

HIGHER VELLY FARM, HARTLAND, TORRIDGE, DEVON

Results of a Desk-Based Assessment,
Historic Building Recording &
Archaeological Monitoring



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Report No.: 160106
Date: 06.01.2016
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Higher Velly Farm, Hartland, Torridge, Devon

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For

Lyndon Piper

Of

Piper Architecture. (the Agent)

By



SWARCH project reference: HHV15
OS Map copying Licence No: 100044808
National Grid Reference: SS2950824494
Planning Application Ref: 1/0970/2014/FUL
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January 2016

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Summary

This report presents the results of a desk-based assessment, historic building recording and archaeological monitoring carried out by South West Archaeology Ltd. (SWARCH) at Higher Velly Farm, Hartland, Torridge, Devon (Figure 1). The work was commissioned by Lyndon Piper of Piper Architecture (the Agent) in order to establish the historic background, building phasing and nature of archaeological remains that may be affected by the conversion of the farm buildings and associated development works.

Whilst Higher Velly Farm is not a listed building, the likely late medieval origin of the complex makes it of local significance, particularly with the survival of early fabrics within buildings B1 and B2. The primary function of building B1 was as a detached kitchen block, probably of late medieval date. This suggests that a reasonably high status house of this date was present nearby, the location of which is unknown. The majority of the surviving structures, however, are representative of a 19th/early 20th century rationalisation of the earlier building group.

The development of the complex was partly confirmed by the archaeological features identified during groundworks, though the later additions are also likely to have caused the destruction of much of the earlier evidence, most notably of the possible oven within the east gable stack of B1.

No evidence was found in the surviving building fabric or archaeological monitoring that could confirm the existence of 'the remains of the chapel' as stated on the Ordnance Survey maps and the Devon County Historic Environment Record.

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Acknowledgements

Thanks for assistance are due to:

Mr and Mrs Huxtable (the Client) for allowing unrestricted access to the site
Lyndon Piper of Piper Architecture (the Agent)
Ann-Marie Dick of Devon County Historic Environment Team (DCHET)

1.0 Introduction

Location:	Higher Velly Farm
Parish:	Hartland
County:	Devon
NGR:	SS2950824494

1.1 Project Background

This report presents the results of a desk-based assessment, historic building recording and archaeological monitoring carried out by South West Archaeology Ltd. (SWARCH) at Higher Velly Farm, Hartland, Torridge, Devon (Figure 1). The work was commissioned by Lyndon Piper of Piper Architecture (the Agent) in order to fulfil the archaeological planning condition attached to the approval to convert the redundant barns for residential use (app no. 1/0970/2014/Ful). This was undertaken in accordance to the Written Scheme of Investigation (Appendix 1) previously approved by Ann Dick of Devon County Historic Environment Team (DCHET) on 26th May 2015. The aim of this work was to record buildings and below ground archaeology that was to be affected by the proposed conversion in order to gain an understanding of the historic development of the site.

1.2 Topographical and Geological Background

Higher Velly Farm is one of a series of isolated farmsteads 33km to the south-west of Barnstaple, between Hartland, approximately 3.5km to the west, and Clovelly, 2.5km to the east (Figure 1). It is situated 1km to the north of the Abbey River in the rolling countryside of the North Devon coast. The farm complex is located within an enclosed field-system towards the summit of a steep east-facing coastal slope and comprises the farmhouse and ten associated outbuildings within a complex of c.25ha, at a height of c.165m AOD.

The soils at this area are the slowly permeable seasonally waterlogged clayey, fine loamy and fine silty soils Hallsworth 2 Association (SSEW 1983), which overlie the sandstone of the Crackington Formation (BGS 2015).

1.3 Historical Background

The site is located to the west of the village of Hartland within the eponymous modern civil parish, hundred and manor.

A settlement is first recorded at Velly in 1287 when it is spelt 'Fetye', and by 1301 Higher Velly held five tenants, with two at nearby Lower Velly. By 1566 there were still five tenants at Higher Velly, but only one at Lower Velly (Devon and Dartmoor Historic Environment Record Nos. MDV105940). A former chapel dedicated to St. Leonard is recorded at the site, surviving evidence of which is suggested as being visible in the interior walls of a cow house, and it may once have been a private oratory possibly created under the Royal Charter of 1189 (DDHER No. MDV7138).

1.4 Archaeological Background

The Devon Council Historic Landscape Characterisation suggests that Higher Velly is sited within a landscape of modern enclosures adapting medieval fields, with medieval enclosures based on strip fields surviving to the north. The Devon and Dartmoor Historic Environment Record (DDHER) shows that there is a background of prehistoric activity, with a Bronze Age barrow (Scheduled Monument 1017980) and Iron Age multivallate hillfort (Scheduled Monument 1018522) to the south-east. Higher Velly itself is recorded as a medieval settlement (MDV 105940) alongside a further small settlement at Lower Velly to the north-east (MDV 105946). A medieval chapel is also recorded as part of the interior wall of a cow house at Higher Velly (MDV7138). However, post-medieval activity dominates the area, with relict field boundaries recorded to the north-east (MDV102176), alongside numerous Grade II listed buildings associated with Highford Farm, Clovelly Court, Higher Clovelly and Dyke Green, along with the former holy well and butter well at Holiwell (Scheduled Monument 1018521).

1.5 Methodology

The desk-based assessment was undertaken with reference to ClfA guidelines (2014) on the preparation of historic environment desk-based assessments. The work involved a review of cartographic and written sources available at the Devon Record Office. Internet resources were also consulted as part of this assessment. The building recording was undertaken in accordance with English Heritage (2006) and the Chartered Institute for Archaeologists (ClfA) guidelines (2014) for the *Archaeological Investigation and Recording of Standing Buildings or Structures*. Archaeological monitoring and recording was undertaken during all groundworks in accordance with the ClfA *Standard and guidance for an Archaeological Watching Brief* (2014).

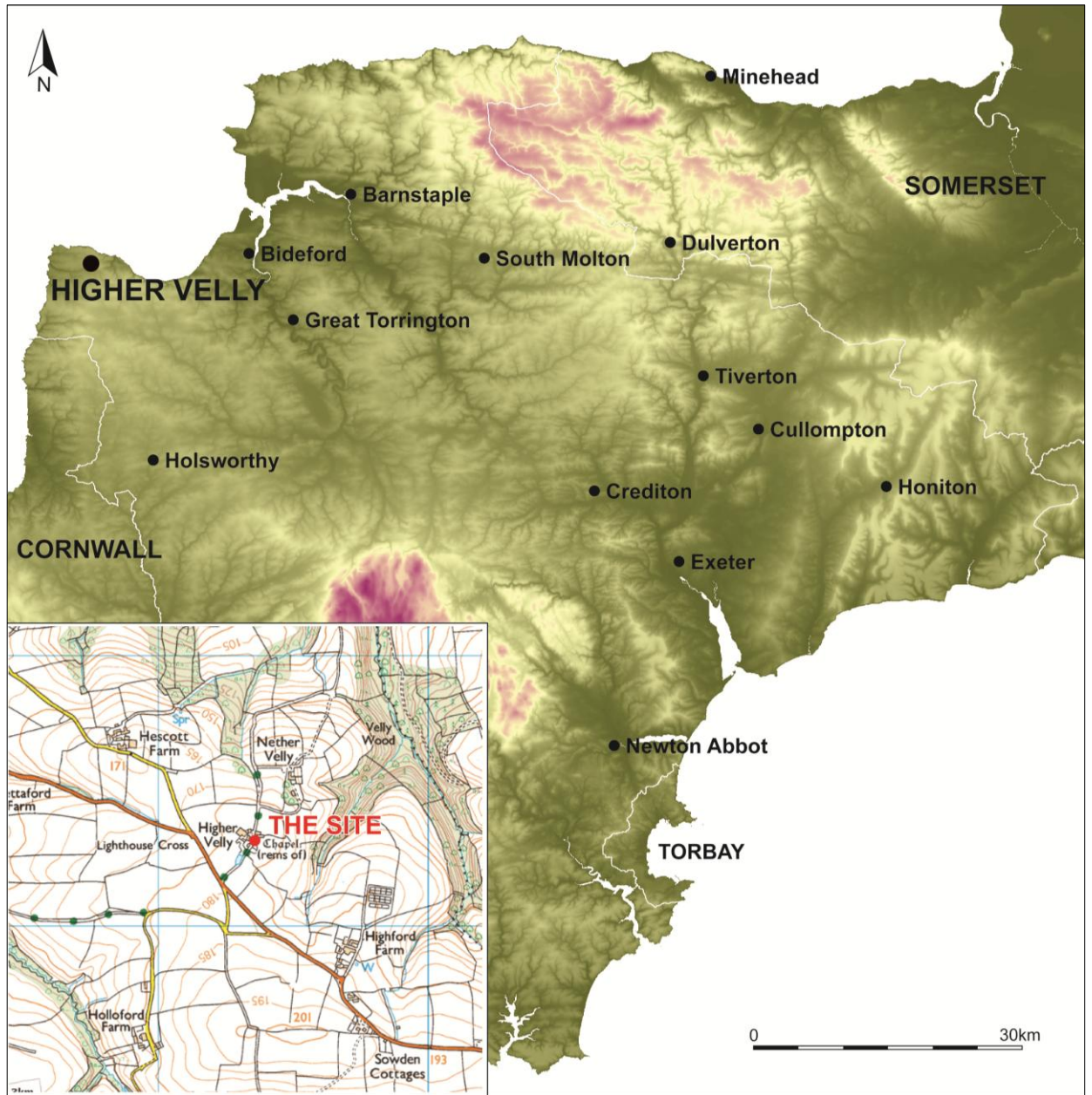


Figure 1: Site location (the proposed site is indicated).

2.0 Desk-Based Assessment and Cartographic Analysis

2.1 Documentary History

Higher Velly is located within the parish, former hundred and deanery of Hartland. The manor of Hartland is recorded in Domesday as “Heritone” and owned by Gytha with land for 110 ploughs, including 10 acres of meadow, 12 of woodland and pasture 1 league square. An abbey was founded by Gytha, formerly called the Monastery of St. Nectan, now Hartland Abbey, and survived until the dissolution. Following the Norman conquest the manor was given by William the Conqueror to Oliver de Dinant, though in 1466 it was divided between the representatives of the four sisters of Lord Dinham. Of the former 11 chapels in the parish, including one at Velly, only two survived as visible remains in the 19th century, of which Velly is not one. A market was granted to be held in Hartland in 1280 and held every Tuesday (Lysons and Lysons 1814).

