

# REDHILL BARN BLACKAWTON DEVON

Results of Historic Building Recording &  
Archaeological Monitoring & Recording



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Redhill Barn, Blackawton, Devon

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Blackawton, Devon**

**Results of Historic Building Recording &  
Archaeological Monitoring & Recording**

*For*

Thomas Powell of TYPE Architectural Studio (the Agent)

On behalf of

Richard & Dawn Powell (the Client)

*By*



**SWARCH project reference:** BRB15

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July 2015

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## Summary

*This report presents the results of a desk-based assessment and archaeological monitoring carried out by South West Archaeology Ltd. (SWARCH) at Redhill Barn, Blackawton, Devon in advance and during the conversion of the building into a residential property.*

*The barn is of one main constructional phase (c.1810) with one significant phase of alteration, the creation of the loading door in the south elevation. Several later alterations/repairs have also occurred. The barn was used for the housing of cattle on the ground floor, with a hay/feed loft on the upper floor. The building is of local pale buff-coloured sandstone, with some shale/mudstone. The roof has been lost and almost all of the internal fittings and both the timber first floor and historic ground floor surface have not survived.*

*The archaeological monitoring and recording along the route of the service trench and new access revealed two land drains, two ditches associated with existing hedgebank boundaries, two pits associated with the south-east corner of Copse Field and that one of the existing gateways has been forced, in the early 19<sup>th</sup> century.*

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 Thomas Powell of TYPE Architectural Studio (the Agent)  
 Graham Tait and Stephen Reed of the Devon County Historic Environment Team  
 The staff at the Devon Heritage Centre (DHC)

## 1.0 Introduction

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<b>Location:</b>	Redhill Barn
<b>Parish:</b>	Blackawton
<b>District:</b>	South Hams
<b>County:</b>	Devon
<b>NGR:</b>	SX 8166 5105.

### 1.1 Project Background

South West Archaeology Ltd. was commissioned by Richard and Dawn Powell (the Clients) to undertake historic building recording and archaeological monitoring at Redhill Barn, Blackawton, Devon (Figure 1). This is ahead of the proposed conversion, alteration and change of use of the stone barn to a three-bedroom residential dwelling and the construction of an access track and ground mounted photovoltaic array to the north of the site. The work was carried out in accordance with a Written Scheme of Investigation (WSI) (see Appendix 1) drawn up in consultation with and in accordance with a brief (see Appendix 2) issued by Graham Tait of the Devon County Historic Environment Team (DCHET).

### 1.2 Topographical and Geological Background

The site is located in the parish of Blackawton approximately, 1.3km east of the main village. It is situated immediately to the east of Collaford Wood on the south west facing slope of a hill at approximately 130m AOD.

The soils in this area are the well drained, fine loamy and fine silty soils of the Denbigh 1 association (SSEW 1983). These overlie the Mudstone, Siltstone, Limestone and Sandstone of the Bovisand Formation (BGS 2014).

### 1.3 Historical & Archaeological Background

Redhill Barn is sited within a definable and purposeful 'Outfarm' with associated Fold Yard. The main reason for the construction of such a complex was to make savings on travel and transport at farmland located away from the main farmstead. They typically belong to a period from the mid 18<sup>th</sup> century to just before the mid 19<sup>th</sup> century and are usually associated with statutory enclosure of common land (Brunskill 1982). A map regression undertaken by Fuse Architecture and Planning (FAP) supports this date. The barn is apparent on the 1840 tithe map, and the FAP assessment also located a date stone on the east elevation of the barn, below a triangular owl hole, with a date of 1810, which would put it well within the traditional dates for this type of complex.

There has been little archaeological work undertaken in the area other than the assessment made of the building for the FAP Heritage Statement; and there is nothing noted on the Devon Historic Environment Record in the immediate area. The Devon Historic Landscape Characterisation records medieval enclosures based on strip fields, suggesting that the land was enclosed and worked long before the construction of Redhill Barn. A full list of heritage assets within 1km of the centre of the site can be seen in Appendix 3; these include two possible prehistoric cropmarks (MDV42998 and MDV66674) and the documented Medieval settlements at Cotterbury (MDV8510), Pruston (MDV8512) and Wadstray (MDV61811).

## 1.4 Methodology

The historic building survey was undertaken by Emily Wapshott in March 2015. The recording work was carried out with reference to Chartered Institute for Archaeologists (Cifa) and English Heritage (EH) guidelines on the recording of standing buildings. Photographic and written records were produced.

The archaeological monitoring was carried out in June 2015 by S. Walls to the standard and guidance of CIFA for *Archaeological Watching Briefs (2014)* and in accordance to the WSI (see Appendix 1).

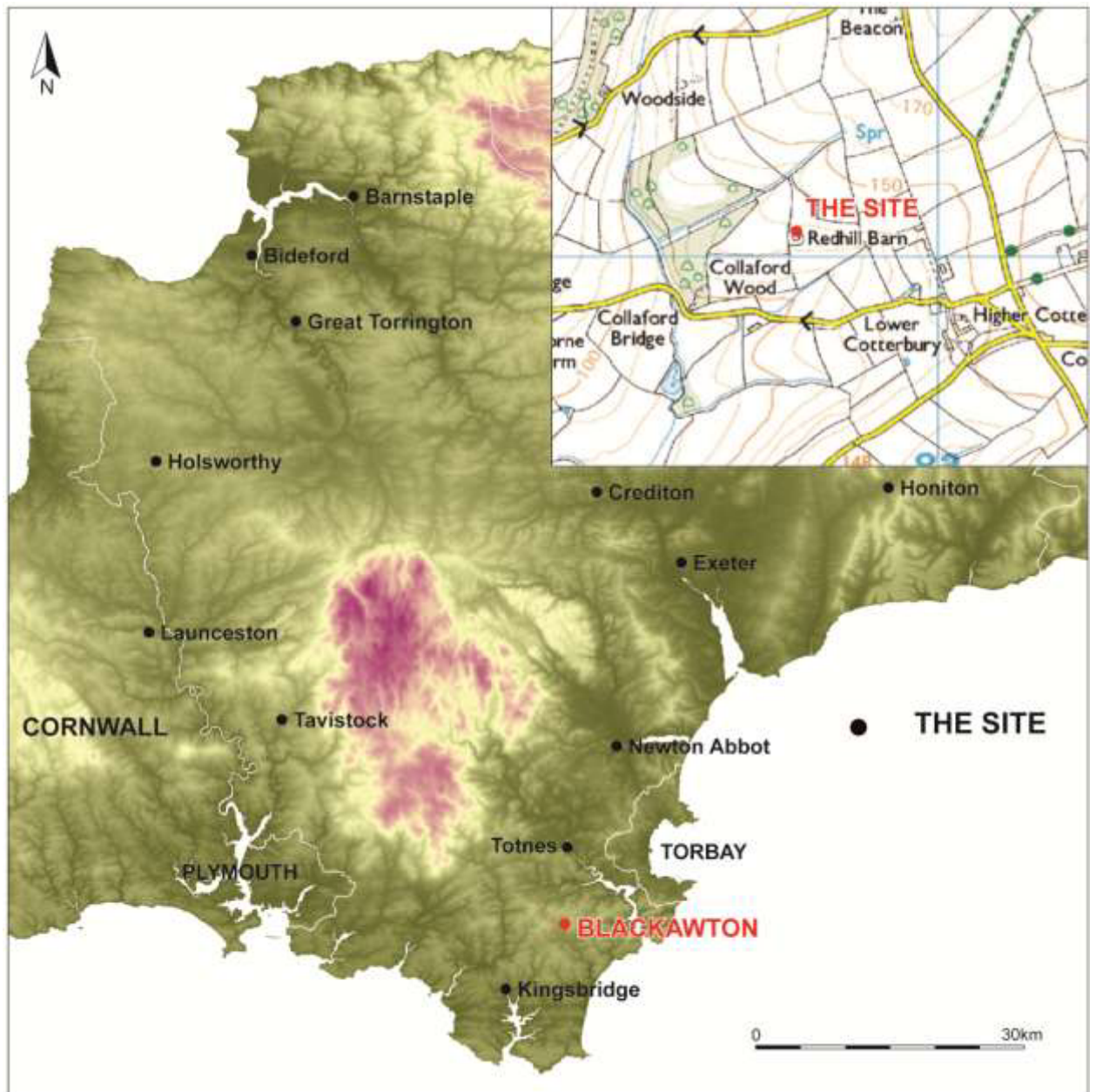


Figure 1: Site location (the site is indicated).

## 2.0 Historical Background

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### 2.1 Historical Summary

Blackawton lies approximately 6 miles west of Dartmouth, in the hundred of Coleridge and the deanery of Totton. The Domesday Book records Blackawton as being held by the King, having previously been held by Esger. It was said to have land for 24 ploughs, with a demesne, or estate, with 2 ploughs, 9 slaves, 25 villans and 22 bordars with 24 ploughs (Thorn & Thorn, 1985). Blackawton parish was reduced in size in 1881, when the parish of Strete was created (Hoskins, 1954). It is not clear what the significance of “Black” refers to within the name of the parish, but Hoskins (1954) suggests that it may refer to the local slate building stone, which appears almost jet-black when wet. The place-name aspect ‘-awton’ likely refers to either a personal name meaning ‘Afa’s farm/village’ or (more likely) a previous river name for The Gara such as *Avon/Aβon* meaning ‘settlement on the river’. The Gara is a more recent name of the water course running through Blackawton.

The principal manor of Blackawton was given by Peter Fitzmatthew Lord of Stokenham to Torr Abbey. The Abbey held the manor until after the dissolution, at which time it was granted to the Russell family (Earls of Bedford). The Earl of Bedford sold the manor c.1618, to the Roopes, who held it until 1745, when William Roope, Esq. (whose monument is in the parish church) bequeathed it to the Holdsworths (after Lysons & Lysons, 1822).

The land on which Redhill Barn stands probably lies within the sub-manor of Cotterbury, which is noted as having an independent origin, and is known from at least the late-15<sup>th</sup> century when it was leased by a John Moreshead, and subsequently by marriage passed into the hands of the Pinhay family, until it was sold to Peter Ongier (sometimes appearing as Ougier), (after Lysons & Lysons, 1822). Cotterbury is of likely earlier origin, and there is a family in Dartmouth of the same name in the 14<sup>th</sup> century (see Watkin 1935). It also appears that the Vayreson (Fayreson) family of Dartmouth was associated with the sub-manor in the early 14<sup>th</sup> century, with a William Fayreson ‘**de Cottebyri**’ listed on the Totnes Merchant Guild roll of 1318 (after Brown 2007).

Cotterbury was separated into two (subsequently being named in the later 19<sup>th</sup> century as higher and lower farms). The separation appears to have occurred from at least the late 18<sup>th</sup> century, and was probably instigated by Peter Ongier. Higher Cotterbury (the new farmhouse of c.1792) and much of the estates lands were sold by Ongier c.1810 to Lydstone Newman, with the smaller holding of Lower Cotterbury being sold in c.1807<sup>1</sup> to Peter Jelland of Dartmouth. The farmhouse at Lower Cotterbury was remodelled around this time to the style of a small mansion or villa, being modified into a modest detached double-pile house possibly by Ongier, but more likely given the 1810 Jelland family Datestone by Peter Jelland (Brown 2007). Lydstone (and Richard) Newman gave the Higher Cotterbury estate (along with two other manors) to Robert William Newman.

Confusingly there is an undated document (c.1836-1840) signed by Thomas Newman and witnessed by R.W. Newman of Mamhead (Baronet), a title that was given in 1836, indicating that Redhill Barn and its surrounding fields were not prior to this time part of Higher Cotterbury. However the 1840 tithe map indicates that Higher Cotterbury (now owned by a John Clark) included Redhill Barn and the surrounding fields. Although there is no direct evidence that puts Redhill Barn originally as part of another estate, it seems possible that it was a part of a separate land holding, perhaps of Oldstone to the north. Its transition to the estate of Higher Cotterbury presumably occurring between 1836 and 1840 may relate to sales of land after the death of Peter Jellard in 1836.

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<sup>1</sup> Peter Jelland is first mentioned as being resident at Cotterbury in an advert the Exeter Flying Post, June 25, 1807, he presumably acquired the estate at an earlier date.



The construction of Redhill Barn probably also occurred in the early 19<sup>th</sup> century; a slate from the east elevation of Redhill Barn is dated 1810 and bears the initials R:H (rather than P:O, P:J or L:N). It is possible the initials R:H relate to the Holdsworth's (of Dartmouth) who were in the early 19<sup>th</sup> century still Lords of the Manor at Blackawton, and a Richard Holdsworth (R:H) was vicar at Townstal (1808-36). His elder brother Arthur Howe Holdsworth (1780-1860) was resident at Widecombe House, Stokenham and Governor of Dartmouth Castle (1807-1834). Perhaps of relevance in this regards is the fact that Arthur Holdsworth married Elizabeth Were Clark(e) of Halberton in 1803, who died in 1804, having a sole daughter. Arthur subsequently remarried, and Elizabeth's Brother John Were Clark of Burrington, Plymouth inherited the Clark estates. A John Clark is listed in the tithe apportionment as the owner of (Higher) Cotterbury; but it is unclear if this is the same John Clark.

## 2.2 Cartographic Evidence

### 2.2.1 Surveyor's Draft Map, 1803

The earliest available cartographic source for this assessment is the 1803 Surveyor's Draft Map. The Draft Map is relatively reliable regarding roads, substantial boundaries and limit of urban developed areas, although fine detail can sometimes be lacking. It shows the site in a post-medieval field-scape of large square enclosures set into and maintaining some elements of medieval strip fields. Many of these boundaries have been further dictated by the landscape topography. Redhill Barn is not depicted on the 1803 Draft Map and the field in which it would be situated is shown as a much larger single field that incorporates six of the modern surrounding fields. Either the site saw substantial remodelling in the first half of the 19<sup>th</sup> century or the Draft Map lacks accuracy regarding the site details and of the field immediately north of the site.



Figure 2: Extract from the Ordnance Survey Surveyor's Draft Map, 1803 (Source: DHC).

