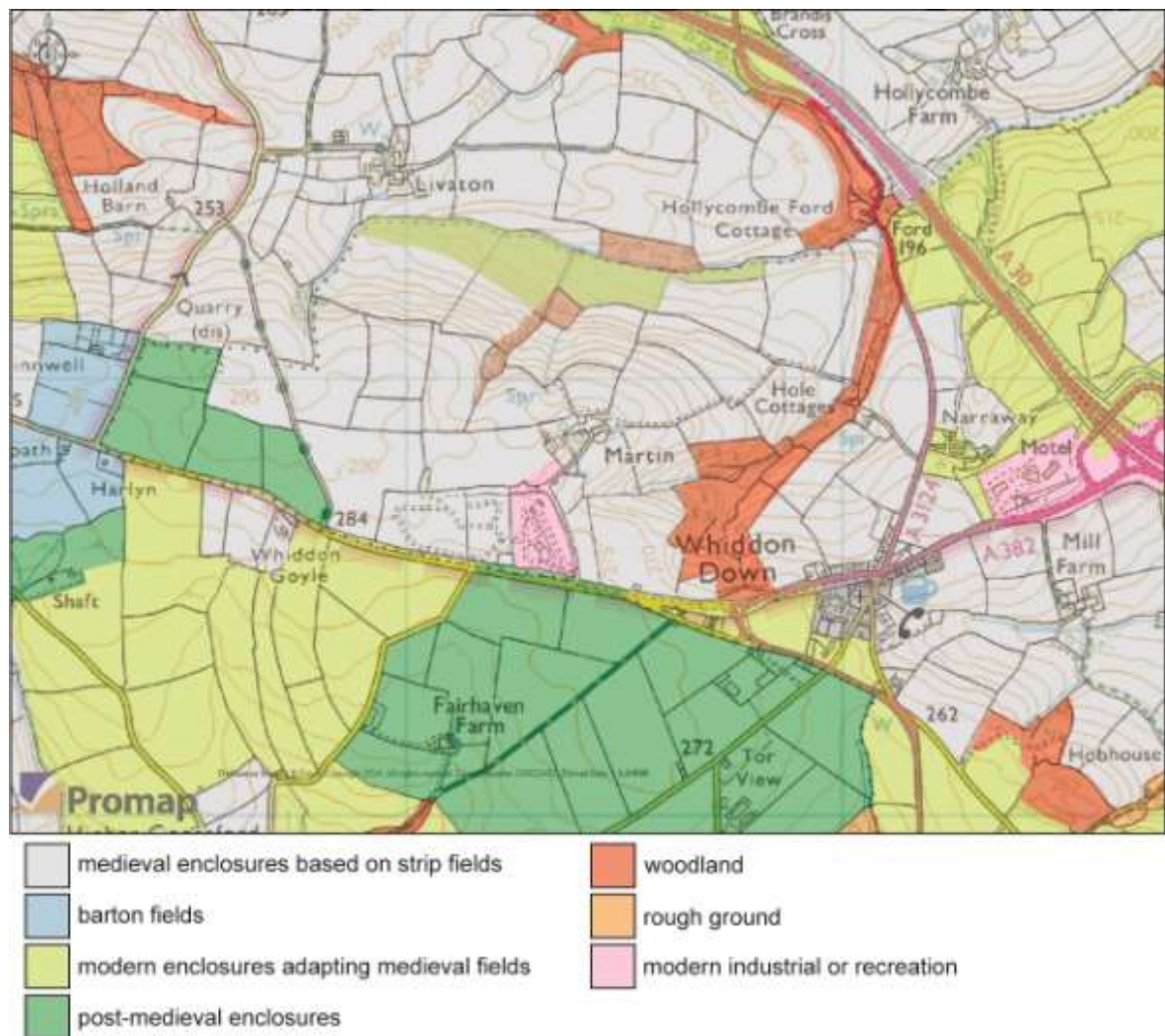


Figure 11: Detail from the Devon HLC – modern landscape.