A settlement is first recorded at Velly in 1287 when it is spelt as ‘Fetye’, and by 1301 Higher Velly held five tenants, with two at Lower Velly. By 1566 there were still five at Higher Velly, but only one at Lower Velly (Devon and Dartmoor Historic Environment Record Nos. MDV105940). A former chapel dedicated to St. Leonard is recorded at the site, surviving evidence of which can apparently be seen in the interior walls of a cow house, and may have been a private oratory possibly created under the Royal Charter of 1189 (DDHER No. MDV7138).

The derivation of the name *Velly* is likely from *Felye* or *felġ* meaning ‘a felly or wheel rim’ later developed through *Fetye*, *Velye* and to *Velly* and is believed to refer to the local topography which rises shaped like a wheel (Watts 2010). Other possible suggestions include the name being linked to the dedication of a nearby chapel to an individual called ‘Fele(c)’ (Coates *et al* 2000).

2.2 Cartographic Analysis

2.2.1 Early Mapping

The earliest detailed map available to this study is the Budgen map of 1804 (Figure 2). Higher Velly is marked on the map, and although the detail is unclear, a group of (three?) buildings along with an access route, which continues towards Lower Velly, can be seen. The fieldscape shows a series of small irregular enclosures.

The First Series OS Surveyors Draft (1813) (Figure 3) is less detailed than the earlier map, showing the buildings of Higher Velly and the county roads, though not in any great detail and with the focus on the topography rather than a detailed study of the fieldscape.



Figure 2: Extract of Charles Budgen's map of 1804.



Figure 3: Extract from the Hartland Ordnance Survey Surveyors Draft, c.1813 (DCHES).

2.2.2 1840 Tithe Map

The Hartland tithe map of 1840 (Figure 4) suggests that the farmstead at Higher Velly comprised a series of five buildings, including a large rectangular house on a north-east to south-west alignment. To the north, on the same side of the road as the farmhouse are two agricultural buildings: one on a north-south alignment and the northernmost one on an east-west alignment; along with a small out-building opposite the main house. A further irregular shaped barn is positioned on the other side of the access road on an east-west alignment. It is this structure and its immediate environs

that form the focus of the development. These buildings form a very crude U-shape to the north of the farmhouse. The fieldscape surrounding the farm appears to have altered only slightly since the earlier mapping, with the continuation of the irregular enclosures and slightly curving hedgerows indicative of medieval and post-medieval field strips, and only a small number of the larger fields having been subdivided. There also appears to have been loss of woodland from the area to the east.

The accompanying tithe apportionment of 1840 details the land holding of Higher Velly at this time (Table 1) and suggests that the farm was owned by Charles Carter and tenanted by Thomas Stone; whilst East Hescott to the north-west was owned by William Hope Esq.; and Lower Velly by Jane Edgecombe. The tithe apportionment indicates a mix of pasture and arable, dominated by the latter, with some meadow.

In terms of the field-names, most are straightforward and prosaic (e.g. *North Meadow*, *West Meadow*) and are likely to relate to the former use of the individual fields or features within them. However, a number are more interesting. *Little Chapel Meadow* and *Great Chapel Meadow* are most likely to suggest the presence of a former chapel in the vicinity, though none of the earlier mapping provides any indication of such.

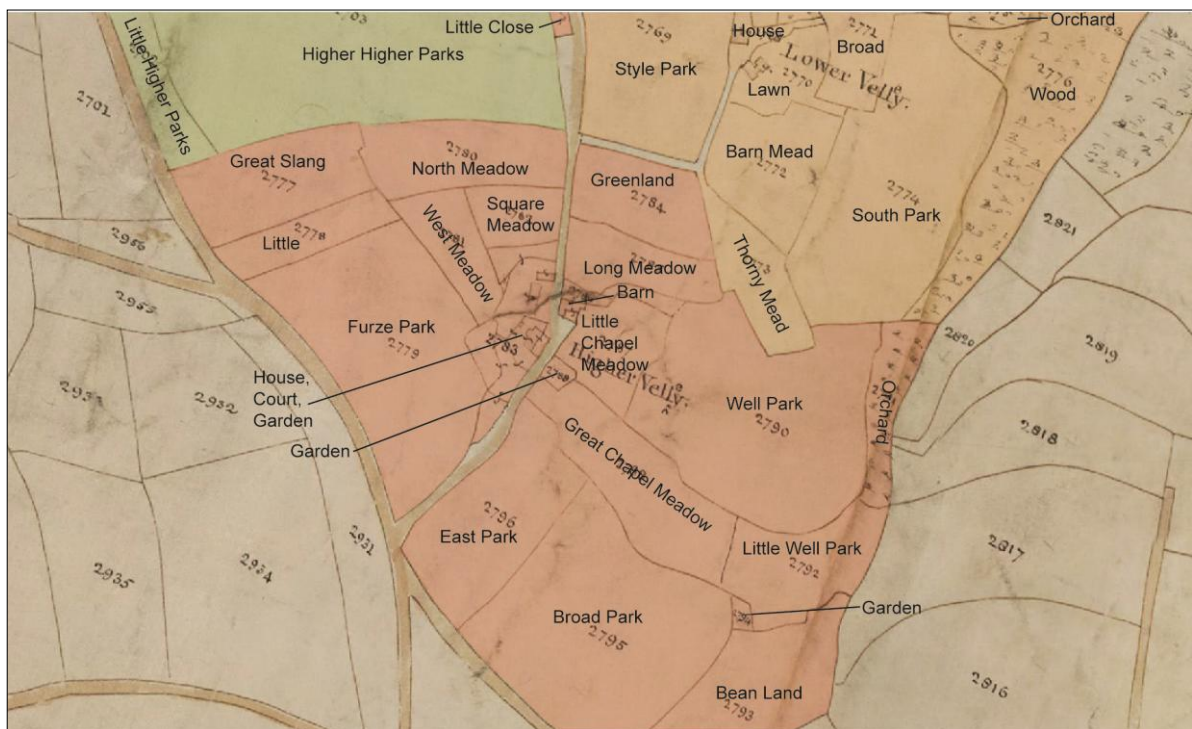


Figure 4: Extract from the 1840 Hartland tithe map (DCHES), the 1840 field names are overprinted. Areas in RED were owned by the Charles Carter (Higher Velly), areas in ORANGE by Jane Edgecombe (Lower Velly) and areas in GREEN by William Cope (East Hescott).

No.	Landowner	Tenant	Field Name	Cultivation
East Hescott				
2702	William Cope Esq.	Himself	Little Higher Parks	Arable and Coarse Pasture
2703			Higher Higher Parks	Arable and Coarse Pasture
2704			Marsh	Coarse Pasture
Lower Velly				
2768	Jane Edgecombe	Thomas Cann	House	-
2769			Style Park	Arable
2770			Lawn	Meadow
2771			Broad Mead	Meadow
2772			Barn Mead	Arable
2773			Thorny Mead	Arable and Coarse Pasture
2774			South Park	Arable
2775			Orchard	Arable
2776			Wood	Arable
Higher Velly				
2777	Charles Carter	Thomas Stone	Great Slang	Arable
2778			Little	Arable
2779			Furze Park	Arable
2780			North Meadow	Meadow
2781			West Meadow	Arable
2782			Square Meadow	Arable
2783			House, Court, Garden	-
2784			Greenland	Arable
2785			Long Meadow	Meadow
2786			Barn	-
2787			Little Chapel Meadow	Arable
2788			Great Chapel Meadow	Arable
2789			Garden	-
2790			Well Park	Arable
2791			Orchard	Arable
2792			Little Well Park	Meadow
2793			Bean Land	Arable
2794			Garden	-
2795			Broad Park	Arable
2796			East Park	Arable

Table 1: Extracts from the 1840 Hartland tithe apportionment (DHER).

2.2.3 First and Second Edition Ordnance Survey Maps

The Ordnance Survey 1st edition map of 1885 suggests that the agricultural building in the north-east corner of complex had been remodelled; now forming an apparent reverse of the 'L' depicted on the Tithe map. It suggests that there was extensive re-modelling of the barn complex, extending it further to the west. Two further buildings appear to have been added to both the north and south of the barn on the eastern side of the road, whilst the small out-building opposite the farmhouse has been extended. There are developments in the field system with sub-division of fields, including Higher Meadow into two; whilst other fields, including: Thorny Mead, South Park and Barn Mead; and Great Slang and Little (*Slang*) merged into single fields.

There are no further changes, other than the infilling of the barn buildings, on the Ordnance Survey 2nd edition map of 1907.

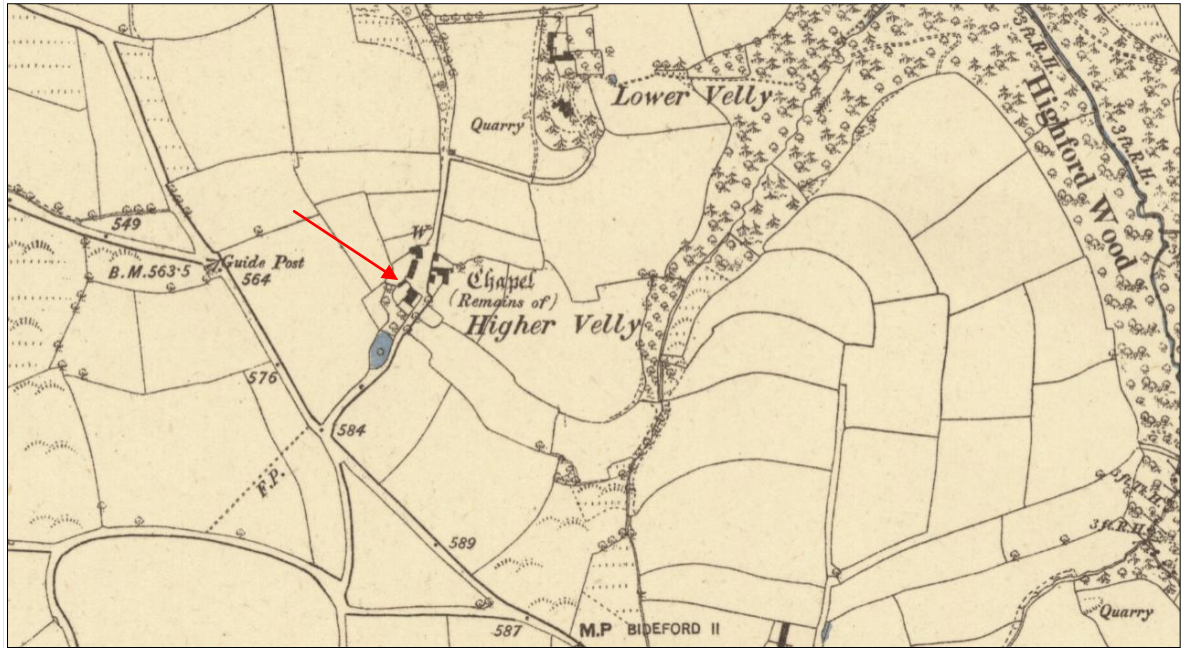


Figure 5: Extract from the Ordnance Survey 1st Edition 1885 (the site is indicated).