### 2.2.2 Blackawton Parish Tithe Map, 1840

The 1840 tithe map provides the earliest detailed source for the site. The field-scape is relatively similar to that shown on the 1803 surveyor's draft, although there is much more detail, or at least the presence of more boundaries surrounding the now extant Redhill Barn. The tithe map accurately depicts access points through the boundaries, many of which are contiguous with the extant gateways. Redhill Barn is shown as a rectangular building with a smaller rectangular outbuilding to its south-west with a semi-circular fold yard and a copse of trees to its south. The north-south orientated boundary immediately west of the barn has a gateway leading to the north side of Redhill Barn. The site (plot no.1183) *Nearer Park* is described as 'barn etc' and is part of the holding of Cotterbury Farm, which was owned by John Clark and was leased by Henry Stockman.



Figure 3: Extract from the Blackawton Tithe Map, 1840 (Source: DHC).

Redhill Barn, Blackawton, Devon

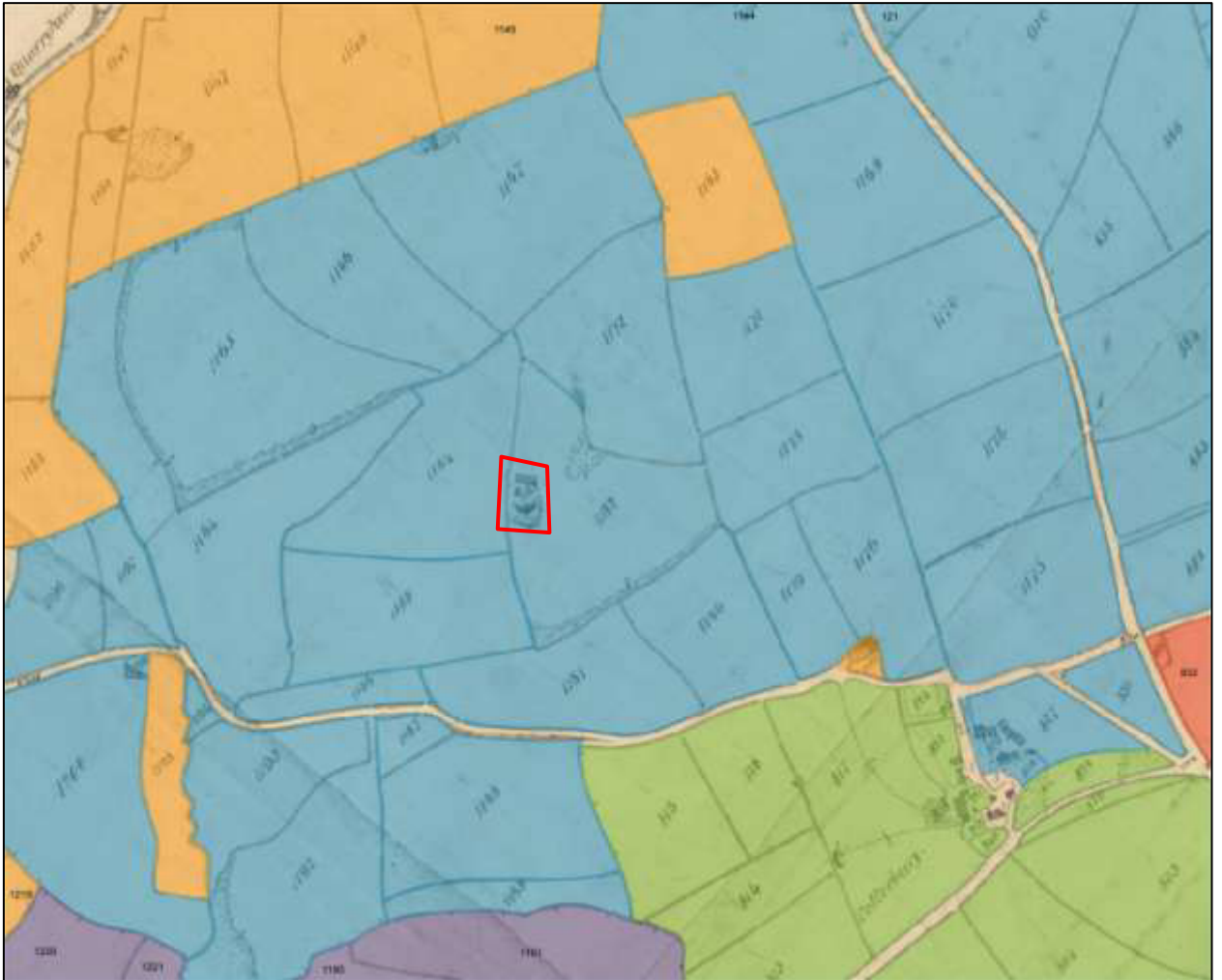


Figure 4: Extract from the Blackawton Tithing Map, 1840; colour coded by ownership (Source: DHC).

No.	Land Owner	Tenant	Name	State of Cultivation
Cotterberry				
825	John Clark	Henry Stockman	Homestead	Homestead
826	John Clark	Henry Stockman	Garden	Garden
827	John Clark	Henry Stockman	Inner Green	Arable
830	John Clark	Henry Stockman	Outer Green	Arable
883	John Clark	Henry Stockman	Yonder Park	Pasture
884	John Clark	Henry Stockman	East Park	Pasture
885	John Clark	Henry Stockman	Homer Croft	Arable
886	John Clark	Henry Stockman	Outer Croft	Arable
920	John Clark	Henry Stockman	Great Heath	Arable
921	John Clark	Henry Stockman	Brake	Furze
1144	John Clark	Henry Stockman	Peas Heath	Arable
1164	John Clark	Henry Stockman	Cotterberry Wood	Timber
1165	John Clark	Henry Stockman	Lower Brake	Arable
1166	John Clark	Henry Stockman	Long Close	Arable
1167	John Clark	Henry Stockman	Great Down	Arable
1169	John Clark	Henry Stockman	Higher North Park	Arable
1170	John Clark	Henry Stockman	Lower North Park	Arable
1171	John Clark	Henry Stockman	Middle Redhill	Arable
1172	John Clark	Henry Stockman	Little Down	Arable
1173	John Clark	Henry Stockman	Slade	Arable
1174	John Clark	Henry Stockman	Well Park	Arable
1175	John Clark	Henry Stockman	Rickpark	Arable
1176	John Clark	Henry Stockman	Homer Redhill	Pasture

Redhill Barn, Blackawton, Devon

1179	John Clark	Henry Stockman	Redhill Meadow	Pasture
1180	John Clark	Henry Stockman	Greasey Meadow	Arable
1181	John Clark	Henry Stockman	Grove Meadow	Pasture
1182	John Clark	Henry Stockman	Willow Plot	Arable
1183	John Clark	Henry Stockman	Nearer Park	Barn etc
1184	John Clark	Henry Stockman	Yonder Park	Copse Field
1185	John Clark	Henry Stockman	Path Filed	Arable
1186	John Clark	Henry Stockman	Little Broomhill	Arable
1187	John Clark	Henry Stockman	Little Meadow	Pasture
1188	John Clark	Henry Stockman	Higher Broomhill	Arable
1189	John Clark	Henry Stockman	Broomhill Meadow	Pasture
1192	John Clark	Henry Stockman	Lower Broomhill	Arable
1193	John Clark	Henry Stockman	Round Meadow	Pasture
1194	John Clark	Henry Stockman	Round Meadow Copse	Timber
1197	John Clark	Henry Stockman	Higher Crideford Meadow	Pasture
1198	John Clark	Henry Stockman	Crideford Orchard	Orchard
1200	John Clark	Henry Stockman	Great Crideford	Arable
803	Peter Jellard	William Tucker	Higher South Park	Arable
804	Peter Jellard	William Tucker	Little West Park	Arable
806	Peter Jellard	William Tucker	Lower South Park	Arable
813	Peter Jellard	William Tucker	Quarry Lawn	Arable
814	Peter Jellard	Julian Jellard	Little Meadow	Pasture
815	Peter Jellard	William Tucker	Great Meadow	Pasture
816	Peter Jellard	William Tucker	Square Lawn	Pasture
817	Peter Jellard	Julian Jellard	Lawn	Pasture
818	Peter Jellard	Julian Jellard	Shrubbery	Shrubbery
819	Peter Jellard	Julian Jellard	Mow Plot	Mow Plot
820	Peter Jellard	Julian Jellard	Plot	Arable
821	Peter Jellard	Julian Jellard	House	House
822	Peter Jellard	Julian Jellard	Shrubbery	Shrubbery
823	Peter Jellard	Julian Jellard	Garden	Garden
824	Peter Jellard	Julian Jellard	Garden	Garden
828	Peter Jellard	Julian Jellard	Little Green	Arable
829	Peter Jellard	Julian Jellard	Plantation	Firs
East Hartley				
1125	Charles Barker	Richard Ellis	Lower Whitemoor	Arable
1170	Charles Barker	Richard Ellis	Garden	Garden
1172	Charles Barker	Richard Ellis	Quillet	Arable
Oldstone				
1145	Charles Barker	John Cornthwait	Higher Colliford Field	Arable
1146	Charles Barker	John Cornthwait	Middle Colliford Field	Arable
1147	Charles Barker	John Cornthwait	Lower Colliford Field	Arable
1148	Charles Barker	John Cornthwait	Little Colliford Meadow	Arable
1150	Charles Barker	John Cornthwait	Inner Colliford Meadow	Pasture
1152	Charles Barker	John Cornthwait	Lower Quarry Head	Pasture
Rake Hills and Hopkins				
1163	Charles Barker	Richard Ellis	Colliford Meadow	Pasture
Waterslade				
1219	Charles Barker	Samuel Lovis	Long Close	Arable
Lower Wadstray				
831	Thomas Maddick	William Pitts	Orchard	Orchard
832	Thomas Maddick	William Pitts	Shop Field	Arable
Preston Estate				
1190	Selina Brown	John Pinhay	Brake	Arable
1191	Selina Brown	John Pinhay	Park	Arable
1220	Selina Brown	John Pinhay	Birchland	Arable
1221	Selina Brown	John Pinhay	Higher Moor	Pasture

Table 1: Extracts from the 1839 Blackawton Tithe Apportionment depicted in Figure 4 (Source: DHC).

2.2.3 Ordnance Survey 1<sup>st</sup> and 2<sup>nd</sup> Editions, 1886-1888 and 1906

There is very little change in the wider landscape between the 1840 tithe map and Ordnance Survey 1<sup>st</sup> Edition Map of 1888. The fold yard immediately south of the barn is shown as a pond/water feature. The small building to the immediate south-west of Redhill Barn, within the enclosure of the site, is no longer depicted. The southern boundary of the field occupied by the barn had been extended to the south-west to subdivide the field fronting onto Chapel Street. The only notable change in the wider landscape by the time of the 1906 2<sup>nd</sup> Edition is the depiction of a spring north of the site and partial extension of a trackway towards this spring from Collaford Wood. Retrospectively, this spring can be seen on the 1840 tithe map.



Figure 5: Extract from Ordnance Survey 1<sup>st</sup> Edition, 1886-1888 (Source: DRO).



Figure 6: Extract from Ordnance Survey 2<sup>nd</sup> Edition, 1906 (Source: DRO).

#### 2.2.4 Later developments

By the mid 20<sup>th</sup> century Ordnance Survey maps show a complete track between Collaford Wood and the spring to the north of the site. The apparent extension to the southern field boundary present on the 1886-1888 mapping is clearly depicted as a stream and the boundary it forms is shown as a solid boundary on the 1991 mapping and as a stream on current online Ordnance Survey mapping. By 2012 the boundary running north-west from Chapel Street that divided the Tithe plots 1181 and 1186 has been removed.

## 3.0 Historic Building Recording

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### 3.1 Context and Setting

Redhill Barn is an 'outfarm' of a late 18<sup>th</sup> or early 19<sup>th</sup> century date. The barn is to be found east of the village of Blackawton, near Dartmouth, located off the road to Cotterbury, within a large block of agricultural fields. The outfarm stands in a large grassed field enclosure, on a south-west facing slope, within a modern wire fenced plot, set against a historic hedgebank. The site consists of a large barn, with a fold yard to the south.

### 3.2 Summary

The barn is of one main constructional phase with one significant phase of alteration, the creation of the loading door in the south elevation. Several further alterations/repairs have also occurred. The barn was used for the housing of cattle on the ground floor, with a hay/feed loft on the upper floor. The building is of local pale buff-coloured sandstone, with some shale/mudstone. The roof has been lost and almost all of the internal fittings and both the timber first floor and historic ground floor surface have not survived. Supporting photographs, phased plans and elevation drawings can be seen in Appendices 6 and 7.

### 3.3 Building Description

#### 3.3.1 Exterior

The south elevation is the 'presentation front' of the barn, respected by the foldyard and framed by three dressed stone buttresses. The stonework is of the local pale buff-coloured stone, of semi-coursed form. There are six symmetrically placed ground floor doors, all with dressed stone reveals and dressed stone segmental arches. There is one offset first floor loading door forced above the third door from the east.

The west elevation is framed by the historic hedgebank of the field enclosure; of the same buff-coloured semi-coursed stonework, with a rebuilt/repared upper portion in looser, less regular stonework. A large rectangular opening has been forced into the apex of this gable, with the whole apex above subsequently rebuilt. This opening has then been partially blocked with rubble.

The north elevation would formerly have been open to the field, now enclosed by a modern wire fence. The elevation is of the same pale buff-coloured stonework. The elevation is set with a large double-width opening (cart door), with dressed stone reveals, giving access to the first floor. A stone-built bridge gives access to this opening. A small window has been forced into the elevation, to the east side, at ground floor level, within the drainage ditch.

The east elevation would formerly have been open to the field, now enclosed by the modern wire fence. The elevation is of the same pale buff-coloured stonework and is set with a small triangular slate-framed 'owl hole' to the apex of the gable.