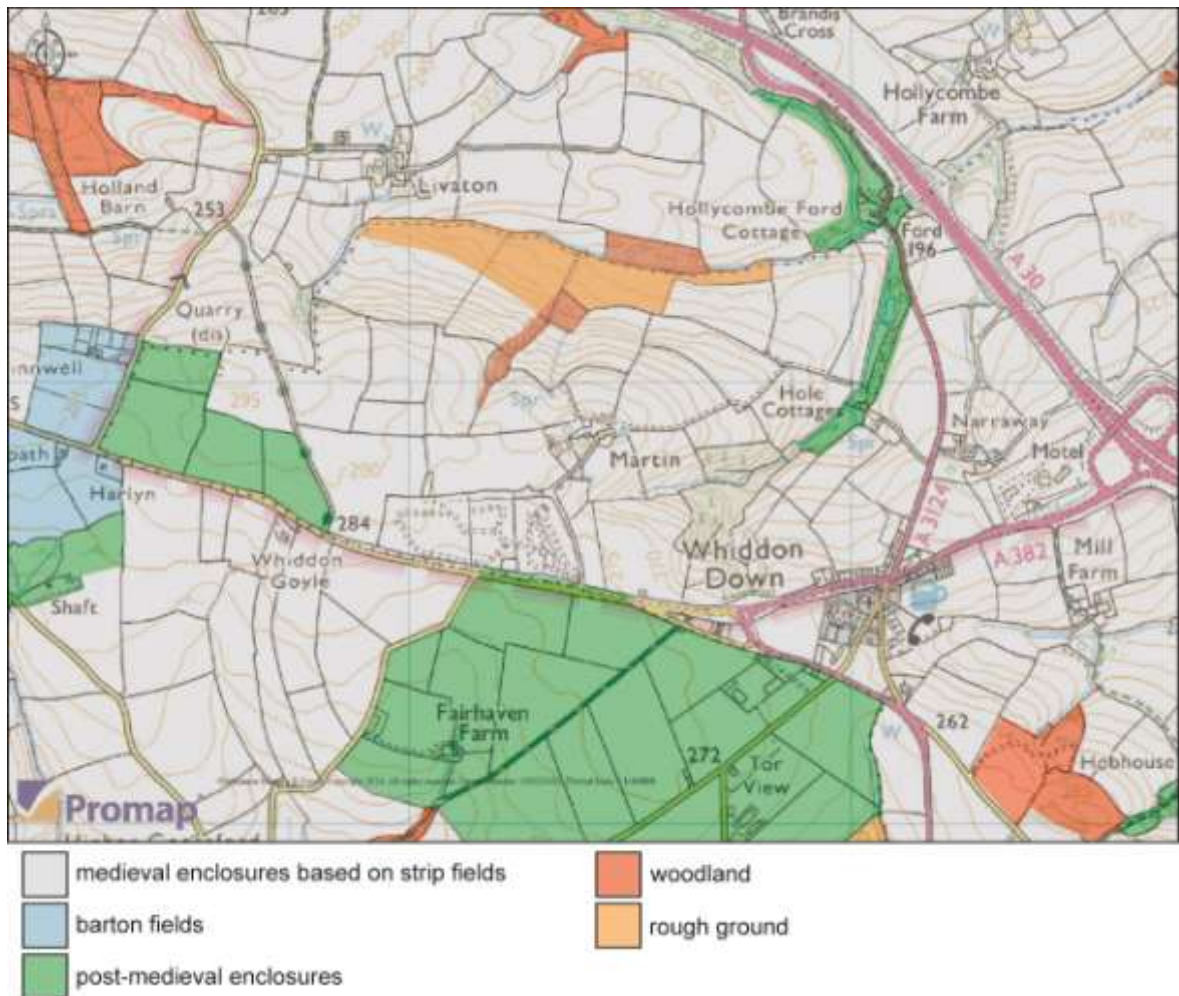


Figure 12: Detail from the Devon HLC – 19<sup>th</sup> century landscape.

Any HLC is technically a work-in-progress. County-wide studies are forced to generalise, and more focused studies can do much to elaborate on the development of individual areas. Figure 13 represents a reassessment of the Devon HLC, and as it covers a much smaller area it can afford to attempt a more detailed understanding of this landscape.

The area around Martin Farm is characterised by scattered farmsteads e.g. Martin, Livaton, Hollycombe, Lovaton, Gooseford, Thornbury. Martin and Thornbury are Domesday estates; the rest first appear in the documentary record in the 13<sup>th</sup> and 14<sup>th</sup> centuries, but it is likely all these farms were in existence by 1086. References in the 739 charter (S255) mention Drascombe and Hollycombe (*Hurrancun*), and the boundary encloses the land of Martin Farm, but all its references are to topographical features and thus while this landscape almost certainly was inhabited, we cannot be certain the settlements we see today were already occupied in the mid 8<sup>th</sup> century. Most of these settlements are single farms, but a number would have been tiny hamlets in the medieval period: Gooseford is still comprised of Higher and West Gooseford, and Lovaton was divided into Upper and Lower until the 19<sup>th</sup> century. Addiscott is the only larger hamlet in the immediate vicinity to lie within what looks like an enclosed common strip field system, so each farm/hamlet may have held the land in severalty during or from the medieval period.

The development of these historic farmsteads is also similar. Each one has a 16<sup>th</sup>/17<sup>th</sup> farmhouse, extended in the 18<sup>th</sup> century and modified in the 19<sup>th</sup> century; most are still thatched. These are substantial buildings and reflect the level of prosperity these farms enjoyed during certain

periods. In contrast, almost all of the farm buildings associated with these farmhouses are 19<sup>th</sup> century in date, and reflect the improvement mentality and a willingness to invest during the second and third quarter of that century. There are also a number of isolated field barns, most notably the example located adjacent to the services at Merrymeet, and at 'Laurel Farm'.