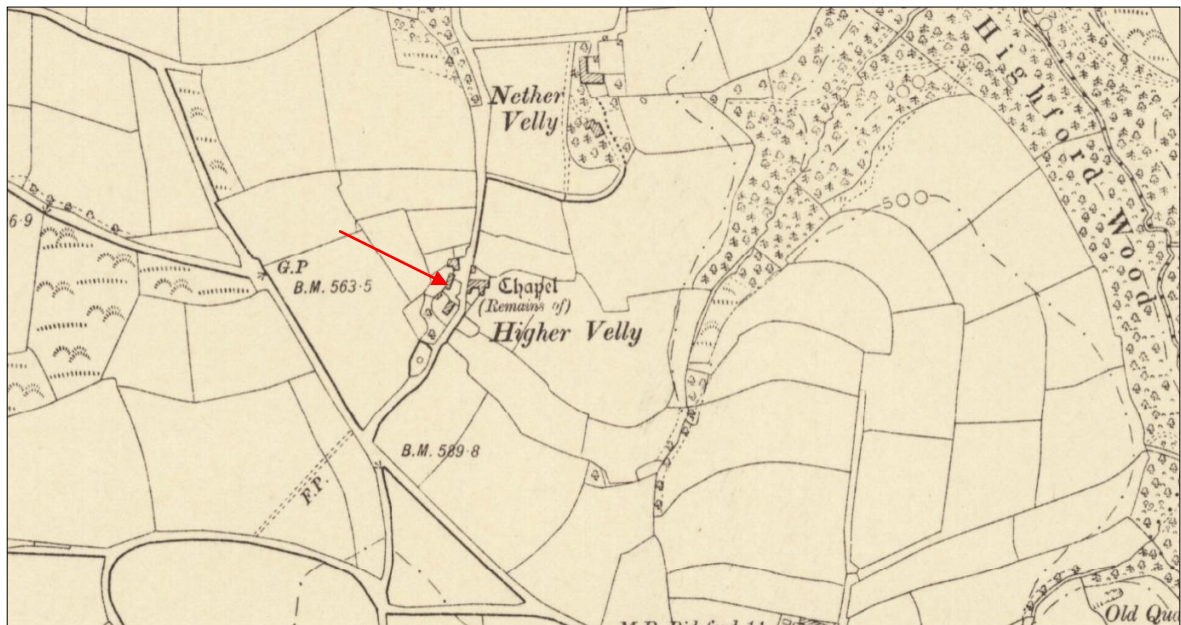


Figure 6: Extract from the Ordnance Survey 2nd Edition 1907 (the site is indicated).

2.3 HER entries

The Devon and Dartmoor Historic Environment Record (DDHER) (see Appendix 2) shows that there is a background of prehistoric activity, with Neolithic findspots (MDV98 and 99) and a Bronze Age barrow (Scheduled Monument 1017980) within the survey area, along with a large Iron Age multivallate hillfort (Scheduled Monument 1018522) at Higher Clovelly. Higher Velly itself is recorded as a medieval settlement (MDV 105940) alongside a further small settlement at Lower Velly to the north-east (MDV 105946). A medieval chapel is also recorded as part of the interior wall of a cow house at Higher Velly (MDV7138), possibly the remains of the chapel indicated on the cartographic evidence. The surrounding landscape is divided by field boundaries believed to have

developed during the medieval period, some of which are now relict, and which continued through the post-medieval and into the existing modern field systems, showing a continuity of land-use. However, it is the post-medieval activity which dominates the records for the area, through the former field names, though which might be earlier in date, alongside numerous Grade II listed buildings associated with Highford Farm, Clovelly Court, Higher Clovelly and Dyke Green, along with the former holy well and butter well at Holiwell (Scheduled Monument 1018521).

3.0 The Results of the Building Survey

3.1 Introduction

The survey was carried out by Colin Humphreys and Emily Wapshott in accordance with the Written Scheme of Investigation and following English Heritage (2006) and the Chartered Institute for Archaeologists (2014) guidelines.

3.2 Summary

The group of buildings associated with Higher Velly Farm consists of a small courtyard of standing redundant agricultural buildings. The central building (B1) is of probable late medieval origin; that to the south-west of probable late medieval or early post-medieval origin (B2); and the adjoining buildings of 19th or 20th century date. The buildings are to be found north-east of Higher Velly farmhouse and form part of a large working farmstead. They are set down a long farm track off the minor parish road. To the west, across the road, there are further historic stone buildings and to the north, open-span metal and timber framed barns.



Figure 7: View of the Higher Velly barn complex; viewed from the north-west.

The earliest building fabric is found within Building 1 (B1 on Figure 8), forming the north side of the courtyard. The building comprises a former pigsty, with loft above and is of two storeys, of five bays, and built of irregularly coursed stonework of dressed and squared blocks. The stonework is clay bonded, with a cement render covering the south and west walls. A feature of this building is the quality of the dressed blocks and the densely packed nature of the stonework. The building has received a significant raise (Figure 9), creating the first floor, using a mixture of cob and rubble. It has also undergone numerous alterations, including: the forcing of doorways, feed chutes, and the

blocking of earlier openings. The building has a later king-post roof structure and slate roof. Several changes of function have converted it from a domestic service building, possibly a kitchen block, to a dwelling, and subsequently to its agricultural use.



Figure 8: Plan of Higher Velly building complex showing phasing of ground floor wall construction.

Building B2 is of the similar construction to B1, but does not appear to be of quite the same high quality. It may represent a sub-phase or be roughly contemporary to B1. It lies to the south-west of B1, at an oblique angle, standing to one-and-a-half storeys, and comprises four bays. It is built of roughly coursed squared blocks with quoins, and is earth bonded and cement rendered. B2 has undergone several phases of alteration, including: the forcing of large agricultural openings on the ground floor and windows on the first floor, as well as the blocking of earlier openings. The building has received a significant raise, using cob and rubble. Several phases of use have converted it from a domestic service building, of unknown function, to a workers dwelling, and subsequently to agricultural use.

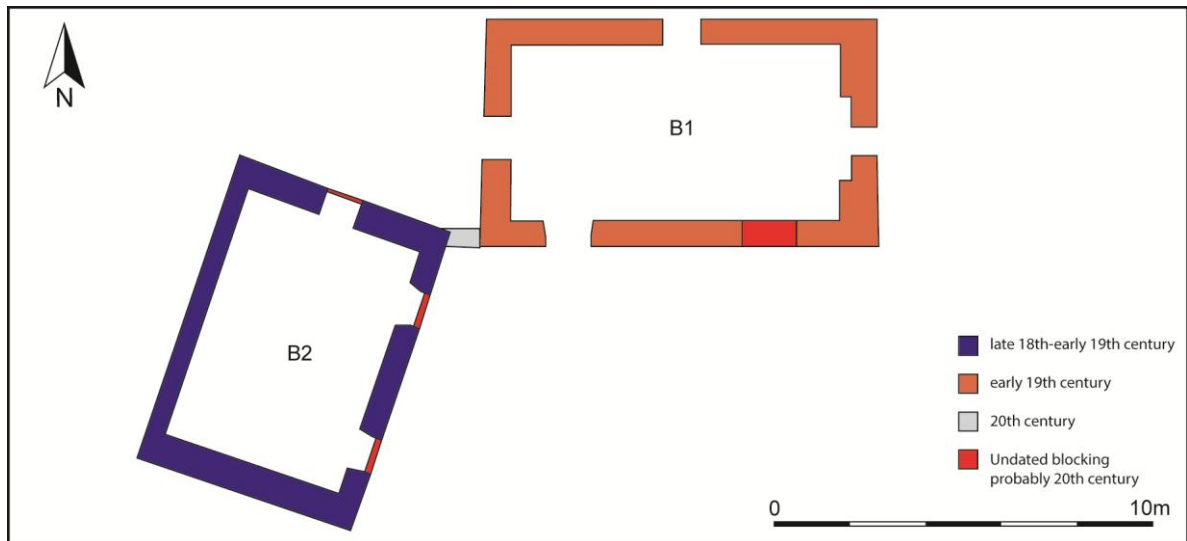


Figure 9: Plan of Higher Velly building complex showing phasing of first floor wall construction.



Figure 10: East interior face of B3 showing combination of stone and cob build; viewed from the west.

Building B3 represents the next phase of development within the complex. Adjoined to the north face of B1 and abutted by B5 to the east and B7 to the west. B3 is a single storey, lean-to cob structure, with a stone rubble-construction base (Figure 10). It has a simple single pitch truss and rafter roof structure of integral cat-slide form connected to the northern pitch of B1, with slate tiles enclosing the loft. The building is of one phase of construction with some later alterations, converting it from domestic use, as a probable dairy, to a pig sty.

Building B4 forms the west side of the courtyard, and is a later extension, adjoined to the east end of the south face of B1. This is a single storey structure of two constructional phases, though having received extensive alterations/rebuilding. It is built of rubble stonework with quoins, reusing dressed blocks from ruined or demolished earlier buildings. Originally an open fronted lincay, B4 has been enclosed on its west side and south sides.

Buildings B5 and B6 originally formed a single structure adjoining the east faces of B1 and B3; B5 to the north, B6 to the south. The original building was of single storey height, and constructed of rubble with a cob upper, and with a timber A-frame roof structure under slate. A substantial cob

and stone dividing wall was subsequently inserted, and a wall constructed to the south, creating B6 as a lean-to structure built up against B5. This truncated the window in the east wall of B5. No fittings survive to define the original function of B6 but B5 has been used for animal housing, possibly for pigs, in the recent past and has a cobbled drain against its north wall. B6 has lost its roof and is overgrown and partially ruinous.

Building B7 is probably contemporary with B5 and B6. It adjoins B3, on its west face; is of single storey height, and of stone rubble-construction, with some cob. B7 is enclosed within a cat-slide slate roof, integral with B1 and B8, but retaining its original double-pitch A-frame roof structure within. No fittings survive to define the original function but it has been used for animal housing in the recent past.

Building B8 was created as an infill between buildings B1, B2 and B7. It has an integral slate cat-slide roof with B1 and B7, with some block work framing a large pair of timber doors to the west.

Two concrete block and stone sheds stand to the south, south-west of the courtyard (B10 and B11) and frame the main gateway off the farm track. These contain little to no historic fabric and are not expected to be altered significantly by the development.