#### 3.3.2 Interior

The internal floors and fittings have almost all disappeared. The ground floor comprises an open space to the south and socket holes suggesting pen partitions to the east and west ends; possibly for individual bull or calving pens. A feed passage runs along the north wall, formed from stone-built pillars. One section of timber framing for a trough survived between two pillars to the west end. A timber beam survives

bracing the pillars, and some floor joists survive to the east end, again to the feed passage. No further historic features survive.

### 3.3.3 Fold yard

The fold yard forms a curving enclosure to the south of the barn, accessed via gateways to the east and west, framed by large rectangular stone-built pillars, with iron hangings for timber gates. There may be evidence of a cobbled or surfaced walkway along the south elevation of the barn, between these gates; sections of a stone-built kerb appear to survive to the east end. During further works no surfaces or kerbs were revealed in this or any other area.

The wall of the fold yard is of large flat stones set closely together with some evidence of shale/mudstone levelling courses in an earth bond. To the south-west corner, an opening drains the water from a pond into a culvert which feeds a stone-built water trough in the historic hedgebank and then empties into a ditch leading downslope to the stream. To the south-south-east, formed from hollowing the bedrock, is a shallow pond, now largely silted up.

To the north-east the pond is fed via a stone-built chute/channel, which appears to exit from a mound of overgrowth. The chute/channel is formed from flat slabs, laid on edge, and this appears to project through the fold yard wall. The north side of this structure is damaged but the slabs survive in the immediate area. A large pile of stones and rubble to the west side of the yard may be evidence of a small collapsed structure/shelter-shed. Two small ragged holes in the south elevation of the barn at this end may suggest a timber structure or lean-to had formerly linked the shelter and barn.

## 3.4 Function of the Building – The Evidence

The ground floor to the south is open, with possible pens to the east and west, evidenced by the surviving sockets in the south wall. The feed channel and surviving trough supports this as animal housing, presumably for cattle, although the building is of unusually large size.

The window which has been forced in the north wall may relate to the eastern individual pen being used to house a plough horse or horses at some stage, as windows are historically more often associated with stabling than with other animals. No further evidence survives to confirm this.

The sockets for the first floor timbers are large and although this building is generally of uncharacteristically large scale, the sockets would suggest the need for a 'heavy-duty' floor, possibly providing a storage function for the first floor. The lime and cement surviving 'kerbs' seen above the ledge for supporting the first floor planks does suggest the floor was used for feed or grain storage. Again this is suggestive of a storage function for the first floor.

The cart door and bridge indicates heavy loads were being delivered to the first floor of the building; whether for storage or processing is not clear. No further evidence of function survives.

There are sockets either side of the loading door in the south elevation, which may suggest the fitment of a hoist, for the movement of feed/bedding into and out of the barn. Again, this suggests a storage function.

The loading door is set east of the central buttress which would somewhat block the draughts/air flow required for threshing, if we considered the opening as a possible 'winnowing door'. However, it was forced through opposite to the existing opening, perhaps suggesting the upper floor at this end of the barn was utilised for threshing.



The forced opening in the west elevation, in contrast, has no opposing opening, making it less useful for threshing, with a lack of air flow and its height being a factor. It may have been created due to the requirement for additional light in the space.

*Note: The FAP assessment on the building suggested that there is evidence for the later addition of a horse engine. No evidence survives for such, and the 'platform' discussed in the FAP report to the rear of the barn, simply reflects the existence of a retaining wall to the ditch, which has survived in better condition to the east than the west. The ditch has been dug for drainage, to ensure a dry lower floor for the barn. There is no above ground evidence for any fittings for a horse engine, or historic surface for such a structure.*

*The window opening which faces into this ditch was suggested in the FAP assessment as an opening for belts or machinery, but is more likely to provide light to the east end of the barn. No evidence survives for any fittings for machinery of any kind on the internal face of the walls. There are no significant sockets, wall scars, bolts or other evidence.*

### 3.5 Significance of the Building

The barn is of *local significance*. It is a high quality build, of vernacular style and form, of importance to our understanding of the development of agriculture in the area.

It is of *historic interest*, as the quality of the structure may provide clues to the ownership of the land; possibly associated with a locally gentrified farmstead or estates (Oldstone, Cotterbury or perhaps Wadstray), all of which saw investments in the early 19<sup>th</sup> century. The decorative shelter belt of Scots pine is also of note here, both screening and framing the barn in the landscape views, suggestive perhaps of *picturesque* principles of landscaping.

The site is of *regional significance*; 'outfarms' are something of a feature of the wider South Hams countryside, with a number of other examples surviving at Cornworthy, Ipplepen, Marlborough and Cockington.

The barn itself is of *architectural interest* in its own right. The symmetry, dressed stone detailing and sheer scale of the building is unusual and worthy of note, suggestive of this being a 'show piece'. The foldyard is not of separate value but provides the historic setting to the barn, largely being of functional style and form.

The barn does hold an element of additional *regional significance* as a surviving and rare representative example of the effects of the development of 'scientific agriculture' in the late 1700s and early 1800s. The condition of the barn and lack of internal surviving detail, does however limit this.

### 3.6 Historic Phasing of the Building

#### 3.6.1 c.1800 (1810?)

An early 19<sup>th</sup> century date appears likely for the construction phase of the barn and fold yard. The barn appears to have been constructed to a high quality, having been built with considerable care/attention to the aesthetics of the building and with fine architectural details. The inherent quality and status exhibited in the stonework identifies this as a possible 'model' outfarm.

A slate datestone of 1810 with incised *R&H* was formerly attached to the east elevation. Datestones can be misleading, often being applied to earlier buildings to record a significant alteration, development or

even acquisition of the land, or family marriage; it does not necessarily date the building. However, a date of 1810 would be appropriate for the style and form of the building, as an outfarm, a popular development of the period, and part of the 'agricultural revolution'. The initials (R:H) make it difficult to identify the farm/estate which the barn was associated with at this time.

### 3.6.2 Mid-19<sup>th</sup> century (c.1810-1850s)

The next phase appears to involve some slight alterations to the barn, with the development of the loading door in the south elevation. The symmetry of the building was compromised by the requirements of practical function (the need for a first floor loading door and winch). The care taken to try and emulate the style of the earlier build suggests that this was an early alteration, when similar styles of stonework were still being used and the outfarm was still of a 'high' status.

### 3.6.3 Later 19<sup>th</sup> century (c1850-1900)

The next phase appears to be marked by the forcing of the window into the eastern end of the north elevation. It may also be represented by the repair of the western gable end.

The status of the enclosure may therefore have dropped, or the building may have had a more mixed function by this point. The narrow timber lintel and timber framing that did survive in the small window is typical of a 19<sup>th</sup> century date. The insertion of this window is of a far poorer quality than seen in the additional loading door, with no attempt to match the dressed stone reveals of the other openings.

### 3.6.4 Late 19<sup>th</sup> century or early 20<sup>th</sup> century

This last phase is one of minor alteration; the apex of the western gable may have had to be rebuilt again on the forcing of the opening in the gable. The subsequent re-blocking of this opening is of poor quality and probably 20<sup>th</sup> century in date.

## 3.7 The Proposals and Impact Assessment

The Barn is proposed for conversion to a three bedroom dwelling, with sleeping quarters and kitchen to the ground floor and an open living space to the first floor.

This conversion will change the use of the building, as well as its relationship with its surrounding fields. However the barn is in poor condition, derelict and the conversion/restoration will ensure the survival of the building for the future.

All of the existing openings will be retained and no new openings are to be forced. This will ensure the minimum loss of historic fabric during the conversion works, as well as retaining the outer historic appearance of the barn.

Internally, the stone-built pillars of the feed channel are to be retained, as is the change in floor levels on the ground floor. The feed channel is being retained as a hallway and open space, ensuring the pillars will still be seen as a complete group from the north; to the south, a shorter corridor also leaves them exposed, but for the last pillar.

The stairs are to be inserted against the north wall, at the west end, echoing the probable feed openings along this wall to push down the hay into the feed channel. This will retain an element of connection between the ground and first floors.

The open area to the south of the ground floor will be divided. The important symmetrical doorways are all being retained and glazed doors are to be set back, recessed into the openings so that reflection is reduced and the openings are not affected by visible frames.

The first floor is to be left as one open space, with some minimal division by blocks of storage units. The space will be open to the ceiling, with new timber trusses, and the proposals retain one wall as exposed stone. The openings will all be retained and, as on the ground floor, all glass and fittings are recessed to ensure the exterior appearance is unchanged. The bridge accessing the first floor is to be repaired, the retaining wall to the bank reinstated and a set of modern timber sliding doors will be put back, echoing the former barn doors.

The fold yard is proposed to be cleared and the pond cleaned and reinstated, restoring the historic setting of the barn. Landscaping is to be at a minimum, to retain the wider appearance. The track which approached the barn is to be set east of the adjacent hedgebank and will not affect views to, or from the building.

### 3.8 Conclusion on Impact Assessment

The conversion has been designed to wholly maintain the barn's outer appearance, even to the extent of a corrugated roofing system, instead of slate, so that the barn, from a distance, will still look agricultural in character. The conversion will have some inherent level of impact on the structure during works, for example, when floors are being reset into the walls, but overall the impact of the conversion on the architectural value, significance and historic appearance is minimal.

## 4.0 Archaeological Monitoring

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### 4.1 Introduction

Archaeological monitoring and recording was undertaken during the construction of an access track to the site and excavation of a cable trench. The monitoring and recording was carried out by Dr S. Walls on various dates in June 2015.

The monitoring primarily consisted of the excavation of the access track across three fields (c.6m wide and c.0.15-2m deep, often to the depth of in situ weathered natural) and a cable trench which extended along a similar route (c.1m-0.65m wide and 0.6-1.1m deep), but forced sections through a hedgebank and across a stream. The monitoring revealed: two stone lined land drains; two ditches associated with existing hedgebank boundaries; two pits associated with the south-east corner of *Copse Field*; and a removed section of boundary, now forming the access gate into *Copse Field* (Figure 7). A list of complete context descriptions can be seen in Appendix 4 and a complete finds list in Appendix 5.

### 4.2 Deposit Model

In the southern extent of the site, in *Lower Broomhill* and *Great Meadow*, Subsoil (104), c.0.13m thick, overlaid the Natural. Subsoil (104) was a mid grey-yellow-brown, friable clay-silt. It was overlaid by Topsoil (100), up to 0.60m thick. Topsoil (100) was a mid yellow-brown, friable clay-silt. In *Path Field*, immediately north of the southern boundary the Natural rose and Topsoil (100) overlaid the Natural before being completely plough truncated in the upper half of the field. Topsoil (100) and was overlaid by Plough Soil (101), c.0.35m thick, Plough Soil (101) was a light-yellow-grey, soft-friable clay-silt that directly overlaid the Natural across the majority of the field. In *Copse Field* to the north the soil remained shallow, predominantly plough soil (101) at a depth of up to 0.26m. However, in the lower part of *Copse Field* Plough Soil (101) overlaid Subsoil (110). Subsoil (110), up to 0.09m thick, was a mid yellow-grey, friable clay-silt. Subsoil (110) may be a remnant plough soil where soil depths may have been deeper against the down-slope southern boundary of the field; or a horizon formed by the truncation of underlying features/deposits by the plough soil above.

To the northern limits of the service trench and access track, the Natural began to notably rise, with the shallow topsoil (c.0.3m deep) reducing to c.0.15m. This Natural ridge corresponds with the location chosen for the siting of the barn, (in the adjacent field) and may relate to the traces of an earlier lynchet or the geology.

It is therefore clear that agricultural activity, the topography of the underlying bed-rock/Natural and geological processes of hill-wash account for the varying depths and types of top-/subsoil across the site. The shallow plough soil in the middle of the site, across *Path Field*, suggests a severe amount of truncation will have taken place across this part of the site and the survival of shallow archaeological features or deposits is unlikely.

### 4.3 Results

Starting from the southern end of the site; a land drain orientated approximately east-west was revealed in the cable trench in *Great Meadow*, approximately 6m north of the southern boundary. Judging by the orientation of this drain, it once fed into the small stream to the west.

Further north, a section of hedgebank and its associated ditch, Ditch [102], between *Path Field* and *Lower Broomhill* was truncated by the cable trench. These features were aligned approximately east-west. The

bank, 0.84m in height and c.1.40m wide, was heavily root truncated by a number of trees growing along its length and in relative disrepair and weathered compared to many of the surrounding boundaries. It was made up of similar material to Plough Soil (101), a light yellow-grey, silt-clay with moderate stone inclusions. On the north-west side of the bank was Ditch [102], c.1.68m wide and 0.46m deep. It cut Topsoil (100) and it had steep concave sides and a flat base. It contained a single fill, (103), a dark-grey, soft silt-clay that was sealed by Plough Soil (101).

Immediately north of the extant access point between *Path Field* and *Copse Field*, in the south-east corner of *Copse Field* were Ditch [111] and Pits [105] and [108]. Ditch [111] was parallel to the southern boundary of *Copse Field* and contiguous with a slight ditch running along the boundary on the same alignment. Ditch [111], 1.4m wide and 0.20m deep, cut the Natural and had a steep north slope and moderate even south slope with concave breaks of slope, seeming to taper with the topography, and a flat base. It contained a single fill, (112), a mid yellow-grey, soft silt-clay with frequent stones. A line of quartz adjacent to Ditch [111], where an associated bank would have stood is perhaps suggestive of possible 19<sup>th</sup> century (re-)facing of a now removed hedge bank. Between 0.25m and 0.70m north of Ditch [111] were Pits [105] and [108]. Pit [105], 0.88m across and 0.24m deep, was a sub-oval pit with a moderate to steep concave profile. It contained two fills, (106) and (107), lower and upper respectively. Fill (106) was a mid grey-brown, soft silt-clay with moderate charcoal inclusions. Fill (107) was a mid brown-yellow, soft silt-clay. Pit [108], 1.35m across, was sub-oval with slight concave sides and a flat base. It contained a single fill, (109), a mid grey-brown, friable silt-clay. Ditch [111] and Pits [105] and [108] were all sealed by Subsoil (110).

Approximately 12.30m north of Ditch [111] in *Copse Field*, was a stone-lined land drain aligned approximately east-west, and probably relating to a drain running out of the barns enclosure.