The latter part of the 20<sup>th</sup> century saw the development of more industrial buildings – tall steel portal-framed wide-span buildings with tin or asbestos sheeting – around the 19<sup>th</sup> century core. From the 1990s, a number of the farmhouses and/or the historic farm buildings have been sold off and converted into private dwellings. This happened at Martin Farm and Lovaton in the early 1990s, and the same is happening at Livaton at this present time.

The core medieval farmland – here termed *anciently-enclosed land* – is largely restricted to the valley slopes; the more exposed and less fertile hilltops were only enclosed in the post-medieval period. Whiddon Down was only enclosed after c.1810. It is clear, however, the border between anciently-enclosed and recently-enclosed land has fluctuated with time as agricultural fortunes or climatic factors dictate. Thus the more irregular elements within recently-enclosed land may be based on earlier medieval intakes. There are two buildings on the edge of Whiddon Down – Greenlands Cottage and Whyddon Court – that date to the 16<sup>th</sup>/17<sup>th</sup> century, and this would suggest some earlier intake from the waste. One of these cottages, Wyddon Court aka the Union Inn may, however, be a genuinely early inn related to the old A30. In aesthetic terms, the distinction between anciently- and recently-enclosed land is difficult to discern on the ground; to the visitor, this is a rolling landscape of fields bounded by substantial hedgebanks and mature trees.

There have been four principal developments within this baseline landscape: firstly the piecemeal addition of individual cottages along the roads and related to the older farms e.g. Harlyn and Whiddon Goyle; secondly, the development of the historic settlement of Whiddon Down; thirdly, the creation and growth of a caravan park next to Martin Farm; and lastly, the duelling of the A30 and the creation of the associated infrastructure.

The development of Whiddon Down is fairly straightforward. Located on the edge of an area of unenclosed moorland, a settlement would have initially developed to cater for passing trade – and perhaps Whyddon Court aka The Union Inn is the last remnant of that phase. The 1765 Donn map shows a single building here at the road junction (see above). The development of Whiddon Down almost certainly stems from the creation of the turnpike from Exeter to Okehampton from 1761, with a second turnpike from the south in 1826. Apart from the examples cited above, the historic buildings of Whiddon Down – largely stone rubble with slate roofs – cluster around the road junction, where a postal inn was constructed. This nascent settlement was provided with a chapel and later a school; both structures survive, though the school is now the village hall and much-altered, and the chapel was replaced by a grand granite building across the road and is now a private residence. The early buildings are typically rendered and white-washed, although the stonework is visible in some instances. Most are unassuming structures, though some of the better examples feature bull-nosed brick reveals to the windows and doors, and Uphill House has an atypically grand sandstone pediment above the front door. Later development, in the form of 1960s semi-detached council houses, and two more recent housing developments, pay unconvincing lip-service to this aesthetic. The stone rubble employed is typically granite, but the geological maps make clear the boundary of the Dartmoor granite outcrop is over 0.6km to the south. One encompassing characteristic of this settlement is the almost universal use of PVC windows and doors.

The most significant single development within this landscape is, without question, the re-routing and duelling of the A30, the creation of the services, and the redevelopment of the Merrymeet junction. The old A30 ran through the settlement of Whiddon Down, bringing a busy vitality to the

place. The road as far as the A3124 turn for North Tawton is still relatively busy, but the creation of the new A30 in the mid 1980s removed that sense of bustle. For the most part, the trees that line the route of the A30 conceal it from the surrounding countryside to a remarkable degree; however, the use of concrete as a surface means the road is audible from just about everywhere in this area. Unusually, therefore, while the visual impact is muted, the aural impact is pervasive. It is a noticeable feature of Whiddon Down that some of the properties feature considerable Leylandii hedgerows for privacy but also, presumably, to block the noise. The alterations to the adjacent road infrastructure – which reaches through Whiddon Down as far as the roundabout by Martinparks – means the influence of the new road extends far beyond the line of the actual road.