3.3 Significance of the Buildings

The site, as a whole, is of *local* significance, specifically for its early documented history, noted as *Felye*, in 1287. The complex also forms a good agricultural group with the farmhouse and further stone barns to the west and north-west, across the road, including the stone well-house to the north.

B1 and B2 incorporate the remains of standing buildings from a larger courtyard complex of the late medieval period. This building group would have been of domestic and agricultural character but possibly of some local status. B1 certainly, and to some extent B2, therefore have some *historical* significance, due to their age.

If the medieval date could be confirmed, the buildings could be of *regional* significance. Notably these buildings contain similar stonework to that seen within Higher Brownsham Farm, a National Trust farmholding of Grade II* Listed status, located approximately one mile to the west-north-west.

As an aesthetically pleasing and representative example of a 19th/early 20th century rationalisation of an earlier farm building group, the complex does hold some *architectural* significance. Neither the farm buildings, nor the farmhouse are Listed.

3.4 Historic Phasing of the Buildings

3.4.1 15th-16th century

The earliest structure on the site is B1, the construction phase dating to the 15th-16th centuries. This would have consisted of a courtyard or complex of buildings occupying the natural raised knoll at Higher Velly, possibly with a hall or larger main structure to the south-east or south. The site lies in a particularly dominant position visible from the surrounding agricultural land. It also achieves far reaching views across the surrounding Hartland headland and across the channel to Braunton and Saunton.

B1 contains the most historic fabric, largely being intact to first floor height and with the east gable rising to the apex of the earlier roof-line. The stonework of this building is of unusually fine quality and of late medieval form. B1 appears to have been of a single storey structure, open to the roof, of single cell plan, possibly with a through corridor/access corridor at the west end. This is likely to have been a detached kitchen block.

The features which survive internally, in the east gable, are: a narrow slit window/vent at first floor height, to the north side; and a substantial blocked former oven opening (Figure 11), to the south side. Between, is a deep alcove with dressed quoins. This tapers symmetrically as it rises to the apex of the former roofline, and is suggestive of a stack or part of a smoke-bay, to the east end of the building (Figure 12). In the west gable, a blocked window survives to the south. Blocked doors are present in the south and north walls towards the west end of the building; that to the north surviving with a dressed stone lintel and dressed quoins.



Figure 11: Detail of east wall of B1, showing the blocking of a former oven to the south of the chimney stack; viewed from the north-east.



Figure 12: Detail of the east, interior wall of B1 showing the upper portion of the stack; viewed from the north-west.

3.4.2 Later 16th century

B2 contains historic fabric, similar to B1, on its ground floor and north gable, possibly to the south as well, although this is obscured by a later outbuilding. The form of construction is similar but not quite of the same quality as B1; and is possibly of late medieval or early post-medieval form and may have been constructed during a slightly later sub-phase. This building appears to have been of one, or one-and-a-half storeys, probably again of single cell plan, but with a loft. The main surviving feature is the remains of an interior stack, surviving above first floor height (Figure 13).



Figure 13: The north wall of B2, showing the remains of a stack and a window forced into that stack; viewed from the south.

3.4.3 Later 18th-early 19th century

The next phase appears to involve the conversion of B2 to a workers dwelling, possibly after a period of dereliction. This may be linked to a consolidation and expansion of the farmstead and building of the current farmhouse.

During this phase the building was raised in height with rubble construction, forming a full first floor, with windows inserted to the east side for light. A wall was built dividing the space and a floor inserted, forming a two cell plan, with a central lobby entrance and two rooms to the first floor.

B4 may have been added to the south of B1 at this time. In its most basic form it may have created a linhay with a rubble stone east wall and been open to the south and west. Equally, this structure may merely have been part of a more substantial walled yard. This may suggest that B1 was already being used for an unspecified agricultural function.

Both B2 and B4 have similar basic pegged A-frames, of crude form, with some spiked joints. These are the earliest surviving roof structures in the standing buildings.

3.4.4 Early 19th century

During the early 19th century B1 was converted to a dwelling: being raised in height, the north wall in cob; the south wall and both gables re-using rubble from demolished or ruinous medieval buildings. A floor was inserted, with a staircase to the south-east corner. Openings were forced into the south wall, forming windows on the first floor and doors and windows to the ground floor. A

small window was forced into the east gable and doorways forced into the north wall on the ground and first floors. All reveals were rebuilt in brick, or have brick relieving arches. It is not clear at this point how this building would have been heated in this period, as the smoke bay was obviously redundant, since a window was forced into the gable, to light the loft.

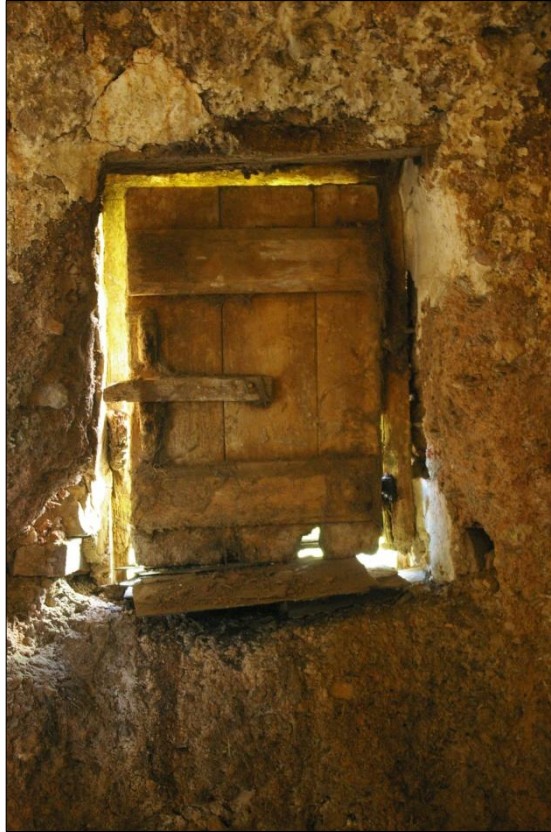


Figure 14: Detail showing the 19th century wooden shutters within B3; viewed from the south.

It was during this phase that B3 was added on the north side of B1, with a drain running along the north wall. The north wall of this long, narrow, space had a central door and two small windows with timber plank shutters (Figure 14), whilst a further window was set high up in the east wall. The construction of this building is of typical simple domestic form, using some stone and easily available cob, with a cobbled floor. The style of the shutters and window-frames, with pegged joints and simple timber latches, suggests quite an early 19th century date. The loft area may have been used to provide extra sleeping accommodation, as part of a pine timber floor and steps leads into the space from B1 through the forced doorway on the first floor. Both the ground floor and loft had whitewashed walls.

3.4.5 Mid to Late 19th century

During the mid to late 19th century B5 was built onto the east end of B3. This was of purely functional form, built for agriculture, and was of much poorer quality construction than the earlier buildings. It was probably built for animal housing, with a stone-built cobbled drain to the north wall, exiting through the east wall.

Walls to the west and south of B4 were also added at this time, forming a fully enclosed building.

3.4.6 Later 19th century

This phase saw the construction of B7 onto the west end of B3. It was built with stone rubble walls and had a double pitch roof, with fairly simple A-frame roof trusses, with pegged and spiked joints (Figure 15). A small window in the north wall lit the space. It may have had a semi-domestic function before being used for agriculture, as it was once fully whitewashed.

3.4.7 20th century

The 20th century saw B5 divided into two, with a large poor quality wall of mixed cob and stone inserted and another stone rubble wall built to the south, forming the large lean-to of B6.

At some point the later slate roof over B1 was extended to cover B7, and extending up to the roof of B2, creating a covered space within B8, for which some block-work was built to frame an entrance to the west. The floor was left as a soil surface and it appears this area may have been used for storage.

A series of structures, B9-12, was added to the complex during the late 20th century. B9 comprised a block-built east wall and incorporated the yard wall to the north of the entrance in both its south and west walls, with further block-work addition raising it to single storey height with corrugated tin roof between the south-west corner of B2 and the northern entrance gate-post. The upper western and southern walls are covered in concrete render. A single window and doorway are located in the east wall. The structure was originally constructed for storage.



Figure 15: Detail of the roof structure within B7, showing the earlier double-pitch roof replaced with a single-pitch cat-slide roof; viewed from the east-north-east.

On the opposite, south, side of the entrance, extending from the southern courtyard gatepost, B10 and B11 were similarly of block construction with a corrugated tin roof and single doorway and window in the northern walls. B10, the western of the two, incorporated the existing yard wall within its lower western face, the upper portion being covered in concrete render. Both structures were probably built for storage.

B12, of block construction within the courtyard in the junction between B2 and B8 was of single storey height and probably built for storage. It only survives as concrete render formerly joining the roof to the adjacent buildings and block-work wall remnants of the east wall and an internal division (Figure 16).

It is likely that the roof to B4 was also replaced with the current corrugated tin roof.



Figure 16: East wall of B2 showing remnants of roof structure to B12; viewed from the south-east.

4.0 Archaeological Monitoring

4.1 Introduction

The archaeological monitoring and recording was conducted during groundworks associated with the conversion of the farm buildings at Higher Velly, including the reduction of floor levels. A total of 7 areas, covering approximately 160m², were excavated within the building complex to depths of between 0.15m and 0.5m. All groundworks were carried out by tracked 360° excavator fitted with a 1.20m wide toothless grading bucket under strict archaeological supervision.

Alongside the foundation trenches for the existing stone walls of the building complex, the buried archaeological features identified comprised: 2 cobble surfaces, 1 drain, and 17 posts and post-holes.