#### 4.4 Finds

All finds recovered from the site were subsequently discarded. The topsoil produced relatively few finds. The Topsoil finds included; ×1 Fe Spring Tyne Cultivator fragment (301g), ×1 shard of thin green bottle glass, ×1 very corroded Fe fragment (72g) and ×1 flint blade core nodule derived from a beach flint pebble (40g). Ditch (112) contained; ×1 coal fragment (10g), ×1 Fe spring harrow tyne fragment (82g), ×1 rounded stone (cobble?) (250g), ×1 sherd of 19<sup>th</sup> century industrial ware (5g) and ×1 fragment of lead slag (151g).

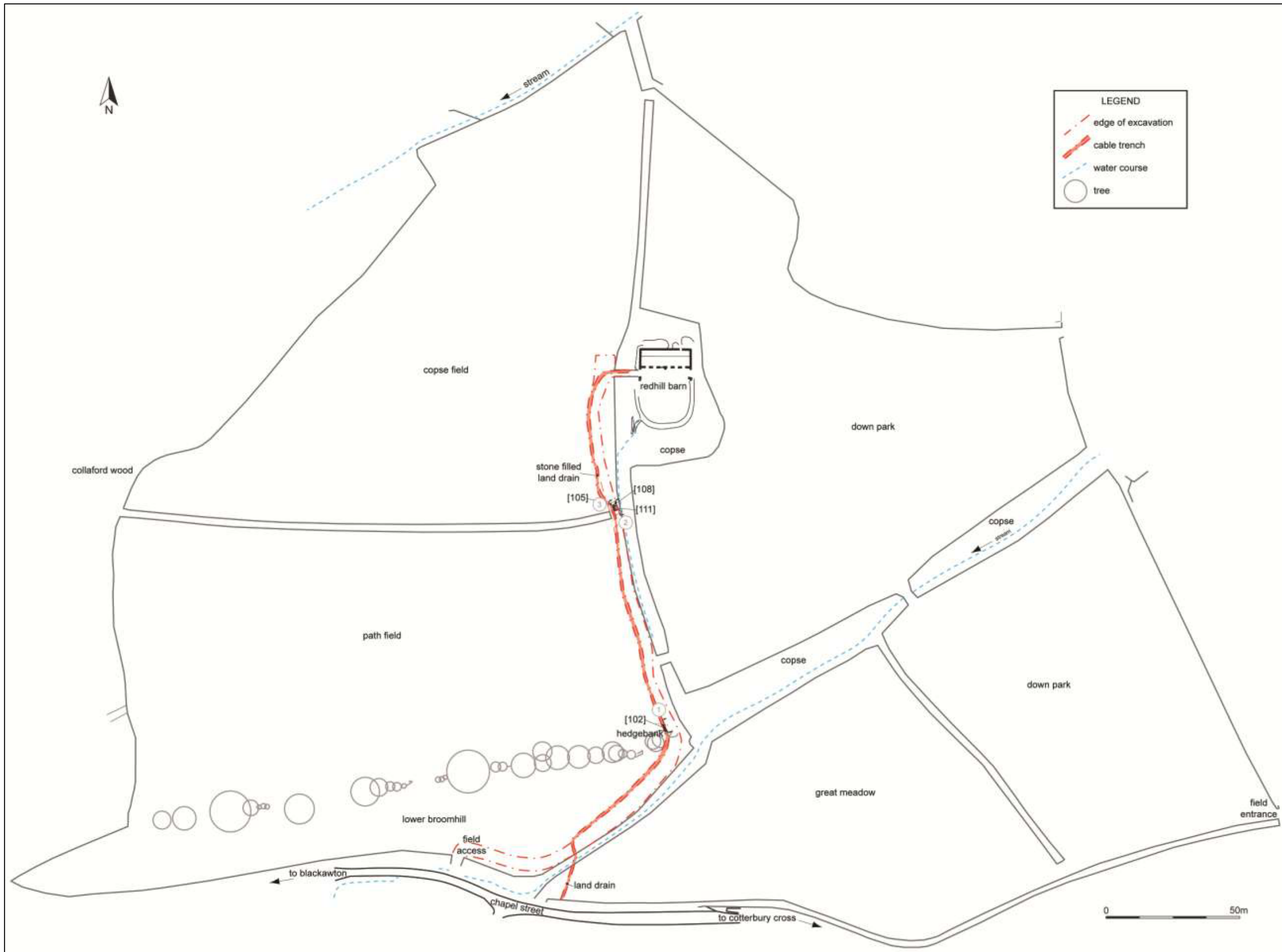


Figure 7: Site plan. Numbers relate to those of detailed plan and sections depicted in Figure 8

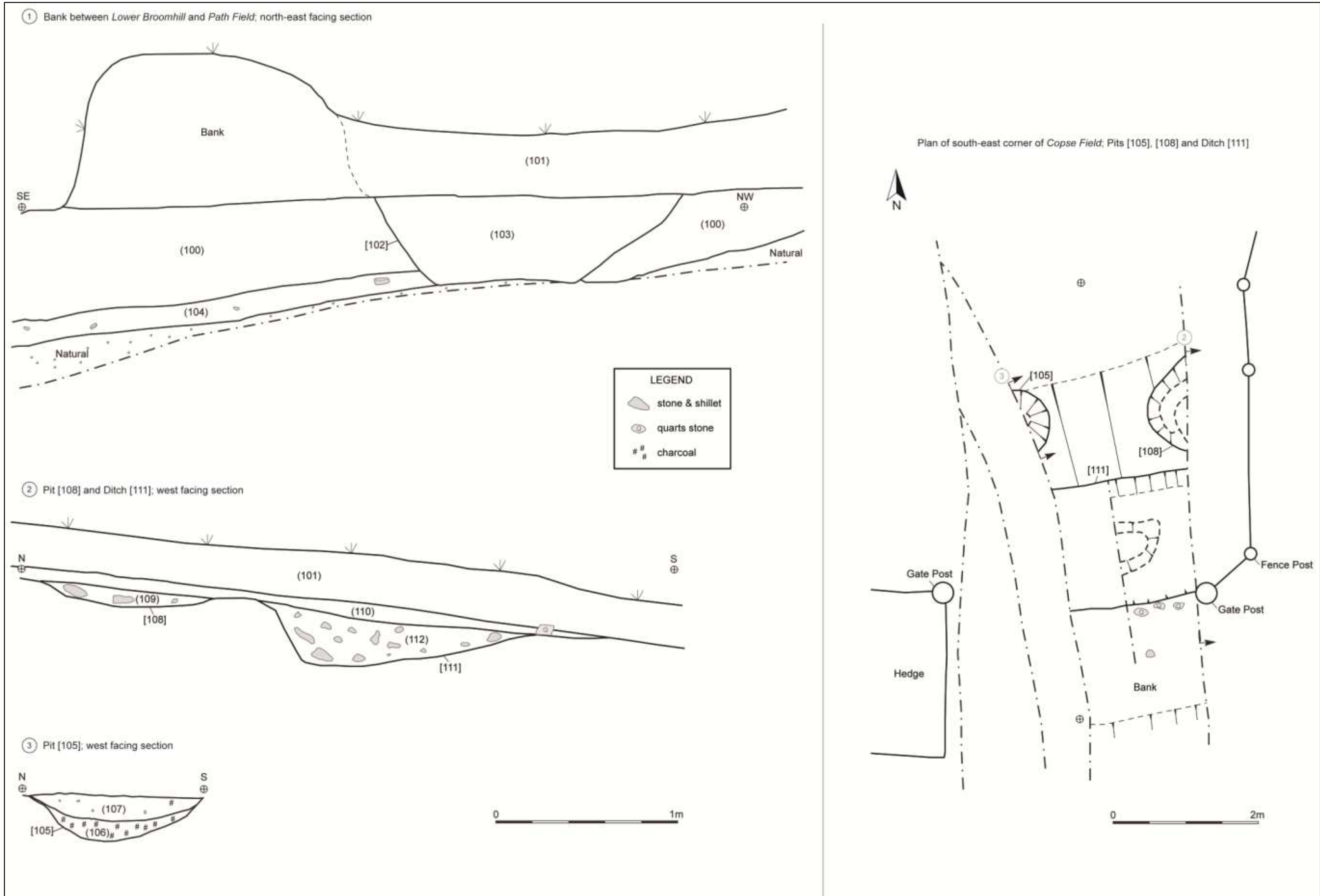


Figure 8: Plan and section drawings; Bank and Ditch [102], Pits [105] and [108] and Ditch [111].

## 5.0 Discussion and Conclusion

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### 5.1 Discussion

#### 5.1.1 Historic Building Recording

A slate datestone of 1810 and incised *R:H* was formerly attached to the east elevation. Datestones can be misleading, often being applied to earlier buildings to record a significant alteration, development or even acquisition of the land, or family marriage; it does not necessarily date the building. However, a date of 1810 would be appropriate for the style and form of the building, as 'outfarms' were a popular development of the period, as part of the 'agricultural revolution'. The barn appears to have been constructed to a high quality, having been built with considerable attention to the aesthetics of the building and with fine architectural details. Speculatively, the barn may have been associated with Richard Holdsworth and/or been built by the Newman's of *Higher Cotterbury* or Peter Jellard of *Lower Cotterbury*. Many of these estates saw investments at this time. Even *Oldstone*, north of the site and supposedly unoccupied around this time, appears to have been subject to some re-organisation and investment (to attract a gentlemen tenant?) in the early 19<sup>th</sup> century (Pattison 1992). This could have included an 'outfarm', given that Redhill Barn and its surrounding field were apparently not part of *Higher Cotterbury* prior to 1836.

Regarding the build of the barn; the cart door and bridge indicate heavy loads were being delivered to the first floor of the building either for processing or storage. The size of the sockets for the first floor timbers would suggest a substantial floor able to cope with heavy loads and the lime and cement surviving 'kerbs' seen above the ledge for supporting the first floor planks may suggest the floor was used for feed or grain storage. Sockets in the east and west ends of the south wall and an extant feed channel and trough may indicate that attached to the south of the building was an animal housing area opening into a fold yard at some point in its working life.

Once built a loading door was inserted in the first floor of the south elevation. The care taken to try and emulate the style of the earlier build suggests that this was an early alteration, when similar styles of stonework were still being used and the 'outfarm' was still of a similar status. Sockets either side of the loading door in the south elevation may indicate a hoist had been installed to allow unloading and loading or stored materials. This door is set opposite the main ramped entrance allowing for a through draught/air flow required for threshing. It may therefore be a later adaptation as a 'winnowing door'. We have no other definitive evidence that would suggest or refute a threshing function for the first floor.

Other later 19<sup>th</sup> century alterations include repairs to the western gable end and insertion of a small window in the north elevation. The timber lintel and framing of this window is typical of the 19<sup>th</sup> century and of poorer quality than the other dressed stone openings to the barn. It had likely diminished in status or altered in function. The window which has been forced in the north wall may be associated with stabling.

Later in the barns life the western gable had an opening added before the gable was rebuilt and the opening blocked. The blocking was of poor quality and probably reflects an early 20<sup>th</sup> century repair. The forced opening in the west elevation was possibly intended to allow more light into the barn and/or for loading or unloading to a possible storage area in the small loft space of the roof.



### 5.1.2 Archaeological Monitoring and Recording

Ditch [111] indicates that the southern boundary of *Copse Field* used to extend to the eastern boundary of the field and that the gateway was forced through later. As the gateway appears on the 1840 tithe map it must have been removed before this date. The Historic Landscape Characterisation for Devon denotes this boundary as part of a medieval enclosure based on stripfields. The wider landscape includes Barton fields, which are large medieval and post-medieval enclosures and post-medieval enclosures with medieval elements. The finds from Fill (112) of Ditch [111] suggest that ditch was open in part in the 19<sup>th</sup> century.

The Shallow depth (c.0.20m) of the pits in the south-east corner of *Copse Field* support the hypothesis that shallow features are probably fully plough truncated as the plough soil directly overlaid the Natural- and the soil was relatively shallow, particularly within Path Field.

Pits [105] and [108] were undated, but as they seem to respect a boundary of the existing field-scape it is likely that they postdate the establishment of these post-medieval field boundaries.

## 5.2 Conclusion

There is little to indicate archaeological deposits in the wider area would be disturbed by the development; the access track and cable trench revealing only post-medieval agricultural features.

The conversion has been designed to wholly maintain the barn's outer appearance, so that the barn, from a distance will still look agricultural in character. The conversion will have some inherent level of impact on the structure during works, for example, when floors are being reset into the walls, but overall the impact of the conversion on the architectural value, significance and historic appearance is minimal.

The discovery of possible remnant/demolished agricultural fixtures or fittings within the development area may improve our understanding of the function of the barn in the 19<sup>th</sup> century. Such discoveries may support arguments for threshing, storage and keeping livestock, of which storage is the only clearly supported and conclusive function of the barn based on the evidence revealed to date.

## 6.0 Bibliography

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## Appendix 1

### WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING AT REDHILL BARN, BLACKAWTON, DEVON

**Location:** Redhill Barn

**Parish:** Blackawton

**County:** Devon

**NGR:** SX 8166 5105

**Planning Application no:** 06/3116/14/F

**Proposal:** Conversion, alteration and change of use of traditional stone barn to three-bedroom residential dwelling and construction of access track. Associated ground mounted photovoltaic array to north of site.

**Date:** 11<sup>th</sup> February 2015

#### 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 Richard and Dawn Powell (the Clients). It sets out the methodology for historic building recording and 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 consultation with and in accordance with a brief (04.02.14) issued by Graham Tait of the Devon County Historic Environment Team (DCHET).