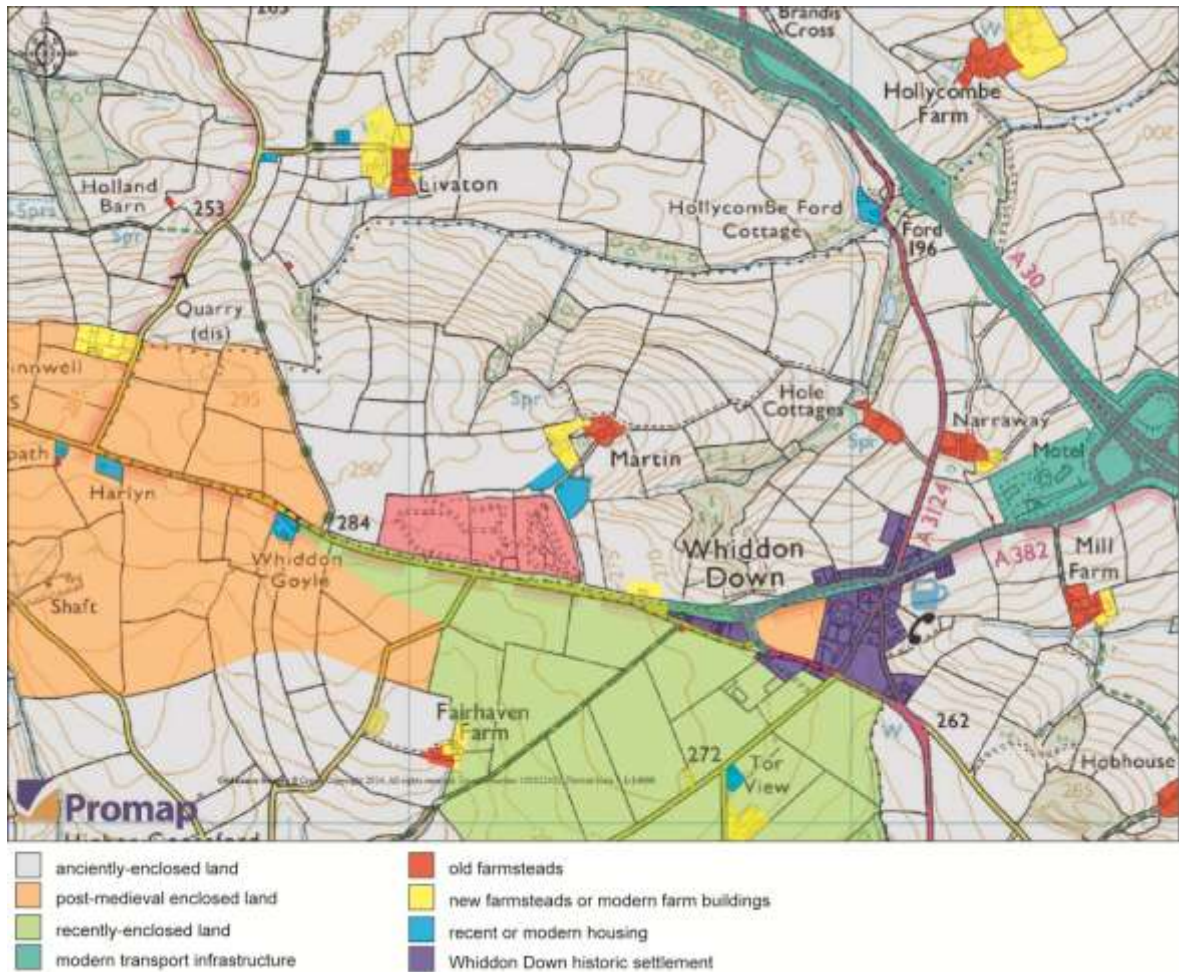


Figure 13: Reassessment HLC – 20<sup>th</sup> century landscape.

#### 4.2 Recommended additions to the HER

The following individual structures noted during this survey should be considered for addition to the HER:

- Granite gateposts at the entrance to Martin Farm, SX68387.92571  
A pair of short plain square dressed granite posts, the top of each face is a circular, with diminishing valleys between; the iron fittings survive, probably late 19<sup>th</sup> or early 20<sup>th</sup> century and contemporary with redevelopment of the house.
- Granite gatepost near Stringer Equine Veterinary Practice, SX68540.92479



The slammer has a line of four worn notches on its south-east corner, presumably U-slots for a simple wedged-gate system.

- The Old Chapel at Whiddon Down, SX69078.92495  
Now a private residence, with single-storey extension to east; stone rubble build, rendered on west elevation; two tall windows in north elevation with rounded arches in brick; porch to west with narrow lancets windows either side; all windows in PVC; pitched slate roof with dark blue ceramic ridge tiles; not on tithe map. Recorded on the Dartmoor HER but entry garbled and there is confusion with the later chapel and with the Village Hall.
- The Chapel at Whiddon Down, SX69036.92504  
Datestone 1906; fairly grandiose structure with granite ashlar east/roadside elevation with crenellated porch; stone rubble build elsewhere; single-storey mono-pitch addition to west in 'mock stone' concrete block; slate roof with red terracotta ridgetiles with finials at either end.
- The field barn at Merrymeet Services, SX69308.92698  
Cob, stone and brick open-fronted single-storey field barn; hipped tin roof.
- Village Hall, SX69137.92563  
Former school; small stone rubble building with dressed quoins and good architectural detailing, including use of dark blue brick string courses and sandstone arches over the windows; small pentice to east elevation over a bell housing with bell *in situ*; slate roof with red terracotta ridge tiles; multiple extensions to south, flat or shallow mono-pitch structures in brick or rendered; wall on roadside features decorative use of blue brick and sandstone; not on tithe map.

It should also be noted that the need to widen gateways for cater for modern mechanised agriculture means that the rough granite gateposts that formerly characterised this area are fast disappearing.

## 5.0 Conclusions

---

### 5.1 Discussion and Conclusion

The proposed solar farm would be located within anciently-enclosed land, that is, fields enclosed in the medieval period and belonging to settlements established before 1086. These fields belonged to Martin Farm, a Domesday manor, and possibly in existence as early as AD c.739. This farm maintained its historical integrity until it was sold off in parcels in the early 1990s. The 19<sup>th</sup> century field-names contain a small number of potentially significant elements, in particular three fields labelled *landhay* north of the farmstead, one of which contains the cropmark of a Prehistoric or Romano-British enclosure.