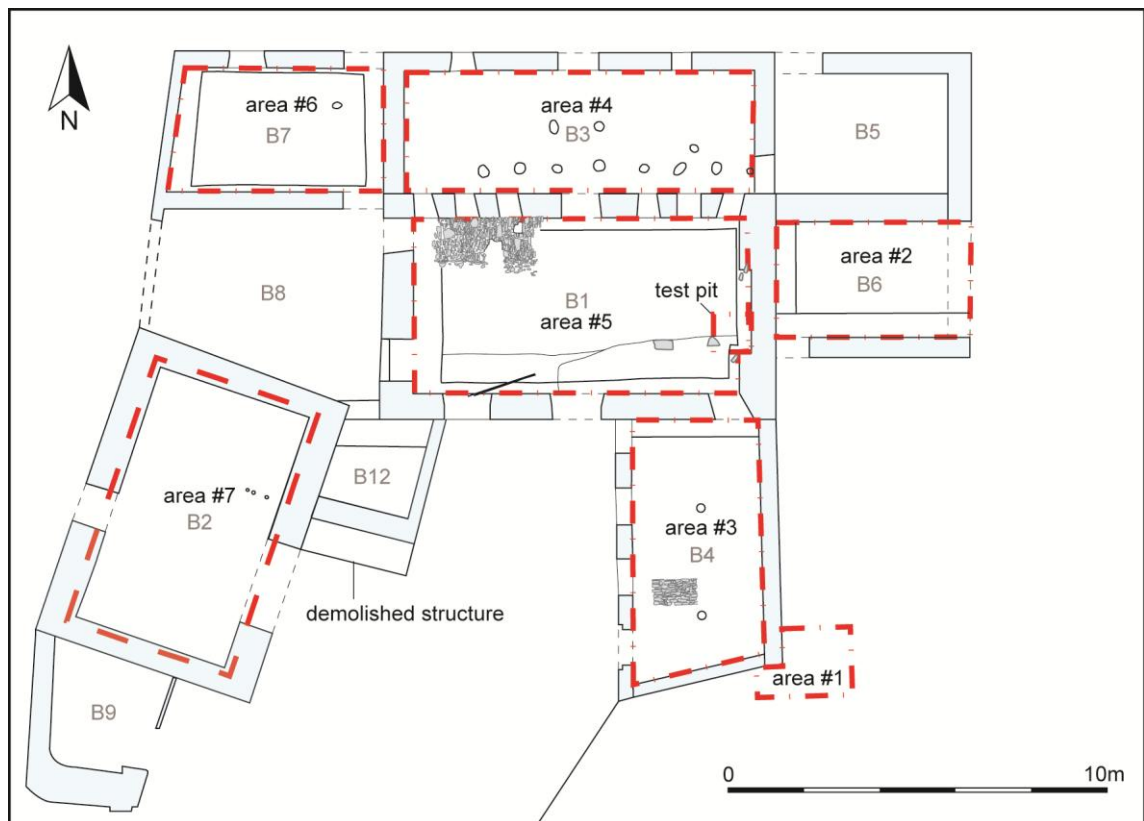


Figure 17: Site plan showing the locations of the areas subject to archaeological monitoring.

4.2 Results

4.2.1 Area #1

Area #1 was excavated to assess the foundations of the east and south walls of building B4 due to the leaning nature of the east wall. It was 'L'-shaped in plan, located surrounding the exterior south-east corner of the structure, measuring 1.8m north-south × 2.5m east-west, and was excavated to a depth of 0.5m. The stratigraphy consisted of: topsoil (100); grey-brown silt-clay-loam, overlying subsoil (101); grey-brown soft-friable silt-clay, and natural (102); sub-angular stone within blue-grey clay (Figure 18).

No archaeological features were identified within the area, with the building footings continuing to a depth of 0.5m below the ground surface, though no foundation cut was identified.

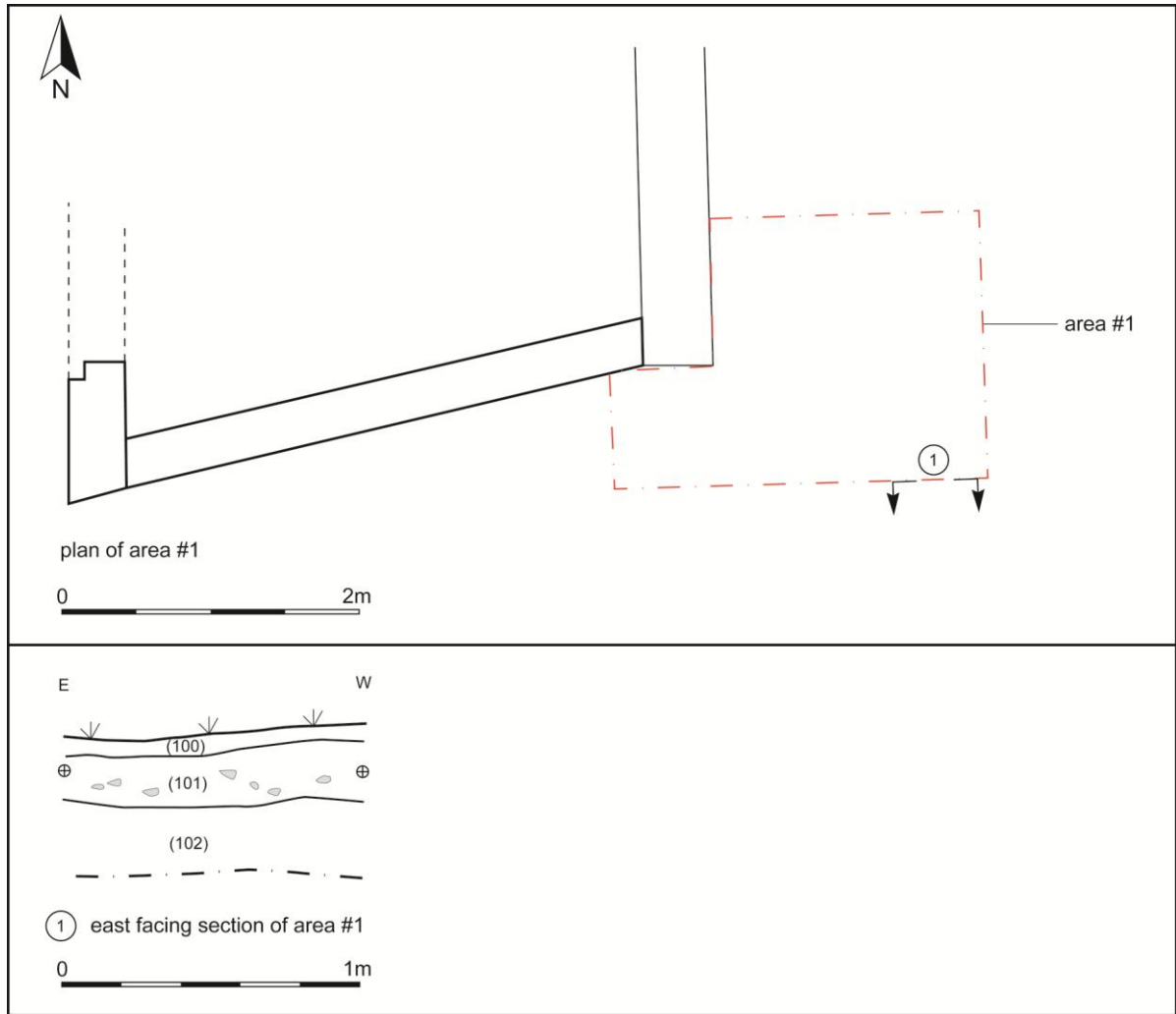


Figure 18: Area #1 plans and sections

4.2.2 Area #2

Area #2, excavated to allow a reduced floor level within building B6 was located within the confines of this building. It was orientated east-west, measuring 5m×3m and was excavated to a depth of up to 0.4m. The stratigraphy comprised: topsoil (200); mixed brown silt-clays, overlying banded natural (201); shillet within blue-grey clay and angular stone within blue-grey clay.

The only features identified within this area comprised the foundation cuts for the standing walls (Figures 19-20), cut into the natural to a depth of 0.1m. Of these, [202] was orientated east-west; and [205] orientated north-south, measuring up to 1m from the extant walls, and both containing yellow-brown silt-clays (204), (207), abutting the stone built walls.



Figure 19: Post-excavation plan view of Area #2; viewed from the east (1m and 2m scales).

4.2.3 Area #3

Area #3, excavated to allow a reduced floor level within building B4, was located within the confines of this building. It was orientated north-south, measuring 7m×3m and was excavated to a depth of approximately 0.2m.

The excavation of this area was through: existing floor surface (300); comprising sub-angular irregular stone cobbles set within brown clay, bedding layer (301); grey-brown clay, and packing layers (302), (303), and (304); yellow and pink-brown clays, situated over natural (305); yellow-brown clay.

Other than the foundation cut for the extant south wall of building B1, the archaeological features that were identified were two post-holes: [306] and [308] (Figure 21). The wall foundation [310] was orientated east-west, measuring 0.45m from the existing wall and containing brown soft silt-clay (312) abutting the stone built wall {311}. The post-holes were sub-circular in plan, measuring c.0.2m in diameter × 0.3m deep with vertical sides, sharp break of slope and flat base. Post-hole [306] contained a single fill: (307); dark grey-black soft clay. Post-hole [308] contained a similar fill, (309). Both of these post-holes had been cut into layer (304) and had been sealed by layer (303).

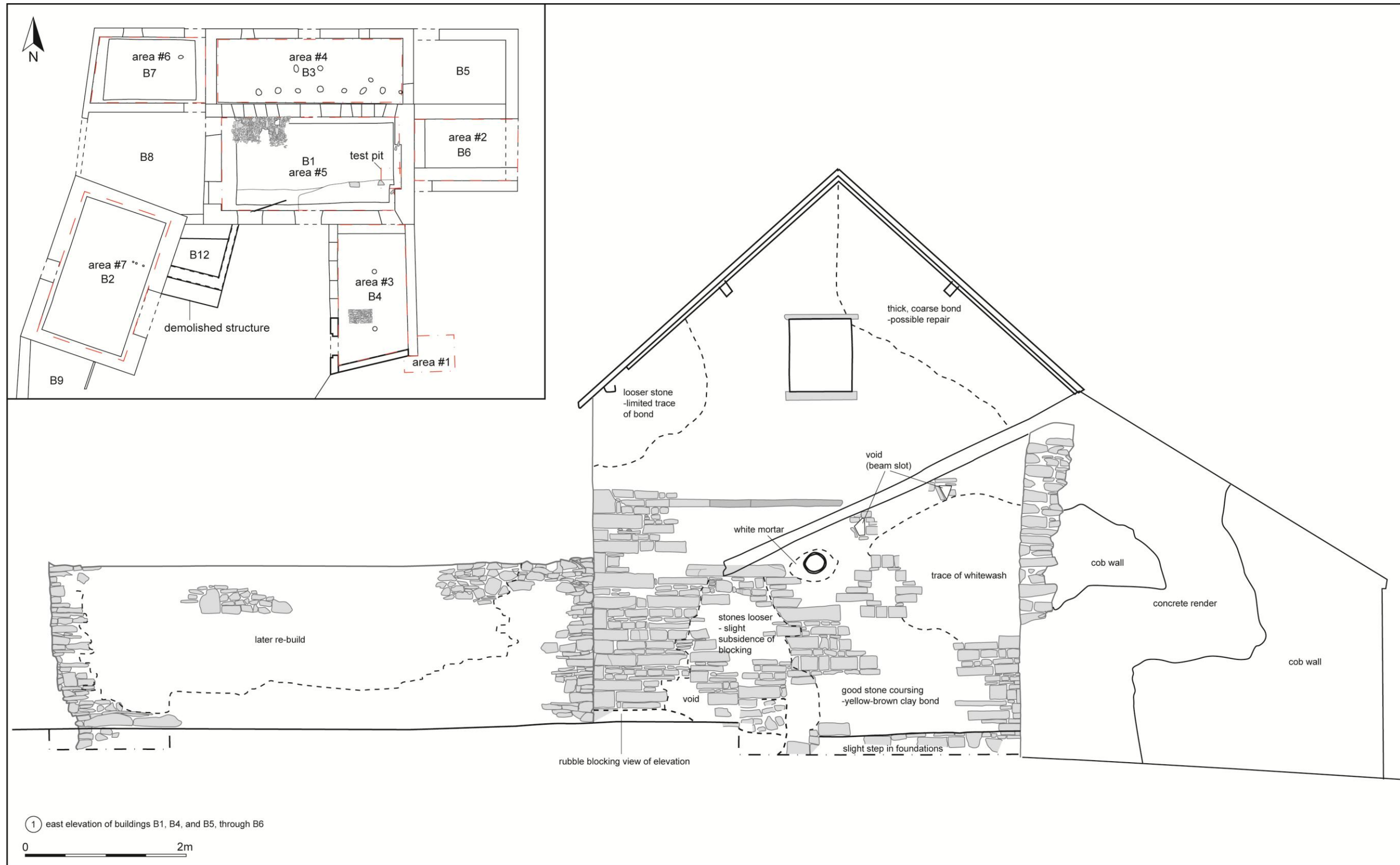


Figure 20: East elevation of building complex.