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

*'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. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'*

#### 2.0 ARCHAEOLOGICAL BACKGROUND

2.1 Redhill Barn is located approximately 1km to the east of Blackawton village and 4.5km from Dartmouth to the west. The barn lies in the centre of 23 acres of agricultural land and lies to the east of a substantial field hedgerow and trees. Redhill Barn is sited within a definable and purposeful 'Outfarm' with associated Fold Yard. It is an undesignated heritage asset, despite being comparable to the three other grade II Listed outfarms in the county. The barn is considered to be at risk, having lost its roof and suffering from vegetation and water ingress to the exposed wall heads. The floor structure and timber lintels are in extremely poor condition, or lost (from the Heritage Statement prepared by Alex Marsh of fusearchitecture+planning). Cartographic regression carried out as part of the Heritage Statement confirms a pre-1846 date for the barn and its outfarm. Ordnance survey mapping produced since the title suggests that no substantive change has occurred in the vicinity of the site.

#### 3.0 AIMS

3.1 The principal objectives of the work will be to:

3.1.1 Undertake a historic building recording of the site;

3.1.2 To monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

3.1.3 To analyse and report on the results of the project as appropriate.

#### 4.0 METHOD

4.1 Historic Building Recording:

The existing Heritage Statement will be updated to conform to level 2 of recording as set in *Understanding Historic Buildings: A guide to good recording practice* - English Heritage 2006 (available on-line at <https://www.english-heritage.org.uk/publications/understanding-historic-buildings/>), and in accordance with the ClFA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014). Previously prepared architect's plans will be used as the basis of any historic building fabric recording, provided they are of adequate scale and accuracy. Level 2 is a descriptive record, made in circumstances similar to those of level 1, but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these

conclusions are based. A plan and sometimes other drawings may be made, but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

- 4.1.1 The record will include a plan (as per the existing Heritage Statement), and will add elevation drawings of the existing structure. Note that previously prepared architects plans will be used as the basis of the recording, provided they are of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings will be prepared by SWARCH.
- 4.1.2 A written description of the structures will be made. This will include a description of the historic building fabric, fenestration, fixtures and fittings – or absence of – and will include a description of completeness as well as areas subject to modern disturbance, repair or rebuild. A discussion of the significance of the structure as heritage asset as well as the potential impact of the proposed development will be included.
- 4.1.3 A photographic record of the historic building will be prepared. This will include internal and external photographs of the building concerned, including each room and each external elevation, illustrating the principal architectural features and any findings, 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 drawn and written record will be on an appropriately archivable medium.
- 4.2 Comprehensive archaeological monitoring and recording (present during all groundworks):  
**All** groundworks will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket where possible, **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. The work shall be carried out in accordance with the *CifA Standard and Guidance Archaeological Watching Brief (2014)*, *Standard and Guidance Archaeological Excavation (2014)*, and *Standard and Guidance Archaeological Field Evaluation (2014)*.  
Should archaeological features and deposits be exposed, they will be excavated by the site archaeologist by hand:
- 4.2.1 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)*.
- 4.2.2 Spoil will be examined for the recovery of artefacts.
- 4.2.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines.
- 4.2.4 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.
- 4.2.5 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 DCHET
- 4.2.6 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.
- 4.2.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.2.8 Human remains must 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.
- 4.2.9 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.

- 4.3 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.
- 4.4 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.
- 4.4.1 Appropriate PPE will be employed at all times.
- 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.4.3 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.
- 4.5 If significant or complex archaeological remains are uncovered, SWARCH will liaise with the client and DCHET to determine the most satisfactory way to proceed.

## **5.0 ARCHAEOLOGICAL RECORDING**

- 5.1 This will be based on IfA guidelines and those advised by DCHET and will consist of:
- 5.1.1 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.
- 5.1.2 Survey and location of features.
- 5.1.3 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 DCHET.
- 5.2 A 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 for the excavations will be digital and will be uploaded according to the archive guidelines in 8.2.
- 5.4 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.

## **6.0 REPORTING**

- 6.1 If a report is produced it will include the following elements:
- 6.1.1 A report number, date and the OASIS record number;
- 6.1.2 A copy of this WSI;
- 6.1.3 A summary of the project's background;
- 6.1.4 A description and illustration of the site location;
- 6.1.5 A methodology of the works undertaken, and an evaluation of that methodology;
- 6.1.6 Plans and reports of all documentary and other research undertaken;
- 6.1.7 A summary of the project's results;
- 6.1.8 An interpretation of the results in the appropriate context;
- 6.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 6.1.10 A location plan and overall site plan including the location of areas subject to archaeological recording;
- 6.1.11 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;
- 6.1.12 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;

- 6.1.13 A description of any remains and deposits identified including an interpretation of their character and significance;
- 6.1.14 Assessment and analysis, as appropriate, of significant artefacts, environmental and scientific samples;
- 6.1.15 Discussion of the archaeological deposits encountered and their context;
- 6.1.16 A consideration of the evidence within its wider context;
- 6.1.17 Site matrices where appropriate;
- 6.1.18 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;
- 6.1.19 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
- 6.1.20 Specialist assessment or analysis reports where undertaken.
- 6.2 DCHET 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 HET.
- 6.3 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 SWARCH will 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. HET 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 HET will 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 HET and SWARCH.
- 6.4 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 Written Scheme of Investigation 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:
  - 6.4.1 A summary of the project and its background;
  - 6.4.2 A plan showing the location of the site, and plans showing the location of archaeological features and artefactual or palaeoenvironmental deposits;
  - 6.4.3 Research aims and objectives;
  - 6.4.4 A method statement, outlining how these aims and objectives will be achieved;
  - 6.4.5 Detail the tasks to be undertaken;
  - 6.4.6 The results of specialist assessment reports;
  - 6.4.7 The project team;
  - 6.4.8 The overall timetable, including monitoring points with HET;
  - 6.4.9 Detail of the journal in which the material will be published.HET will receive a draft of this report within three months of the completion of the fieldwork, specialist reports allowing.
- 6.5 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 6.3 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 in paragraph 141 of the *National Planning Policy Framework* (2012). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HET.
- 6.6 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 within three months of completion of the fieldwork - specialist input allowing - and agreed with the HET.

6.7 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 reference southwes1-203584 within 3 months of completion of fieldwork.

## **7.0 MONITORING**

7.1.1 SWARCH shall agree monitoring arrangements with the HET 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.

7.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 8.0 below.

7.1.3 SWARCH will notify the HET upon completion of the fieldwork stage of these works.

## **8.0 ARCHIVE**

8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with the Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>).

The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation. A reference number will be obtained from the Royal Albert Memorial Museum (RAMM), with regard to deposition of the material (finds) element of any archive created by these works.

8.2 The archive will consist of two elements, the digital archive and the material archive.

8.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.

8.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the RAMM, and in a timely fashion.

8.2.3 If the RAMM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under the same accession number. Should the RAMM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the HET. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.

8.3 SWARCH will, on behalf of the RAMM obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.

8.4 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.

8.5 SWARCH will notify the HET upon the completion of:

i) deposition of the digital archive with the ADS, and

ii) deposition of the material (finds) archive with the museum.

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

8.7 There will not be a requirement to prepare an archive for fieldwork projects that do not expose deposits of archaeological interest and yield little or no artefactual material. The results of these projects will be held by the HER in the form of the report submitted by SWARCH and the creation of an OASIS entry and uploading of the report. This process would be agreed with the HET and completed prior to the condition being discharged.

8.8 The archive will be completed within 3 months of the completion of the final report.

## **9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**

Even where groundworks are being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, 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.

## **10.0 PERSONNEL & MONITORING**

10.1 The project will be managed by Dr. Samuel Walls; the building recording and archaeological monitoring and recording 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).

Natalie Boyd

South West Archaeology

The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone: 01769 573555 email:mail@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 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 [mrshjaeschke@email.msn.com](mailto:mrshjaeschke@email.msn.com)  
Tel: 01271 830891

**Curatorial** Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356

**Bone**

Human /Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX44QE [w.j.howard@exeter.ac.uk](mailto:w.j.howard@exeter.ac.uk) Tel: 01392 269330

**Lithics**

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ [martin@mtingle.freeserve.co.uk](mailto:martin@mtingle.freeserve.co.uk)

**Palaeoenvironmental/Organic**

Wood identification Dana Challinor Tel: 01869 810150 [dana.challinor@tiscali.co.uk](mailto:dana.challinor@tiscali.co.uk)

Plant macro-fossils Julie Jones [juliedjones@blueyonder.co.uk](mailto:juliedjones@blueyonder.co.uk)

Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

**Pottery**

Prehistoric Henrietta Quinnell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

Roman Alex Croom, Keeper of Archaeology Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093 [alex.croom@twmuseums.org.uk](mailto:alex.croom@twmuseums.org.uk)

Medieval John Allan, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 [john.p.allan@btinternet.com](mailto:john.p.allan@btinternet.com)

Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 email: [su1429@eclipse.co.uk](mailto:su1429@eclipse.co.uk)



## Appendix 2

### **BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF GROUNDWORKS**

**Location:** Redhill Barn at SX 8166 5105, Chapel Street, Blackawton, Totnes

**Parish:** Blackawton

**District:** South Hams

**County:** Devon

**NGR:** SX 8166 5105

**Planning Application no:** 06/3116/14/F

**Proposal:** Conversion, alteration and change of use of traditional stone barn to three-bedroom residential dwelling and construction of access track. Associated ground mounted photovoltaic array to north of site

**Historic Environment Team ref:** ARCH/DM/SH/22757

#### **1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND**

1.1 This brief has been prepared by the Devon County Council Historic Environment Team (HET) 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 paragraph 141 of the *National Planning Policy Framework* (2012) and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

*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.*

*The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'*

1.3 The principal objectives of the programme shall be to:

- i) To make a record of the historic building prior to the commencement of the development. (Subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works) and
- ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

1.4 The planning application has been submitted with a heritage statement, that incorporates an historic building assessment. This assessment highlights that this building is a rare Devon 'Outfarm' and considered to be a highly significant heritage asset. For this reason, further historic building recording (building-on the work already undertaken in the submitted heritage assessment), and archaeological monitoring and recording of any groundworks is required.

1.5 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 historic fabric affected by the proposed development and to investigate and record the extent and character of any surviving archaeological deposits affected by the development within the application area and will form the basis of the *Written Scheme of Investigation* 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 HET and the Local Planning Authority *prior* to any development commencing on site.

#### **3. PROGRAMME OF ARCHAEOLOGICAL WORKS**

##### *3.1 Historic building recording*

The existing Heritage Statement will be updated so that it conforms to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described below:

*Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

It will include a plan (as in the existing Heritage Statement), and will add elevation drawings of the existing structure. Note that previously prepared architect's plans may be used as the basis of any historic building fabric recording, but must be of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings should be prepared by the archaeological contractor themselves.

The contracted archaeologist should make themselves familiar with the specification required for each of the recording levels and the detail of the proposed archaeological works should be set out in the Written Scheme of Investigation.

3.3.1 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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*.

#### 3.4 Monitoring and Recording of Groundworks

Topsoil stripping and groundworks will be monitored and recorded by the site archaeologist at agreed and appropriate intervals throughout the groundworks phase of the construction programme. The intervals will be determined by the archaeological consultant in consultation with the applicant, the ground-workers and the HET and set out in the Written Scheme of Investigation.

3.4.1 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 excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.

Should the above % excavation not yield sufficient information to allow the form, function and date 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 HET.

3.4.2 Spoil will be examined for the recovery of artefacts.

3.4.3 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*.

3.4.4 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.

3.4.5 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 (2nd 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.

3.5 An adequate photographic record of the historic building recording and excavations will be prepared. This will include photographs illustrating the principal buildings, architectural features and any finds discovered, as well as archaeological features and deposits exposed, 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. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. Digital images taken during the course of the fieldwork will form part of the digital archive to be submitted and curated by the ADS – see archive section below. The drawn and written record must be on an appropriately archivable medium.

3.6 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 County Historic Environment Team and the District Conservation Officer and give two weeks' notice, unless a shorter period is agreed with the HET, 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 5.7 below.

4.3 The archaeological contractor undertaking the fieldwork will notify the HET upon completion of the fieldwork stage of these works.

#### **5. REPORTING**

5.1 The reporting requirements will be confirmed with the HET on completion of the site work.

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 all 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) the results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, internal and external scale elevations and plans, (and where appropriate, illustration - drawn and photographic - of elements of special architectural or historic interest);
- (x) the results and interpretation of the results of the archaeological monitoring and recording;
- (xi) plans of areas subject to archaeological monitoring and recording, 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 orientation of areas subject to investigation in relation to north. Section drawing locations will be shown on these plans. 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) section drawings of features and deposits, 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 this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- (xiii) site matrices where appropriate;
- (xiv) photographs showing the general site layout and exposed significant archaeological and architectural 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;
- (xv) a consideration of evidence within its wider context;
- (xvi) a summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
- (xvii) any specialist assessment or analysis reports that were undertaken;
- (xviii) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating).

**The content of the existing Heritage Statement that has been undertaken (and submitted in support of this application) should be incorporated in the final report and included in the over-arching site archive.** It is recommended that a draft report is submitted to the HET for comment prior to its formal submission to the Local Planning Authority.

5.3 In addition to the copy sent to the Local Planning Authority, a copy of the report shall also be submitted to the South Hams District Council's Conservation Officer - address below.

5.4 The timetable for the production of the report must be set out in the Written Scheme of Investigation. The HET 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 HET must be informed of this and a revised date for the production of the full report agreed between the HET 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.

5.5 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. HET 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 HET 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 HET and the archaeological contractor.

5.6 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HET 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 HET in digital format - in a format to be agreed in advance with the HET - on the understanding that it may in future be made available to researchers via a web-based version of the HER.

5.7 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 (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HET.

### **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 HET. 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 HET
- Details of the journal in which the material is to be published

## **7. PERSONNEL**

7.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HET. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), 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 archaeological consultant shall give the HET two weeks' notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

7.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

7.5 The work shall be carried out in accordance with IfA *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2008).

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

It is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the undertaking of the required archaeological works does 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, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

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

9.1 Completion of the project is dependent on the compilation of an ordered and integrated project archive by the archaeological contractor in accordance with this Brief and with *Management of Research Projects in the Historic Environment (MoRPHE)* (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The archive must also be transferred for long-term curation to a recognised, accredited or trusted repository. An archive is defined as "all records and materials recovered during an archaeological project and identified for long term preservation, including artefacts, ecofacts and other environmental remains, waste products, scientific samples and also written and visual documentation in paper, film and digital form" (ARCHES forthcoming).