The walkover survey identified earthworks to the south of the farmhouse, relating to 19<sup>th</sup> century farmbuildings shown on the tithe map and a possible contour-lead system. A flint scatter was located to the west of the farm. These fields lie outside the area of the proposed development. No other earthwork features were identified, as all the fields examined had been subject to modern arable cultivation, although a number of original granite gateposts were located.

In terms of the wider landscape, Martin Farm is located with a fieldscape largely laid out in the medieval period. The higher ground to the south was enclosed in the post-medieval period, with Whiddon Down itself enclosed after c.1810. Before c.1900 most settlements in this area were single farms, set within their fields and held in severalty; they are characterised by farmhouses dating back to the 16<sup>th</sup>/17<sup>th</sup> century, with historic 19<sup>th</sup> century farm buildings and recent steel portal-framed barns. A number, including Martin Farm, are now no longer functioning farmhouses and the historic farm buildings have been converted to residential use. Scattered individual houses and the historic settlement at Whiddon Down have developed over the course of the later 19<sup>th</sup> and 20<sup>th</sup> century; Whiddon Down grew up at a turnpike road junction and contains a number of historic late Victorian structures. The duelling of the A30 has had a marked impact on this landscape; while mostly concealed by trees it is audible everywhere, and its associated landscaping and services are a homogenising influence.

## 6.0 Bibliography & References

---

### Published Sources:

**English Heritage** 2010: *Understanding Place: historic area assessments in a planning and development context*.

**Gelling, M. & Cole, A.** 2000: *The Landscape of Place-Names*. Shaun Tyas.

**Gover, J. E. B., Mawer, A. & Stenton, F. M.** 1931: *The Place-Names of Devon*, 2 vols.

**Hooke, D.** 1994: *Pre-conquest Charter-bounds of Devon and Cornwall*. Boydell.

**Reichel, O.J.** 1912: 'Early Descents of the Manors of Wonford Hundred', *Transactions of the Devonshire Association* 44, 312-342.

**Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.

### Websites:

**British Geological Survey** 2014: *Geology of Britain Viewer*.

[http://maps.bgs.ac.uk/geologyviewer\\_google/googleviewer.html](http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html) [accessed 14.08.2014]

**Devon Historic Landscape Characterisation**

[http://www.devon.gov.uk/index/environmentplanning/historic\\_environment/landscape-characterisation.htm](http://www.devon.gov.uk/index/environmentplanning/historic_environment/landscape-characterisation.htm) [accessed 14.08.14]

### Unpublished Sources:

AC Archaeology 2003: *A30 Merrymeet Junction Improvement Archaeology and Cultural Heritage: stage 2 archaeological assessment*.

Ghey, E. & Moorhead, S. 2009: *Whiddon Down, Devon, 2008, T160*.

Keystone 1991a: *Lower Lovaton Farmstead, South Tawton, Devon, Part 1: The Farmhouse*.

Keystone 1991b: *Lower Lovaton Farmstead, South Tawton, Devon, Part 2: The Farm Buildings*.

Keystone 1991c: *The Disused Farmhouse at East Week*.

Smart, C. 2009: *Geophysical Survey at Whiddon Down, Throwleigh*. Exeter Archaeology.