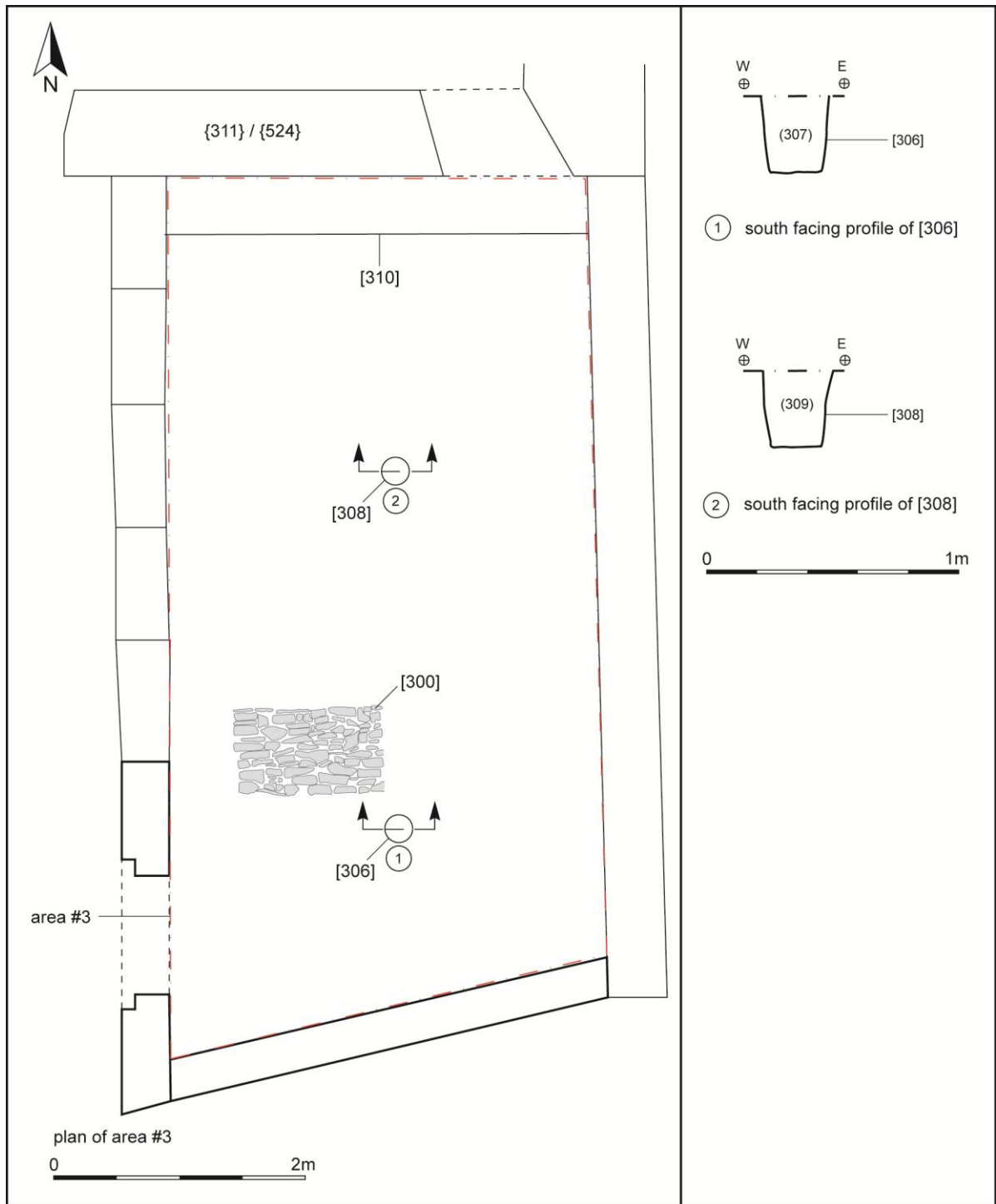


Figure 21: Area #3 plans and sections.

4.2.4 Area #4

Area #4, excavated to allow a reduced floor level within building B3, was located within the confines of this building. It was orientated east-west, measuring 9.2m×3m and was excavated to a depth of approximately 0.35m.

The excavation of this area was through: the existing concrete floor surface (400), levelling layer (401); brown sand-clay, cobble surface (402); comprising sub-angular irregular stone cobbles set within brown clay, bedding layer (403); brown clay, and re-deposited natural (404); grey clay with common angular stone, situated over natural (427); yellow-brown clay with shillet.

Alongside the foundation cut [429] for the north wall of building B1 eleven post-holes were identified (Figures 22-23). Wall foundation cut [429] was orientated east-west and measured 0.2m wide, containing fill (431) grey-brown soft clay abutting wall {430}. Of the post-holes, nine: [405], [407], [409], [411], [413], [415], [417], [419]) formed a linear alignment approximately 0.5m north of the exterior of the north wall of building B1; and two [421], [423] were located opposite the doorway (central to the wall). All of the post-holes were sub-circular in plan, measuring between 0.2-0.3m in diameter × up to 0.42m in depth with vertical sides, sharp break of slope and flat base. All contained the remains of a wooden post set within dark grey soft clay. These post-holes all cut re-deposited natural layer (404) and had been sealed by layer (403).



Figure 22: Plan view of east end of post-alignment, Area #4; viewed from the west (1m and 2m scales).

Towards the south-east corner, a forced opening below ground level within the north wall of B1 was likely used as a drain running beneath the cobble surface.

Following cleaning of the walls, a carved stone was identified as part of the western side of the door frame in the north wall. With no other stone of such quality within the building, it is clear that this was re-used from an earlier structure.

Higher Velly Farm, Hartland, Torridge, Devon

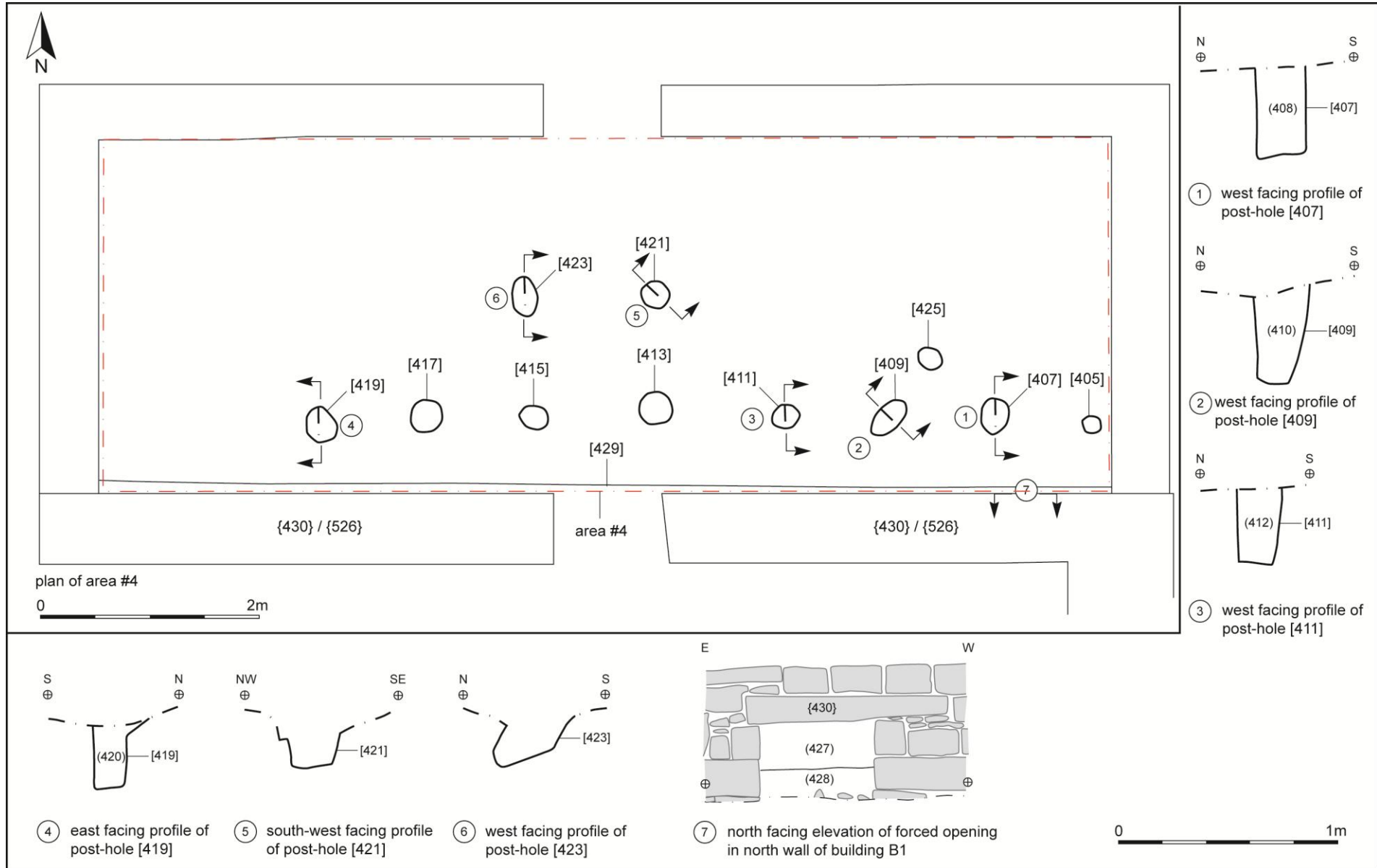


Figure 23: Area #4 plans and sections.