9.1.1 The archive will consist of two elements, the artefactual<sup>1</sup> and digital - the latter comprising all born-digital data and digital copies made of the primary site records and images.

9.1.2 The Written Scheme of Investigation must set out a timetable for the deposition of the site archive. The HET would normally expect this to be completed within six months of completion of the fieldwork element of the project.

### *9.2 Deposition of the archive*

9.2.1 As part of the production of the Written Scheme of Investigation or Project Design the archaeological consultant shall contact the relevant collecting museum to obtain a reference number with regard to potential future deposition of any material archive generated by the archaeological works. The museum's reference number will be quoted in the Written Scheme of Investigation and within the final report or the short entry to the Historic Environment Record.

9.2.2 The collecting museums in Devon (Royal Albert Memorial Museum Exeter, Museum of Barnstaple & North Devon and Plymouth City Museum & Art Gallery) require that the digital archive (consisting of born-digital and digital copies of relevant written and drawn data produced during fieldwork) must be transferred into the care of a Trusted Digital Repository instead of with the museum (see '*Deposition of the digital archive*' – below) and generally not with the museum.

9.2.3 The archaeological contractor will therefore need to make appropriate digital copies of all hardcopy elements of the site record – see section 9.4 below.

9.2.4 If no archaeological features or deposits of interest are exposed by the proposed groundworks, and/or where no artefactual material is exposed, then there is no requirement for the archaeological contractor to prepare an archive for this element of this project. The results of the monitoring and recording will be presented in the final over-arching building recording report that is uploaded to OASIS and the ADS – see paragraph 10.4 below.

### *9.3 The Material (Finds) Archive*

9.3.1 Items in the material archive must be cleaned (or otherwise treated) ordered, recorded, packed and boxed in accordance with the deposition standards of the relevant museum. It is advised that early consultation with the museum will facilitate transfer of the material archive.

9.3.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a manner to be agreed with the museum - and within a timetable to be agreed with the HET. The composition of the archive shall conform to the collecting museum's accession guidelines for depositing archaeological material. The acceptance of an archive by the museum will be in accordance with the museum's accession/collection policies and early consultation with the relevant collecting museum is advised.

9.3.3 The archaeological contractor must, on behalf of the museum, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum. It is preferable for this agreement to be made at the earliest possible stage following assessment after data-collection. It is not advisable to wait until the archive has been compiled before obtaining transfer of title.

9.3.4 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.

#### 9.4 *Deposition of the digital archive*

The digital archive normally will consist of:

- (i) all born-digital data (images, survey data, digital correspondence, site data collected digitally etc.),
- (ii) digital copies made of all other relevant written and drawn data produced and/or collected during the monitoring and recording fieldwork - i.e. the primary record comprising context records and indices, sample sheets and indices, finds records and indices, site drawings, earthwork surveys, sections and plans, as well as relevant sketches or notes that aid the interpretation and understanding of the site and its recording, any relevant information undertaken as part of the post-excavation assessment or analysis, etc.
- (iii) a copy of the final report and
- (iv) digital images, along with associated meta-data, of the historic building that are not presented in the report.

Where no archaeological deposits or artefactual material is exposed, the archive will consist of:

- (i) a copy of the final report and
- (ii) digital images, along with associated meta-data, of the historic building that are not presented in the report.

9.4.1 Digital archive must be deposited with a Trusted Digital Repository and thus made publicly accessible, in accordance with the National Planning Policy Framework (2011). It is understood that the only suitable repository for digital archaeological archive is the Archaeology Data Service (ADS) – contact details are given at the end of this brief. Digital archive must be compiled in accordance with the standards and requirements of the ADS, which may be accessed through the ADS website:

<http://archaeologydataservice.ac.uk/advice/guidelinesForDepositors>

Guidance on selection for the archive is also provided:

<http://archaeologydataservice.ac.uk/advice/selectionGuidance>

9.4.2 It is expected that a licence to copyright for documentary material, in both physical and digital forms, will be given to the receiving repository. This must be stated within the Written Scheme of Investigation, which should also identify the recipients of each element of the documentary archive.

#### 9.5 *Disposal of the primary hardcopy records*

9.5.1 The collecting museum may wish to retain the hardcopy archive to accompany the artefactual material. (For example: where the programme of archaeological works involves the investigation and analysis of regionally/nationally significant archaeological and/or artefactual deposits). In all cases the archaeological contractor must first offer the primary paper record archive to the museum prior to its disposal.

10.5.2 Once the digital archive has been transferred to the appropriate Trusted Digital Repository (usually the ADS), and the museum has confirmed that this has occurred satisfactorily and that they do not require the hardcopy archive, the archaeological contractor may retain, disperse or dispose of the primary hardcopy items as they see fit. Items may be retained for curation by the contractor, developer or applicant, or offered to a third party organisation for public use or as a teaching resource. The WSI should state how primary hardcopy items will be treated.

9.5.3 Where the collecting museum does not require the hardcopy element disposal may mean physical destruction of the primary record. The WSI should state the proposed disposal method to be employed.

9.5.4 The archaeological contractor must notify the HET upon the completion of:

- i) deposition of the digital archive with the ADS, and
- ii) deposition of the material (finds) archive with the museum.

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

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

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or

Nils White, Conservation & Listed Buildings Officer, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel: 01803 861437 Email: [nils.white@southhams.gov.uk](mailto:nils.white@southhams.gov.uk)

4<sup>th</sup> February 2014

Appendix 3  
Nearby Heritage Assets



Map of nearby heritage assets according to the Devon Historic Environment Record (HER).

HER No.	Name	Record	Description
MDV42998	Cropmark	Cropmark	Small annular dark mark about 7m in diameter. Curvilinear mark adjacent. Recorded as cropmark in 1989 by F. Griffith.
MDV66674	Ring Ditch/Burial Mound	Geophysical anomaly	The western edge of a small 10m diameter ring was identified during a geophysical survey which may represent the ploughed out remains of a prehistoric burial mound. It was anticipated that the feature extended under the present hedge at the eastern side of the field (oxford archaeotechnics).
MDV61811	Wadstray	Documentary	Wadstray. Mentioned in mid C13 charter concerning gift of land to torre abbey. At times, at least 4 separate properties which in documents are all named simply 'wadstray'. Eventually distinguished as wadstray house or higher wadstray, 2 farms called lower wadstray - 1 of which became middle wadstray, and little wadstray. Also a more recently built property called wadstray plantation. Name possibly derived from words 'ward' and 'stray', suggesting site of a pound for stray animals in vicinity in medieval period. Farmhouse at middle wadstray appears to have ancient origins, while farmhouses at lower and little wadstray seem to be of similar age. At higher wadstray, outbuildings appear to be much older than present 18c house, indicating the possibility of an earlier dwelling on the site.
MDV8496	Blackawton, St Michael	Extant	Parish church, 14th century chancel and possibly tower, nave and aisle rebuilt in circa later 15th or early 16th century. Restored in late 19th century.

Redhill Barn, Blackawton, Devon

MDV8503	Beacon	Extant	Oldstone fire beacon, 178m above sea level. The mound or 'beacon' at the junction of the roads to blackawton and strete is 4.0m high, very steeply built except on the seaward side where the slope is long and slight. It is in the park of the ancient mansion of oldstone (listed as olvystone in 1330). Possibly this is the barrow beacon noted by camden
MDV8510	Cotterbury Barton	Extant	Cotterbury Barton. Farmhouse. West wall of present house is entirely new and has been built within the wall of the old barton. In the west the original wall remains to a height varying between 0.2m and 1.5m. See Hoskins, 1954: <i>Devon</i>
MDV8512	Pruston Barton	Extant	Pruston barton on site of barton. Vis=19/12/1961 (os). No remains of former mansion are to be seen, both farmhouse and buildings are fairly modern, and so far as could be seen do not incorporate any reused materials. See Hoskins, 1954: <i>Devon</i>
MDV33587	Slackham Farm	Documentary	Slackham farm shown on tithe map at SX 826 503
MDV45670	Collaford Bridge	Extant	Bridge described as clapper bridge, on 1 <sup>st</sup> edition OS map
MDV63423	Boundary Ditch	Geophysical anomaly	A ditch thought to represent a pre 1840 field boundary was identified during a gradiometer survey + observed during excavation in 2000 prior to water main replacement from ngr sx82225080 to ngr sx83824722
MDV45698	Milestone	Documentary	Shown on 1906 OS map
MDV61812	Wadstray House	Extant	Grade II Listed. Built in the 1780s, Wadstray House has been used at different times as a farmhouse, family house and guest house. Possibly built on the site of an earlier house.
MDV80660	Farm Buildings, Lower Cotterbury	Extant	Range of buildings including stables, barn and linhay to north of Lower Cotterbury farmhouse, C17.
MDV89945	Sweetstone Farm House and Garden wall to south	Extant	Grade II Listed. Farmhouse. Probably early C17, partly demolished and extended in C18 and remodelled and extended in C19. NHLE 1108020
MDV89946	Farm Building adjoining south-west of Sweetstone Farm	Extant	Grade II Listed. Farm building, probably shippens with loft above. Probably late C18 or early C19. 1108021
MDV8508	Ruins of Oldstone House	Ruins	Ruins of country house in former landscaped park, 18th century, possibly with earlier remains, remodelled in 19th century and later gutted by fire. Now a roofless ruin.
MDV8509	Oldstone Boathouse or Icehouse	Extant	Grade II Listed. A boathouse or icehouse situated about 260 metres west-north-west of the ruins of Oldstone Mansion. It probably dates to the late 18th century and is constructed from stone rubble, set into a bank overlooking fish ponds in Quarryhead Wood.
MDV45688	Modern Quarry	Quarry	Shown on 1906 OS map
MDV45689	Modern Quarry	Quarry	Shown on 1906 OS map
MDV45690	Modern Quarry	Quarry	Shown on 1906 OS map
MDV45691	Modern Quarry	Quarry	Shown on 1906 OS map
MDV45692	Blacksmiths workshop		Shown on 1906 OS map
MDV45693	Ebenezer Chapel, Blackawton	Extant	Wesleyan Methodist Chapel, shown on 1906 OS map
MDV55158	Shell House in Oldstone Gardens	Extant	Grade II Listed. Shell house, circa late 18th century, built of rustic quartz and sandstone with slate rubble and with limestone dressings. The shell-house is lined in sea shells, blue-and-white china and glass.
MDV55162	Gardens at Oldstone	Documentary	Formal garden immediately west, south and east of Oldstone House ruins. Also includes Grade II Listed Walled gardens on western side.
MDV55163	Folly in Oldstone Gardens	Extant	A folly in the form of a barbican. The front wall acts as a retaining wall to an earth mound behind, probably late 18th or early 19th century.
MDV55166	The Hermitage in Oldstone Park	Extant	Grade II Listed. Hermitage and detached plaque, probably later 18 <sup>th</sup> century. Small single cell structure built into a field back on the edge of Quarryhead Wood.
MDV55168	Bridge at Oldstone	Extant	Bridge carrying the drive over a farm track about 60 metres north-west of Oldstone, circa early 19th century.
MDV64030	Kingswear, Radar	Documentary	Radar station 14B, Kingswear. Described as Chain Home Low



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	Station		station and NGR given is SX80925119. Documented 16/10/1940. This is a mislocated monument; Radar station 14B, Kingswear, is actually located at SX90925119.
MDV71963	Blackawton Searchlight	Documentary	Site of WWII searchlight at Blackawton.
MDV72453	Quarry at Sweetstone, Blackawton	Quarry	Quarry marked on historic and modern maps. Shown on 1906 OS map
MDV8505	Forces Inn	Extant	Forces inn. Old house at the crossroads. Nothing of interest left, except a depressed wooden arch over the passage and some rough panelling. A single scroll of ironwork over the sign
MDV36967	Cropmark	Cropmark	Curvilinear feature. Recorded from the air 1984 (ap). Vis=10/12/1987. Lies on level hilltop, nothing visible
MDV50012	Fishponds in Oldstone Park	Documentary	Three large fishponds to the west of Oldstone House, shown on 19th century maps.
MDV55161	Oldstone Park	Extant	Remains of 18th and 19th century parkland at Oldstone

Table of Heritage assets within 1km of the site (Source: Devon HER).