## Appendix 1

### Key Heritage Assets

#### Martin Listing, GII

Farmhouse. Mid C16 with late C16 and C17 improvements, one dated 1654, enlarged in C18; part-demolished, extensively rearranged with new extensions in the early C20. Most, including the early C20 front is of coursed blocks of massive granite ashlar, the rest is granite stone rubble with large dressed quoins and some brick dressing to rear; granite stacks with granite ashlar chimney shaft-; slate roof (the early part was originally thatch). Plan and development: the house faces south-south-east, say south. Its plan is 3 rooms wide and 3 rooms deep. The narrower central front entrance hall is flanked by the principal sitting rooms with gable-end stacks. 2 rooms behind also with end stacks and the main stair between them. To rear 3 unheated service rooms, the left one the present kitchen, the right one the former kitchen. The middle rooms are the historic core of a C16 and C17 4-room-and-through-passage plan house, maybe a Dartmoor longhouse. The left (western) room was formerly an inner room parlour. The middle room, now occupied by the present stair, was a small unheated dairy and the right room was the hall. The hall at least was originally open to the roof but this is not convincingly smoke-blackened. The former chamber over the dairy jetties into the upper end of the hall over what might have been an original low partition screen. The hall was floored in the mid C17, possibly associated with a date plaque of 1654. The hall stack is now an end stack but the cornice along the back shows that this was formerly an axial stack backing onto the through-passage. The passage and service end room or shippon were demolished in the early C20. The parlour was refurbished in the early C17. The right (eastern) room was a 1-room plan C18 rear block containing a stair. The rest was built in the early C20. 2 storeys throughout. Exterior: 1:1:1 front. The outer bays are gabled and break forward. The gables have plain bargeboards and terracotta finials. The windows including ground floor canted bays now contain circa 1980 aluminium casements. The centre bay is C17, dated 1654. The doorway is a depressed 2-centred arch with an ovolo-moulded surround and lobed spandrels carved with leaves and fleur-de-lys. Directly above a date plaque stands proud and is inscribed 1654. Above that is a contemporary 4- light granite-mullioned window containing rectangular panes of leaded glass. These C17 features were erected here in the early C20, moved from the front of the passage or maybe from a porch there. Roof is gable-ended. The windows around the rest are C19 and C20 casements, the latest without glazing bars. The end of the hall has a timber door and window in Tudor style but early C20 in date. Good interior: to the older core. The features here are of superior quality. The large hall fireplace (mid or late C16) is built of granite ashlar and has a C19 side oven (probably a relining of a C17 oven since this was then the kitchen). At the upper end is an original oak plank-and-muntin screen with a moulded cornice, its muntins chamfered with step stops high enough to accommodate a bench below, and including a shoulder-headed doorway. There is evidence of an internal jetty this end. The mid C17 ceiling is a particularly fine example. The crossbeams have broad filleted ovolo mouldings with variant step stops. The exposed joists are also ovolo-moulded and have double-scroll stops. The parlour has a smart granite ashlar fireplace with an oak lintel; an ovolo surround with worn but some kind of pyramid stops. The crossbeam has deep soffit-chamfers with step stops and, to the former dairy/present stair, an oak plank-and-muntin screen, its muntins chamfered with step stops. It contains a band of ancient, probably C18, colour; a stencilled foliate and floral design of black and orange on a cream ground. The chamber above has a small granite fireplace with ovolo-moulded oak lintel. Roof structure over this section of side-pegged jointed cruck trusses which are not convincingly smoke- blackened. The C18 extension roof of A-frame trusses with pegged and spiked lap- jointed collars. This farmhouse, despite its alterations contains a virtually complete section of a high quality C16 and C17 house. The hall particularly is most impressive.

#### Hole Cottages (1&2) Listing, GII

2 cottages, formerly a single farmhouse. Early or mid C16 with major later C16 and C17 improvements, modernised and subdivided in mid C20. Plastered cob on stone rubble footings; stone rubble stacks topped--- with plastered brick; slate roof (formerly thatch). Plan and development: originally a 3-room-and-through-passage plan house built across the hillslope facing north-west. No.1 , at the left (north-eastern) end, occupies the former inner room parlour and hall. The parlour has a gable-end stack. The hall has been subdivided to provide an entrance hall, staircase and a sitting room. It has an axial stack backing onto the former through passage. No.2 occupies the former through-passage and service end kitchen which has an end stack. Like many Devonshire farmhouses it is multi-phase with late medieval origins. Little remains of the original house but the hall at least was then open to the roof. Its stack was inserted in the late C16 and the hall was floored probably in the mid C17. The service end and inner room were extensively refurbished in the early or mid C17, the former as a kitchen, the latter as a parlour. Now 2 storeys throughout. Exterior: irregular 5-window front of C20 casements with glazing bars. Both cottages have C20 doors: the right one to No.2 is in the passage front doorway and the left one to No.1 has been knocked into the hall and has a C20 slate monopitch roofed porch. C20 leanto woodshed on left end. Roof is gable-ended. Interior: the former parlour (No.1) axial beam is soffit-chamfered with unusual faceted stops. The fireplace here has a plain soffit-chamfered oak lintel. Cob cross wall between the parlour and hall. The hall has a large granite ashlar fireplace and a plain soffit-chamfered crossbeam. The only part of the roof earlier than the C20 is the 3-bay section over the hall. It is original and carried on 2 side-pegged jointed cruck trusses with cambered collars and threaded purlins. It is smoke-blackened from the open hearth fire. In No.2, passage and kitchen have been knocked together. A crossbeam probably marks the line of the former lower passage screen. The service end kitchen has a soffit-chamfered and step-stopped axial beam. The large kitchen fireplace is blocked although part of its oak lintel shows. Most of the joinery detail throughout both cottages is C20.

#### Wyddon Court (Union Inn) Listing, GII

Cottage. Mid - late C17, renovated circa 1980. Plastered granite stone rubble, maybe with cob; stone rubble stack with granite ashlar chimneyshaft; thatch roof. Plan: L-shaped building. The main block faces north. It had a 3-room plan. Small unheated right (west) end room was probably originally a dairy. An axial stack serving back-to-back fireplaces is between the other 2 rooms and lobby entrance between. Now the centre and right rooms have been knocked together. Unheated 1- room plan rear block (now the kitchen) projecting to rear of right end. This may be secondary. 2 storeys. Exterior: irregular 3-window front of C20 casements with glazing bars. Front doorway is left of centre and now contains a C20 door behind a contemporary gable and thatch-roofed porch. Main roof is gable-ended and rear block roof is half-hipped. Interior: both main rooms have plain soffit-chamfered crossbeams and the fireplaces are granite rubble with bead-moulded oak lintels. Roof not inspected.