4.2.5 Area #5

Area #5, excavated to allow a reduced floor level within building B1, was located within the confines of this building. It was orientated east-west, measuring 8.6m×4.7m and was excavated to a depth of approximately 0.35m.

An initial test-pit measuring 1m×1m was excavated to allow for part of the existing east wall of building B1 to be shored-up. The stratigraphy comprised: the existing concrete floor surface (500), (503); underlying aggregate bedding layers (501), (502), (504); layers (505), (506), (507), and (508); comprising grey-brown silt-clays with common to frequent sub-angular irregular stones; and re-deposited layer (509); brown clay (Figure 24).



Figure 24: East facing section of test pit, Area #5; viewed from the east (0.3m and 1m scales).

The main excavation of this area was subsequently carried out after the removal of the existing concrete floor, identifying the same stratigraphic sequence. A number of archaeological features were identified during the works, including: the foundation cuts for the standing walls [511], [513], [515], and [517]; a cobble surface (520); and a slate-lined drain [522].

Of the wall foundation cuts, [511] and [515] were orientated east-west; and [513] and [517] orientated north-south, measuring between 0.30m and 0.50m from the extant walls, and all containing brown silt-clays abutting the stone built walls {524}, {525}, {526}, and {527}.

Cobble surface (520) only partially survived in the north-west corner of Area #5 (Figures 25,26), covering an area measuring 2.9m×1.5m on an east-west alignment. It comprised angular to sub-angular stones 0.1m-0.3m set to a depth of 0.05m with an earth bond, and had been laid upon a base layer (521) of grey-brown soft silt-clay 0.05m thick. Set within the cobbles were a small number of larger, more irregularly shaped stones (and voids suggesting the removal of such stones) which may have formed post-pads, though there is no conclusive evidence for this.



Figure 25: Post-excavation plan view of cobble surface (520), Area #5; viewed from the east (1m and 2m scales).

The only other feature identified within the area was a linear slate-lined drain section measuring 1.7m×0.1m on a north-east to south-west alignment. It had a depth of 0.12m and was formed with a 'V-shaped' profile.

A series of large angular stone blocks (528) on an approximate east-west alignment were also identified towards the southern wall of Area #5, extending from the eastern wall, suggest at a possible wall alignment. These also appear to coincide with the break in concrete layers (500) and (503), indicating that they may have formed an existing wall when the earlier of the two concrete layers was laid.

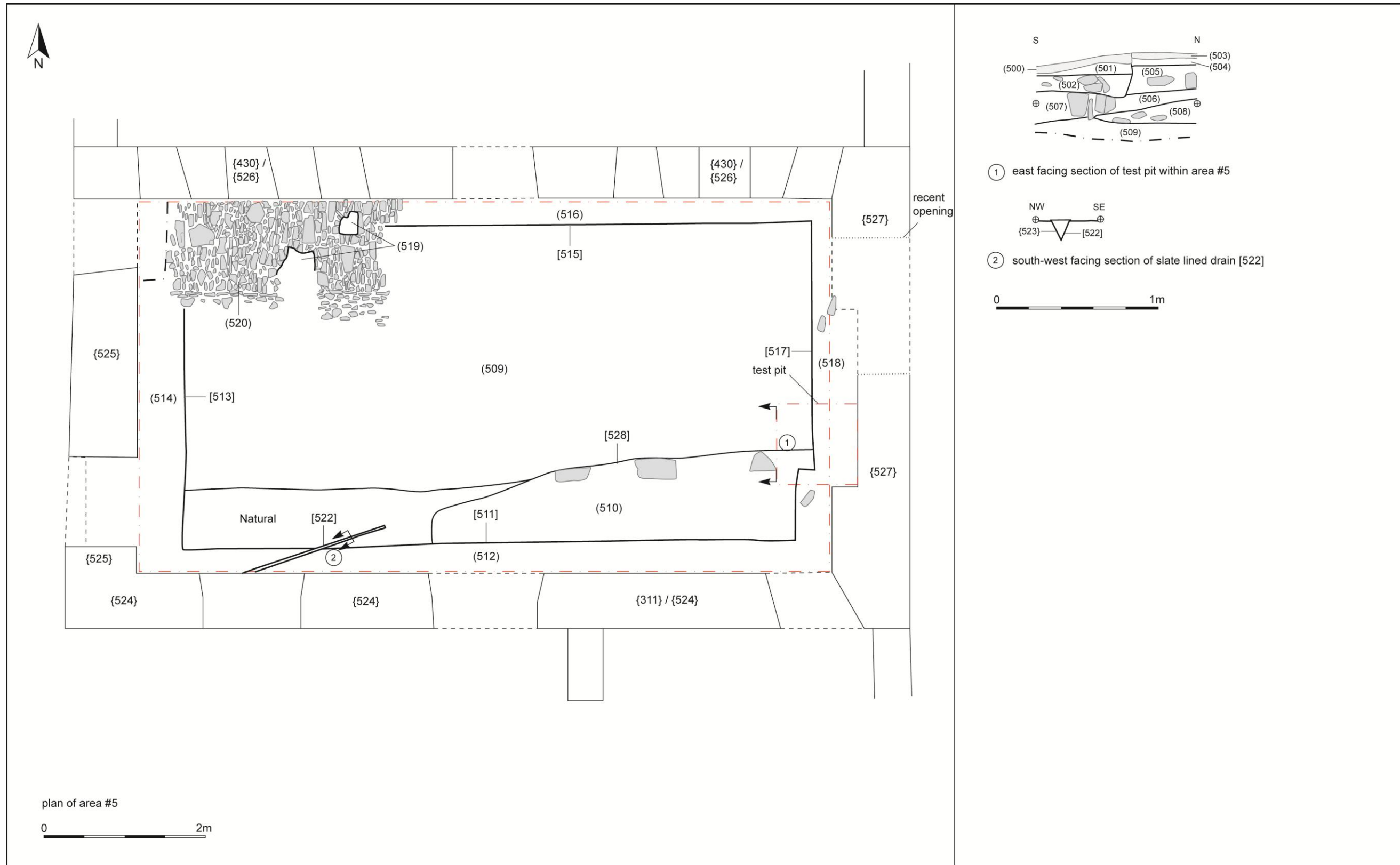


Figure 26: Area #5 plans and sections.

4.2.6 Area #6

Area #6, excavated to allow a reduced floor level within building B7, was located within the confines of this building. It was orientated east-west, measuring 5.2m×3.3m and was excavated to a depth of approximately 0.43m. The stratigraphy comprised the current cobble floor surfaces (600) and (603); sub-angular irregular cobbles within brown clay; bedding layers (601) and (604); yellow-brown sand-clay, levelling layers (602) and (605); grey-brown clays; re-deposited natural (606); angular stone within blue-grey clay, and natural (607); shillet within blue-grey clay.

The excavation of this area identified the foundation cuts for the walls of the existing building [608], [611], [614], and [617] (Figure 27). Of these, [608] and [614] were orientated east-west; and [611] and [617] orientated north-south, measuring between 0.15m and 0.5m from the extant walls, and all containing brown clays abutting the stone built walls.

The only other feature identified within Area #6 was post-hole [620], sub-circular in plan with diameter 0.3m×0.46m with near vertical sides, sharp break of slope and flat base. It contained a single fill: (621); dark grey soft clay with the remains of a wooden post. This post-hole had been sealed by the levelling and bedding layers for the cobble floor surface (600).

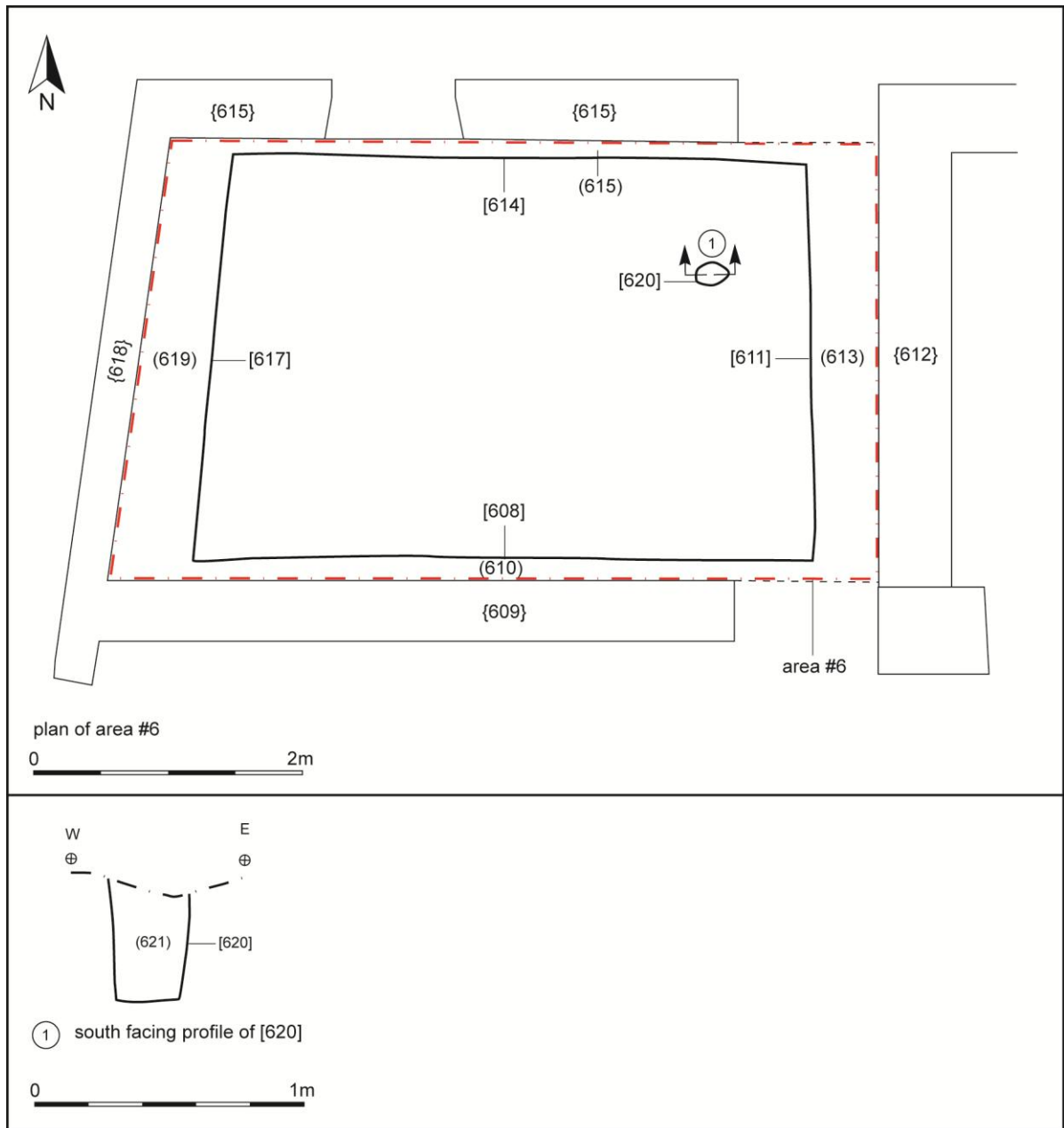


Figure 27: Area #6 plans and sections.