Appendix 4  
Building Record

<b>REDHILL BARN</b>		<b>General Description</b>
Function/Summary:		Barn and foldyard forming an 'outfarm', within a block of agricultural grazing land
Dating Evidence:		Map evidence, the form/style of the barn and its stonework
<b>Exterior</b>		
Elevation <b>NORTH</b>		Description
Figure Numbers:		IMGP: 4782, 4784, 4786, 4789, 4806, 4808
Fabric Description:		Local buff-coloured sandstone, mudstone, with some shale, squared rubble quoins to the corners. The stonework is of a semi-coursed style with courses of stone blocks, some partly shaped, other irregular, within levelling layers of shale/mudstone, tightly packed. The stonework shows an element of 'grading', with larger stones at the base of the wall, getting smaller and tighter packed towards the top. The stones of the wall have all been roughly dressed on the outer face, to create a flat surface and a cohesive even appearance, despite the rubble constructional style. The bond of the wall is of earth and loose lime, with a cream-coloured lime mortar, with inclusions of river/stream pebbles and grit. Later repairs have a dark grey lime mix and also cement.
Opening – Windows:	1	At the east end of the elevation, to the ground floor, set into the ditch behind the barn a small window has been forced into the elevation, with a thin timber lintel and some surviving timber framing. The majority of the window frame and support has rotted away and the structure is failing at this point. The whole area has been heavily patched with cement.
Blocked Openings - Doors	1	In the center of the elevation, at first floor level is a large double-width cart door. The reveals of this opening are of squared and dressed stone block quoins. The doors, lintel and arch have all been lost.
Significant Details:		The cart door is reached across the ditch behind the barn, which has the remains of a fine rubble-stone revetment wall. A bridge provides access to the cart door, formed of a large segmental arch, using dressed stone blocks. The structure is now in poor condition
Relationships:		The north elevation is cohesive with the rest of the building, built in one phase.
Comments:		Although fine, the stonework of this elevation is not as fine as that to the south, which appears to have been formed as a 'presentation front' to the barn
<b>Elevation SOUTH</b>		
Elevation <b>SOUTH</b>		Description
Figure Numbers:		IMGP: 4734, 4735, 4741, 4756, 4848, 4851, 4854
Fabric Description:		Semi-coursed stonework of squared rubble, with tightly packed levelling courses of shale/mudstone. All the stonework dressed to the face, creating a level and continuous wall-line, formalising the appearance. The elevation is framed to each end with a full-height sloping stepped buttress, with another central buttress. The buttresses are of dressed and squared stone blocks. The corners are of dressed and squared stone blocks, forming formal quoins. The bond of the wall is of earth and loose lime, with a cream-coloured lime mortar, with inclusions of river/stream pebbles and grit. The quite extensive repairs to the pointing have been undertaken in a dark grey cement mix mortar.
Openings – Doors:	6	Two sets of three matching ground floor doors, either side of the central buttress. Each opening has squared, dressed reveals and a dressed stone segmental arch. The doors have been set in such a way that they open symmetrically. The doors would have closed onto a dressed stone projection, larger iron hinges survive to most doorways. On the eastern three doors the 'closing' is to the west and on the west three doors the 'closing' is to the east.
Openings – Loading Doors	1	On the first floor, offset from the rest of the elevation, to the east side of the central buttress. The location of the loading door disrupts the intended symmetry of the front and has been forced into the elevation. The opening has stone-built quoins and a segmental arch, to match the other doors on the ground floor, but the quality of the stonework is not the same.
Significant Details:		The loading door appears to have been forced into the elevation, the stonework around this

Redhill Barn, Blackawton, Devon

		<p>has been carefully rebuilt to create an almost seamless join, however the style of the rebuilt stonework, especially between the base of the loading door and the segmental arch below is not quite the same. The blocks are squared and tightly packed, without the shale/mudstone levelling courses and the segmental arch of the doorway below has been rebuilt, the taller narrower keystone being replaced slightly off-set.</p> <p>The quoins and segmental arch of the loading door are also not of the same quality as the blocks and dressed stone reveals of the doors on the ground floor</p>
Relationships:		The elevation is cohesive with the rest of the structure which is of a single phase
Comments:		<p>It is this principal elevation which provides the evidence for the possible mixed use, or change of use of the building, in later phases, with the forcing of the loading door, offset from the rest of the elevation, which is otherwise of formalised symmetry.</p> <p>This elevation is of fine quality stonework, of dressed blocks, with dressed stone buttresses an attempt to create a 'presentation front' to the barn.</p> <p>There is exhibited a consideration of architectural detail and form which places this barn in a position of increased status, possibly built as a 'show-piece'.</p>
<b>Elevation WEST</b>		
Figure Numbers		IMGP4772, 4780
Fabric Description		<p>Local buff-coloured sandstone, mudstone, with some shale, squared rubble quoins to the corners. The stonework is of a semi-coursed style with courses within levelling layers of shale/mudstone, tightly packed.</p> <p>The stonework shows an element of 'grading', with larger stones at the base of the wall, getting smaller and tighter packed, as the elevation rises.</p> <p>There is a noticeable change in the stonework, associated with a build line 2/3 of the way up the wall, where the stonework becomes looser, larger, more irregular and the levelling courses do not continue in such frequency, if at all in some places. This represents a considerable repair of the upper gable end, where attempts have then been made to tie in the stonework carefully with that surviving below.</p> <p>The wall has been repointed in a whiter lime mix mortar, then with cement in places, the older creamy coloured lime with grit and pebbles is more visible to the base of the wall</p>
Openings	1	One partly blocked opening to first floor level, forced into the stonework of the apex of the gable end, with no formal quoins or dressing of the stonework to the reveals, timber sill which has rotted away. This opening has then been further patched/repointed with cement in later repairs
Relationships		<p>Cohesive with the other elevations, at th base and central part of the wall.</p> <p>Evidence of rebuilding within the upper part of the elevation, the style of the stonework changes and there is a definite build line; this is not so much a phase as a significant repair, it appears the west and south-west corner of the barn is the most affected by weather.</p>
Comments:		The forced opening has then been partly reblocked, with poor quality loose rubble stone
<b>Elevation EAST</b>		
Figure Numbers:		IMGP: 4789, 4813, 4815
Fabric Description:		<p>Local buff-coloured sandstone, mudstone, with some shale, squared rubble quoins to the corners.</p> <p>The stonework is of a semi-coursed style, with levelling courses of shale/mudstone, tightly packed.</p> <p>The stonework shows an element of 'grading', with larger stones at the base of the wall, getting smaller and tighter packed, as the elevation rises.</p> <p>The bond of the wall is of earth and loose lime, with a cream-coloured lime mortar, with inclusions of river/stream pebbles and grit.</p>
Openings:	1	Small triangular 'owl hole' in the apex of the gable, framed by slates
Relationships:		Cohesive with the other elevations
<b>B1 Interior – Ground Floor</b>		
Function:		<p>Cattle pens, to the south side of the barn, accessed from the fold yard via the six symmetrical doorways; evidence of possible partitions to the east and west ends, with a large open area between</p> <p>A raised feed channel runs to the north, divided from the cattle pens by stone-built pillars, framing stone built bases for timber and stone troughs. The pillars are curved to the feed channel and flat to the cattle pens</p>

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Figure Numbers:	IMGP: 4672, 4674, 4677, 4678, 4680, 4691, 4692, 4694, 4696, 4699, 4702, 4704, 4706, 4710, 4711
Walls:	Exposed stone
Floor:	Earth floor, no evidence survives of the treatment of the floor, but it is expected it was once cobbled
Opening:	The six doorways and forced window are as described with the exterior
Significant Details:	One part of timber framing to a former trough survives, to the western side of the feed channel. There are small timber sockets near the doorways to the east and west ends, suggesting end partitions, possibly forming separate pens.
Comments:	The majority of the fittings, partitons and even the first floor have gone, due to the loss of the roof and exposure to the elements.
<b>Interior – First Floor</b>	<b>Description</b>
Function:	Open hay and feed store, accessed via the cart door, presumably with a part open section against the north wall, to allow feed to be pushed down into the feed channel The use of this floor may have changed later, with the addition of the loading door, or winnowing door, possibly meaning some threshing occurred. No evidence survives however of any definitive uses of this space
Figure Numbers:	IMGP: 4672, 4674, 4687, 4692, 4792, 4794, 4796
Walls:	Exposed stone
Opening:	The openings have been described with the exterior
Significant Details:	A slight ledge has been built into the walls to support the boards of the floor and although the floor is lost a mixture of lime and cement can be seen to this ledge in places, suggesting a tight seal was formed, suggesting the store of feed or grain and the need to exclude rats. The first floor socket holes are large and suggest a heavy duty construction, again suggesting a storage function and a need for strength
Comments:	The majority of the fittings, partitons and even the first floor have gone, due to the loss of the roof and exposure to the elements.

## Appendix 4

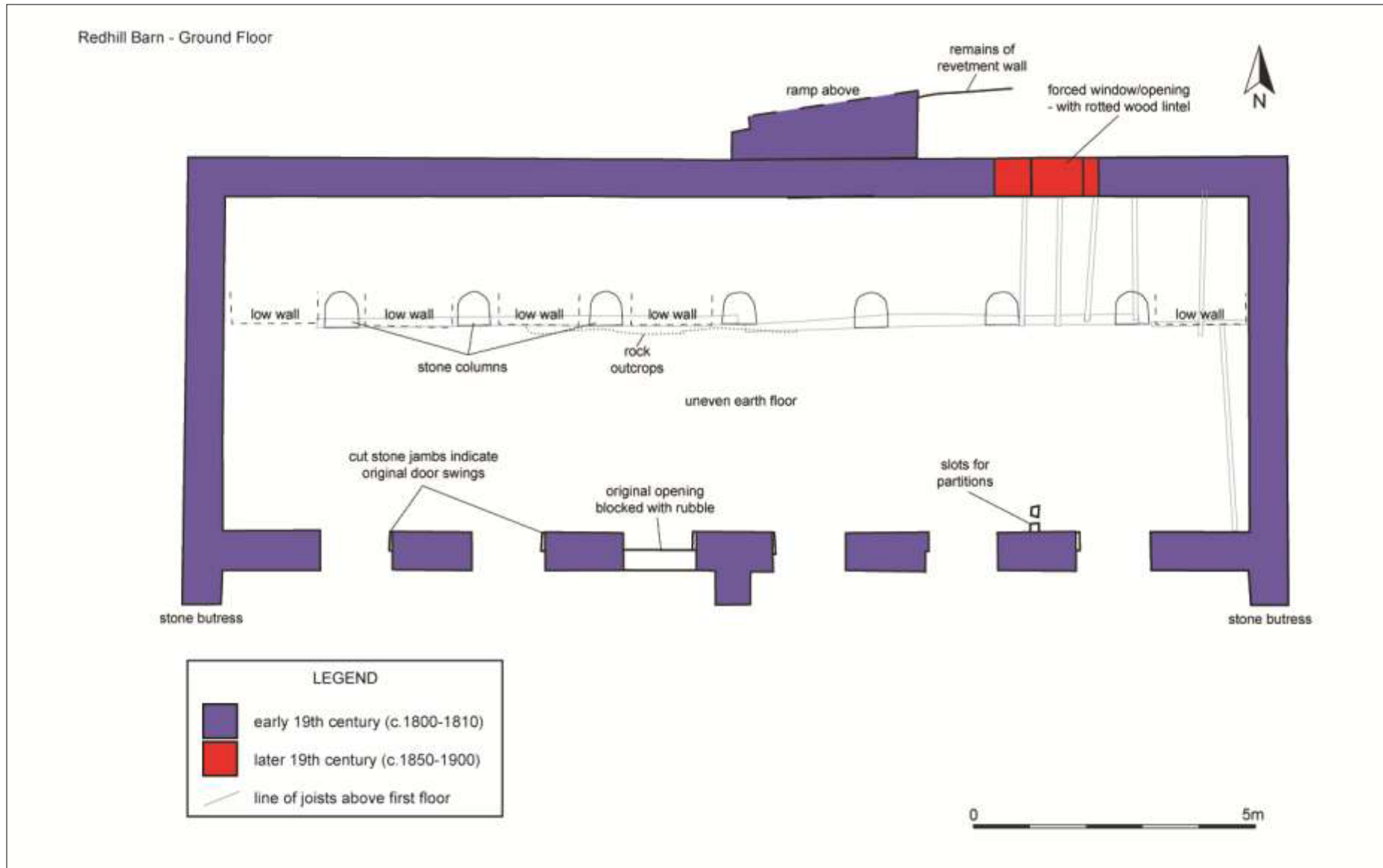
### Context List

CONTEXT	DESCRIPTION		RELATIONSHIPS	DEPTH/ THICKNESS	SPOT DATE
(100)	Layer	Topsoil. A friable, yellow-brown, slightly clayey silt. occasional inclusions of small sub-angular stones and rare quartz (stones c.50mm dia.). Very homogenous and clean. (Hill wash).	Overlain by (101); Overlies (104), Natural; Cut by [102]	<0.6m	C19-C20
(101)	Layer	Layer of yellowish-grey, silt-clay topsoil, common sub-angular – angular stones including quartz and shillet (stones c.50mm dia.).	Overlies (110), Natural		-
[102]	Cut	Cut of a ditch flanking the extant hedge bank. Sealed by plough soil.	Filled by (103); Cuts (100), (104)		-
(103)	Fill	Soft, dark-grey silt-clay with occasional sub-angular stones and common roots.	Overlain by (101); Fill of [102]		-
(104)	Layer	Subsoil. A friable, grey-yellow-brown, slightly clayey silt. occasional inclusions of small sub-angular stones and rare quartz. Very homogenous and clean. (Hill wash).	Overlain by (100); Overlies Natural		-
[105]	Cut	Cut of a sub-Ovid pit or interrupted ditch. Has steep-moderate concave profile and two fills. 1m wide, 0.88m long	Overlain by (106); Filled by (106), (107); Cuts Natural	0.24m	-
(106)	Fill	Basal fill of [105]. A fine grey-brown silt-clay with common charcoal fragments. Less charcoal noted when fully excavated by hand.	Overlain by (107); Fill of [105]		-
(107)	Fill	Upper fill of [105]. Fine, soft yellow clay, quite clean with occasional shillet fragments (Shillet <30mm dia.).	Overlies (106); Fill of [105]; Overlain by (110)		-
[108]	Cut	Cut of pit, sub-Ovid. (Could be ditch terminus). Steep sloping E edge, peters with topography to the W. has a flat/ slightly concaved base.	Filled by (109) Cuts Natural		-
(109)	Fill	A grey-brown silt-clay with common sub-angular stone inclusions (Stones <70mm).	Overlain by (110); Fill of [108]		-
(110)	Layer	Only visible in lower part of filed 4. There was a remnant, slightly grey, clayey-silt soil below (101).	Overlain by (101); Overlies (107), (109), (112)		-
[111]	Cut	Cut of ditch, flanking the extant hedge bank. Has steep sloping E side, flat base and tapers with topography. 1.4m wide	Cuts Natural; Filled by (112)	0.2m	C19-C20
(112)	Fill	A yellow grey, silt-clay with common to abundant sub-angular stones. (1 pebble). Includes occasional quart, a line of quartz is noted adjacent to the remover hedge bank, suggestive of C19 <sup>th</sup> re-facing of bank. Appears to be shallowing towards S boundary, gateway has been forced.	Overlain by (110); Fill of – [111]		C19-C20