#### Greenlands Listing, GII

House, former farmhouse. Probably C17, modernised in late C19 - early C20. Plastered granite stone rubble, maybe some cob; stone rubble stacks topped with C19 brick; thatch roof. Plan: 3-room plan house facing east. The outer rooms have end stacks and centre room has axial stack backing onto the right room. Precise internal layout not known although left of centre there is what appears to have been a C17 2-storey porch. 2 storeys. Exterior: irregular 5-window front of late C19 - early C20 casements with glazing bars and present front door behind C20 gabled porch. Roof hipped each end. Interior: not available for inspection at the time of this survey although the previous list description mentions a granite ashlar fireplace.

## Land at Martin Farm, Drewsteignton, Devon

Liverton farmhouse Listing, GII

Farmhouse. Early or mid C16 with major later C16 and C17 improvements, superficially but thoroughly refurbished in the early C19. Plastered cob on stone rubble footings; cob and granite stacks, 2 of them still with their original granite ashlar chimneyshafts with moulded coping; thatch roof. Plan and development: basically an E-plan house. The main block faces north. It has a 4-room-and-through-passage plan. 2 service end rooms on the right end. The outer one is unheated (probably once a dairy) and the other a kitchen with a large axial cob stack backing onto the end room. Former hall to left of the passage has a large lateral stack projecting forward. A small section of the upper end has been divided off as a storeroom. The left end room in fact is the rear room of a 2-room parlour crosswing projecting to rear and with a disused axial stack between and it contains the remains of a newel staircase. Early C19 stairblock projecting to rear of the passage. A third rear wing projecting at right angles to rear of the kitchen and dairy and its stack backs onto the main block. The historic development of the house cannot be worked out in detail since much of the early fabric was hidden by plaster in the early C19. Nevertheless the hall was originally open to the roof and heated by an open hearth fire. The parlour wing, if not original, is very early. It appears to have been floored and have had a stack from the beginning. The hall fireplace was probably inserted in the mid or late C16 and it was floored in the early or mid C17. The service end appears to have been rebuilt in the mid or late C17 and the rear wing of this end added at the same time. Whole house was modernised in the early C19 when the main stair was added. House is 2 storeys throughout. Exterior: the walls still retain sections of early C19 plaster render which is incised as ashlar and includes flat stucco architraves to the windows and doorway. Irregular 5-window front of C19 and C20 casements, some with glazing bars and others with rectangular panes of leaded glass. Main roof is hipped each end. To rear is the garden front. The parlour and stair wing roofs are hipped the service wing is half-hipped. Most of the windows here are C19 and C20 casement with glazing bars but the hall has an early C19 French window and a 16-pane sash above, the stair wing has a tall 18-pane sash, the chamber over the kitchen has a late C17-early C18 flat-faced mullion window and the outer side of the service end wing has a C17 oak 2-light window with chamfered mullion. Interior: much of the interior is the result of the early C19 modernisation. For instance the passage and hall show only features of this date and main stair is open string with shaped stair brackets, stick balusters and mahogany handrail. The kitchen fireplace is blocked but the crossbeam is soffit-chamfered with runout stops and there are late C17-early C18 panelled cupboards here. Service staircase is late C17-early C18 with early C19 balustrade at the top. Dairy has plain chamfered crossbeams. Service rear block has a soffit-chamfered and straight cut stopped axial beam and fireplace is blocked. Parlour crosswing is disused and only limited access was available. Its 3-bay roof is carried on some type of cruck trusses (the lower parts plastered over) with cambered collars. They are clean. Roof of main block is problematic since it all appears to be smoke-blackened. The hall truss is some form of cruck truss (the lower parts plastered over) and it is probably C16 and therefore genuinely smokeblackened from the open hearth fire. The passage and service end roof however is mid C17; A-frame trusses with pegged dovetail-shaped collars, the principals lap-jointed onto wall posts. The blackening here must be leakage from the kitchen stack. An oak close-studded frame of late C16 date shows at the upper end of the passage. More C16 and C17 features are undoubtedly hidden in the house although the early C19 modernisation must be regarded as an important phase in the development of the house. Front garden is enclosed by a low granite rubble wall, probably early C19.

Loverton old farmhouse Listing, GII (located at Liverton on the National List)

House, now used as farm building. Circa late C15 remodelled in C16. and C17. Cob on stone rubble plinth and with stone rubble patching. Corrugated iron roof with gabled ends. Stacks truncated. Plan: 4-room-and-through-passage plan. The lower end to the left of passage is divided into two rooms, the kitchen with an axial stack backing onto the passage, the smaller lower end room is unheated. The hall to the right of the passage is also heated from an axial stack at its lower end but it is uncertain whether the large inner room was heated. Development: The house was originally of 2-room-and-through-passage plan, both the hall and the lower end were open to the roof but separated by a cob partition wall on the lower side of the passage. While the hall remained open to the roof the lower end was floored and an axial stack built against the partition wall probably in early C16. Also in C16 an axial stack was built at the lower end of the hall but the floor inserted in C17. The large inner room is probably also a C17 addition. The division of the lower end to form a small unheated end room was either a C17 or early C18 improvement or more likely part of the first phase of remodelling in C16 to provide an inner room to the lower end parlour with a solar above and a hall still open to the roof. Exterior: 2 storeys. Asymmetrical front. The higher end front wall to right has largely collapsed. Various late C19 or C20 casements. Passage front doorway to left of centre with C17 ovolo-and-fillet moulded frame with mason's mitres, the stops worn and with later plank door. At the rear the high end wall to left has collapsed, the lower end to right is blind and the passage rear doorway at centre has chamfered frame and old plank door and circa C18 2-light casement above with leaded panes. In lower gable end on first floor remains of wooden frame of medieval 3-light window with pointed head lights, the mullions missing. Interior: The hall fireplace has chamfered monolithic granite jambs and later (C17) timber lintel with scratch moulding. Above fire-place lintel the stub of chamfered axial beam with run-out stops and partition to right of fireplace on chamfered timber beam with step stop; set back below is remains of plank and muntin screen with chamfered muntins and doorway, scratch-moulded head beam and old plank door. Passage has large unchamfered joists. Kitchen fireplace has roll-moulded monolithic granite jambs, matching moulded timber lintel and C19 oven. The axial ceiling beam is plastered over and in back wall a C18 cupboard with fielded panel doors. The small lower end room has roughly hewn axial beam and straight-flight staircase. In chamber over lower end a small fireplace with curved back and unchamfered timber lintel. The cob wall between passage and lower end is smoke-blackened on both sides and has a small wooden doorframe with pointed (almost round) head, chamfered on higher side and rebated for door on lower side. Of the original medieval roof structure 2 trusses survive, one over lower end, the other over lower end of the hall has arch braces. There is no truss between, the purlins are supported on the cob wall on the lower side of the passage. The trusses are side-pegged jointed crucks with triangular blocks at the apex, diagonal threaded ridgepiece and threaded purlins, all smoke-blackened. The roof is wind-braced over the hall, but not over the lower end. There is a lighter scantling wind-brace over the passage, nailed to the purlins. The collar of the lower end truss is missing. Some of the purlins survive over the lower end and over the hall but the higher end truss or trusses and most of the common rafters are missing.

Appendix 3  
Supporting Jpegs



From the north-eastern end of Field 4, looking south-west.



Land at Martin Farm, Drewsteignton, Devon



As above, looking west.



Looking through the gateway from Field 4 into Field 2, from the east.

Land at Martin Farm, Drewsteignton, Devon



Looking across Field 2 from the eastern corner, looking west-south-west.



As above, looking north-west.



Land at Martin Farm, Drewsteignton, Devon



As above, looking north.



Field 7, viewed from just beyond the removed field boundary with Field 1, looking east.

Land at Martin Farm, Drewsteignton, Devon



As above, looking south-east, showing the removed field boundary.



As above, looking west across Field 1, from the east.





Detail of possible remnant field boundary on the northern edge of Field 1, from the south.



Fields 1 and 2, viewed from the west, looking east.



The eastern end of Field 3, viewed from the west.



The south-western corner of Field 3, viewed from the east.





As above, the north-western corner of Field 3.



The surviving granite gatepost in the south-western corner of Field 3, viewed from the east.





The new storage unit where the unstratified flints were found during monitoring, from the west.





East elevation of the Barn at Martin Farm, showing numerous blocked openings, from the east.



As above, showing the Granary and the chimney stacks of the main house, from the north-east.



The Linhay at Martin Farm, from the east.



The farm buildings of the modern 'Martin Farm', from the south.





The entrance to Martin Farm, showing the two granite gateposts, from the south (scale 2m).



The eastern gatepost (post), from the south-west (scale 2m).





The western gatepost (slammer), from the south-west (scale 2m).





The top of the eastern gatepost.



Livaton Farm, from the south [zoomed].



The field gate next to the Stringer Equine Veterinary Practice, from the north.





As above, showing the regular grooves in the post (slammer), from the east.





The much-altered field barn at Laurel Farm Herbs and Edibles, from the north-west.



As above, the roadside elevation, from the north-west.



The southern elevation of the chapel in Widdon Down, from the south.



As above, the eastern elevation.





The north elevation of the Old Chapel at Whiddon Down, from the north.



As above, the western elevation, from the north-west.



The western elevation of the Village Hall in Whiddon Down, from the west.



As above, showing the roadside wall, from the east.





The eastern elevation of the Village Hall in Whiddon Down, from the west.



The field barn to the west of the Merrymeet services, from the east.





View across to the site from the overpass at the Merrymeet Junction, viewed from the north-east, looking south-west.



The Old Dairy  
Hacche Lane Business Park  
Pathfields Business Park  
South Molton  
Devon  
EX36 3LH

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)