Appendix 5  
Finds List

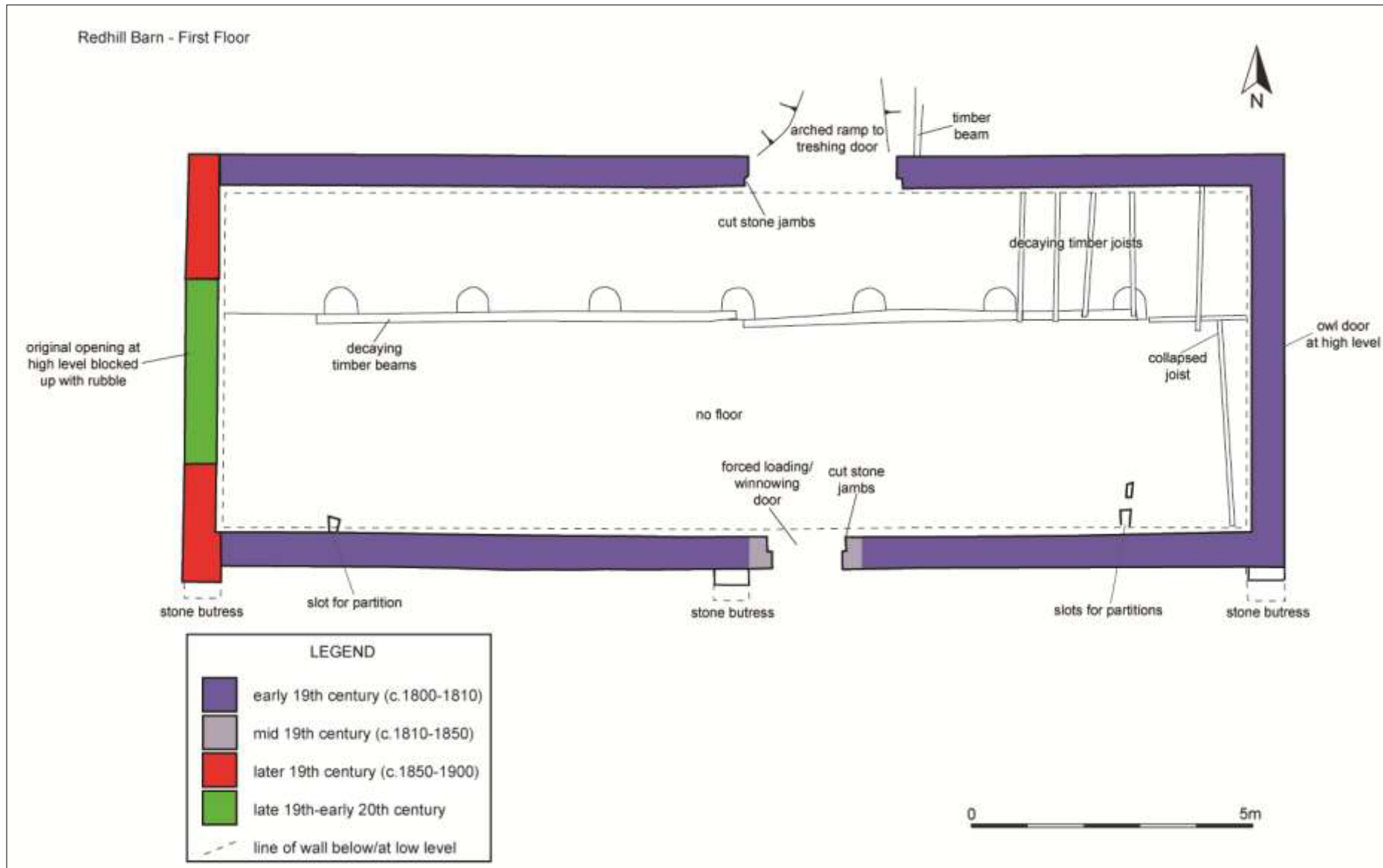
Context	No.	Wgt.	Description	Spot Date
(100) Great Meadow	1	301g	Fe fragment – farm machinery/spring tyne cultivator fragment	C20
	1	2g	Green bottle glass shard – thin	C20
(100) Copse Field	1	72g	Very corroded Fe fragment	C20
	1	40g	Fragment of flint nodule with cortex and oxidised surface – prehistoric blade core	Neolithic
(112)	1	10g	Coal fragment, anthracite	C19-C20
	1	82g	Fe fragment – farm machinery/spring harrow tyne	
	1	250g	Rounded pebble/stone	
	1	5g	C19th Industrial cream/off white ware with blue stripped pattern – similar to Torquay ware	
	1	151g	Slag? – vitrified glaze-like coating over burnt shillet stone	

Appendix 6  
Phased Plans and Elevation Drawings



Redhill Barn; Ground floor phased plan.

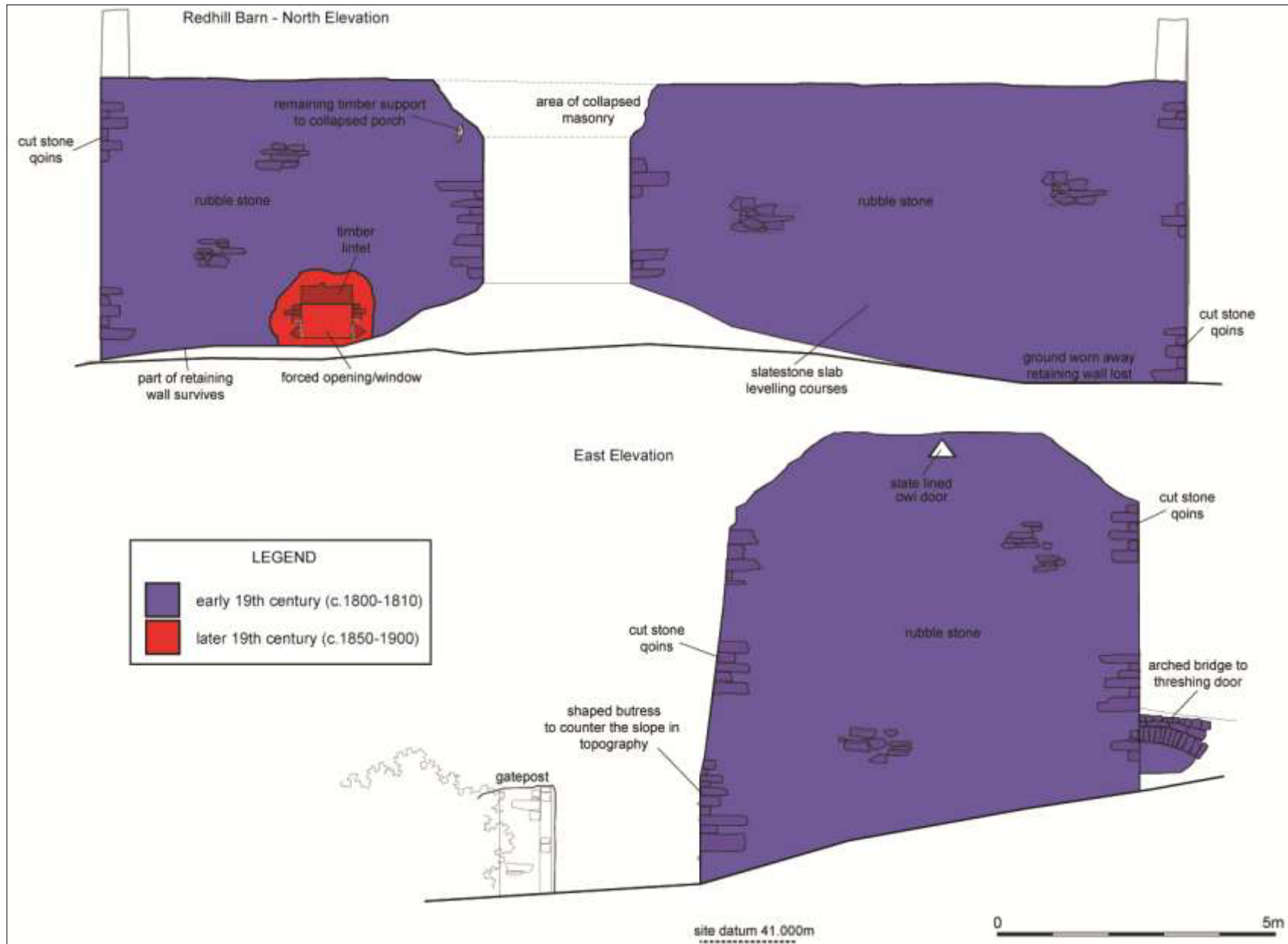
Redhill Barn, Blackawton, Devon



Redhill Barn; First floor phased plan.

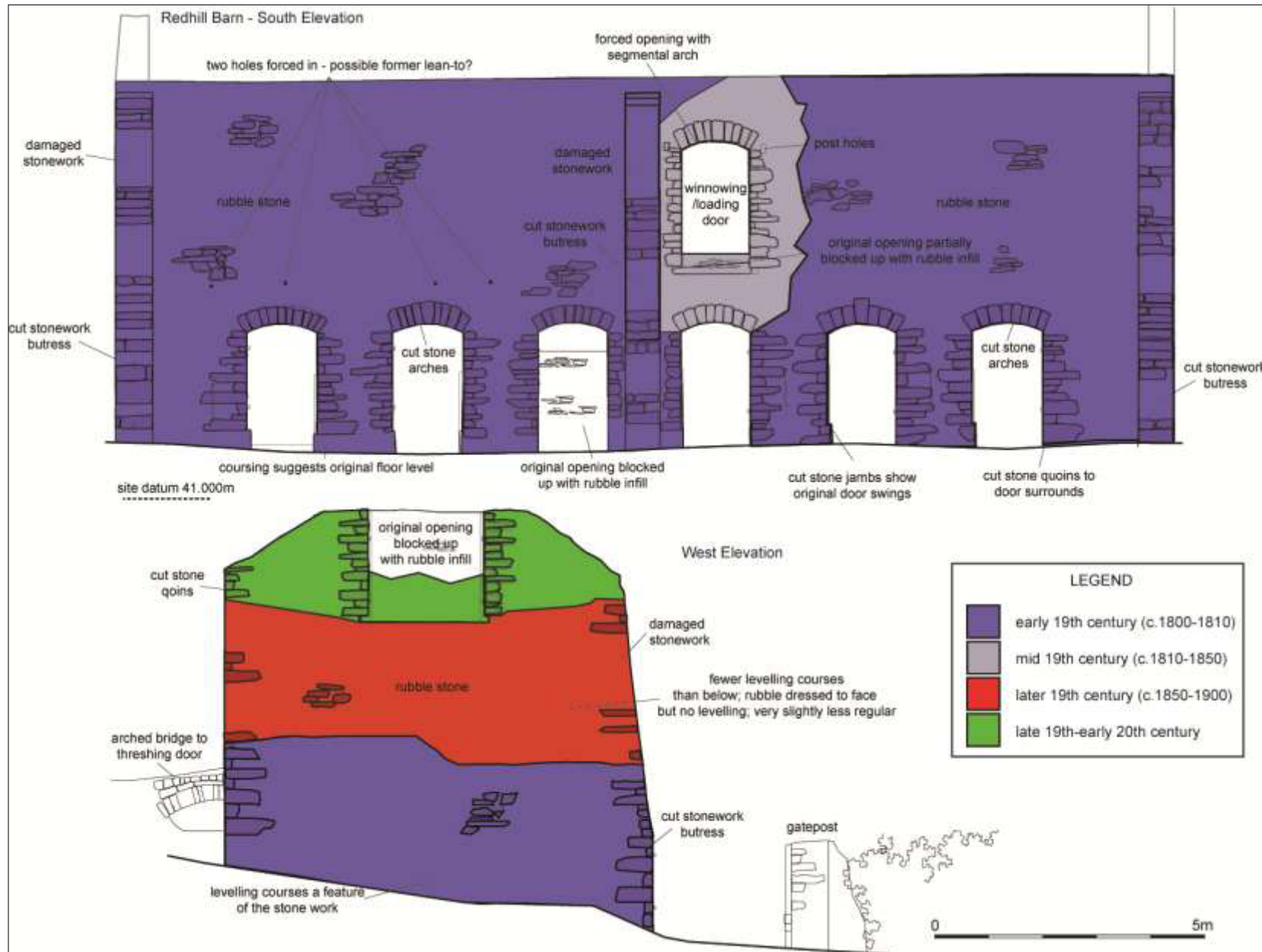


Redhill Barn, Blackawton, Devon



Redhill Barn; north and east elevation, phased drawing.

Redhill Barn, Blackawton, Devon



Redhill Barn; south and west elevations, phased drawing.

Appendix 7  
Photographs



The south elevation, viewed from the foldyard to the south (2m scale).



Shot along the south elevation, showing the buttresses; viewed from the east-south-east (2m scale).



The partly blocked forced opening in the west elevation; viewed from the north-west.



The bridge accessing the cart door in the north elevation; viewed from the west (2m scale).



The east elevation; viewed from the east (2m scale).



The pillars and stone-built trough to the east end; viewed from the south (2m scale).



The east elevation, interior face; viewed from the west (2m scale).



The west elevation; viewed from the north-east.



Shot along the feed channel, viewed from the north-east (2m scale).



The loading door at the first floor in the south elevation; viewed from the north.





Shot of the service trench mid-excavation through Fields 2 and 3, viewed from the east.



Shot of stone drain in Field 1 (2m scale), viewed from the south-west (2m scale).



Shot of service trench as it crossed the recently piped watercourse separating Fields 1 and 2, viewed from the south-east (2m scale).



Shot of service trench through hedgebank between fields 2 and 3, viewed from the south-south-east (2m scale).



Shot of section through pit [105], as exposed in service trench, viewed from the south-south-west (1m scale).



Service trench as it passes through gateway between Fields 3 and 4, viewed from the north (1m scale).



Pit [108], viewed from the west (1m scale).



Shot of Pit [108] and [105] in the foreground, viewed from the west (1m and 2m scales).



Shot of Pit [105], area to the left is the filled in service trench, viewed from the south (1m scale).



Shot of section through Ditch [111], viewed from the west (2m scale).



Shot of Ditch [111], viewed from the north-west (2m scale).





Shot of trackway as it passes through gateway into Field 4, viewed from the south (no scale).



Shot of access track running across Field 3, viewed from the north (no scale).

Redhill Barn, Blackawton, Devon



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