4.2.7 Area #7

Area #7, excavated to allow a reduced floor level within building B2, was located within the confines of this building. It was orientated north-east to south-west, measuring 7.35m×4.55m and was excavated to a depth of c.0.18m. The stratigraphy comprised the current concrete floor surface (700); bedding layers (701); brown loamy-clay and (702); grey-brown clay; and natural (703); grey-brown-yellow clay with abundant angular stone. Two sherds of post-medieval pottery were recovered from the lower bedding layer.

The groundworks identified the foundation cuts of the existing building [704], [707], [710], and [713] (Figure 28). Of these, [704] and [710] were orientated north-west to south-east; and [707] and [713] orientated north-east to south-west, measuring between 0.15m and 0.20m from the extant walls, and all containing brown clays abutting the stone built walls.

Three wooden posts (716), (717), and (718) were identified in an approximate north-west to south-east alignment towards the eastern wall. These all appeared to have been driven into the ground, with no evidence of surrounding post-holes.

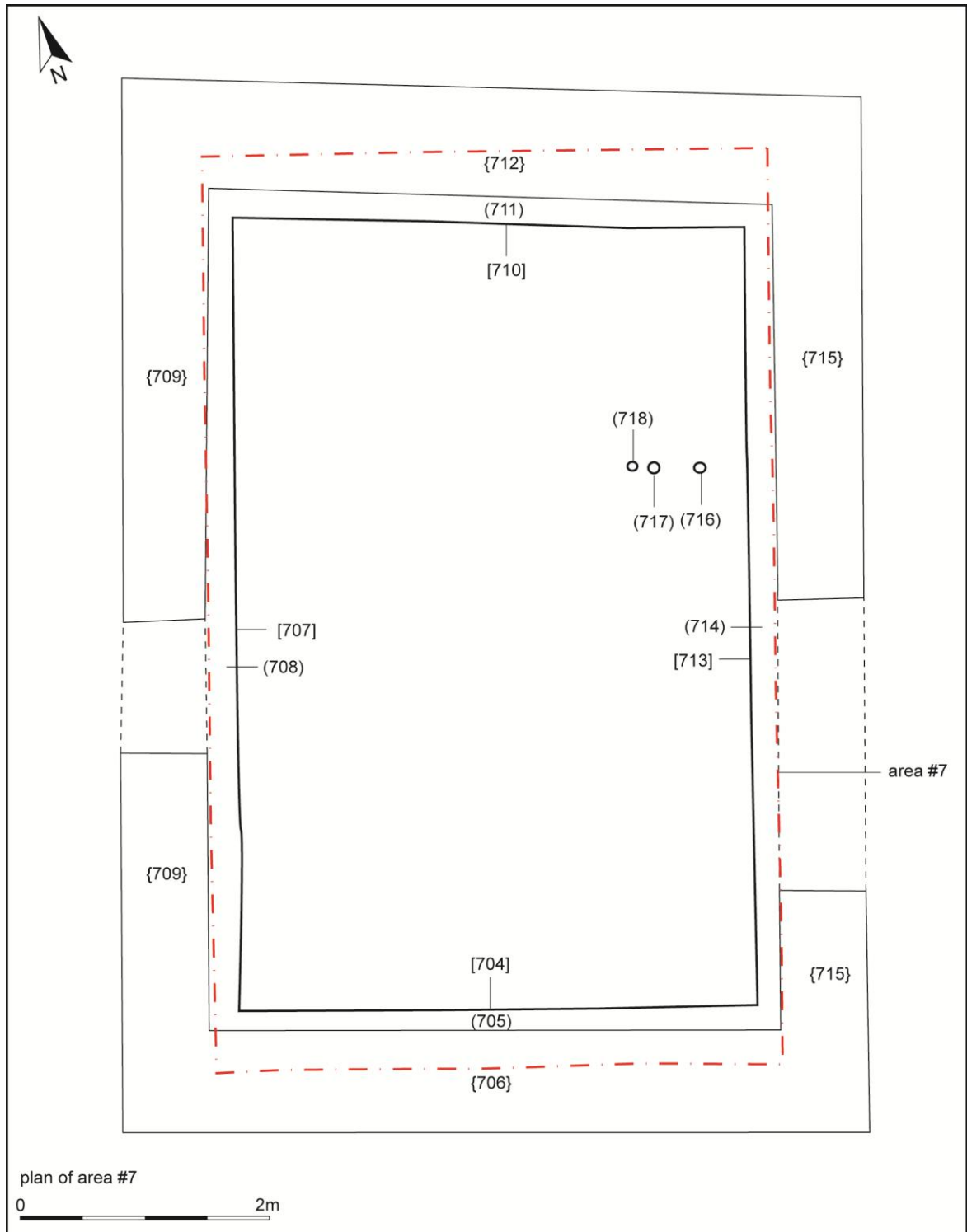


Figure 28: Area #7 plan.

4.3 Finds

A small quantity of artefactual evidence was recovered during the excavations, comprising a total of 119 sherds of pottery (1689g) and 6 wooden posts. Whilst a single stratified sherd of medieval pottery was recovered, the ceramic evidence predominantly confirms the post-medieval construction of the buildings, confirming the floor level of Area #3 (B4) as post-dating the 16th-17th centuries; Area #4 (B3) as being 19th century; Area #6 (B7) as post-medieval; and Area #7 (B2) as post-dating the 15th-16th centuries.

A total of 10 timber posts were recovered during the excavations, all but one from post-holes set beneath and sealed by the 19th century floor surfaces, and all but one from Area #4. The majority had flat tops indicating that they may have been cut and removed at floor level prior to the new floors being laid; though some show signs of having been broken. They show a mix of construction techniques, with some being whole, others halved or quartered, also resulting in there being a range of sizes. This may indicate that they had different functions, not all being capable of being load bearing. Many also show evidence of having been shaped, particularly towards a point at the base, to aid erection. The surviving elements of the posts ranged in size from 0.33-0.72m long x 0.10-0.21m diameter.

Following recording all timber posts were discarded. The record sheets will form part of the digital archive.

4.4 Discussion

Only a limited number of archaeological features were identified during the monitoring, primarily the foundation trenches for the extant structures. Where these were excavated (i.e. not extending below the depth of excavation) they were found to be relatively shallow, dug to a depth of c.0.20-0.30m, to the top of the natural. Building B1, however, had deeper stepped foundations cut into the natural, indicating its greater importance and matched by the much finer quality of the stonework. Other than these, the buried archaeological features comprised: 2 buried cobble surfaces; 1 drain; and 17 posts and post-holes.

Whilst medieval pottery was recovered from the site, indicating activity in the area during this period, the earliest phase of construction identified during the excavations is likely to relate to the erection of building B1. This is likely to have incorporated the post-alignment within Area #3, forming the supports for a protruding roof and 'porch' structure along the north wall. These were sealed during the early 19th century when an upper floor was added to B1 and B3 constructed. The construction of a staircase to the upper floor of B1, and its accompanying supporting wall, is likely to have led to further alterations within the building including the removal of the probable oven, and resulting in the scarring seen in the east gable wall, though the chimney stack was retained. However, no archaeological trace of an oven structure was identified during the excavations.

Development during the late 18th-early 19th century included the construction of the west wall of building B4 alongside the posts within Area #3, creating a linhay structure framing the eastern edge of the courtyard. Around the same time the upper floor appears to have been added to building B2.

Further construction in the mid 19th century, between the drafting of the 1840 tithe and 1885 OS maps, resulted in building B4 being fully enclosed and its cobbled floor surface added. This may have been roughly contemporary with the building of B5 to the east of B3, and possibly with B7 to the west, although the tithe map indicates that at least B5 and possibly B7 had been constructed by the early-mid 19th century, the extant walls perhaps indicating re-modelling later in the century.

Final alterations of the building complex during the 20th century included the blocking of various windows and doors along with the construction of new buildings. The southern wall of B5 appears to have been re-built along with an internal division, creating B6 to the south. At the southern edge of the courtyard new storage buildings were also created with a breeze-block wall added to the curtilage boundary bordering B2 to create B9, whilst entirely new breeze-block structures were constructed to create B10 and B11. It is likely that short-lived structure B12 in the corner of B1 and B2 was also built and demolished during this century.

5.0 Conclusions

5.1 Conclusions

Whilst Higher Velly Farm is not a listed building, the likely late medieval origin of the complex makes it of *local* significance, particularly with the survival of early fabrics within buildings B1 and B2. The nature of the construction of these buildings also hints at the possible status of the buildings during this early period and that their function was not always entirely agricultural. The majority of the surviving structures, however, are representative of a 19th/early 20th century rationalisation of an earlier farm building group.

The development of the complex was at least partly confirmed by the archaeological features, with the location and alignments of post-holes relating to earlier phases of individual structures. However, the later alterations and additions to the building complex are also likely to have caused the destruction of further evidence, most notably of the possible oven within the east gable stack of B1.

The only possible surviving evidence of the site having been a former chapel was a carved stone set to the west of the doorway within the north wall of building B3. Whilst this suggests a high status building may have been present on the site, it is clearly a re-used stone and does not provide evidence for the location of the suggested chapel or any other high status structure.

6.0 Bibliography

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Appendix 1: WSI

WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT, HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING AT HIGHER VELLY FARM, HARTLAND, TORRIDGE, DEVON.

Location: Higher Velly Farm
Parish: Hartland
District: Torridge
County: Devon
NGR: SS 29508 24494
Planning Application No: 1/0970/2014/FUL
Proposal: Conversion of barn to dwelling
Date: 26th May 2015

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Ltd (SWARCH) at the request of Lyndon Piper of Piper Architecture (the Agent). It sets out the methodology for desk-based assessment, historic building recording and archaeological monitoring and recording to be undertaken ahead of and during the proposed works, and for related off-site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in accordance with a brief issued by Ann Dick of Devon County Historic Environment Team (DCHET).

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012), and then Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 4) 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.

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 Higher Velly was first documented, as *Felye*, in 1287. It is therefore of at least medieval origin. An 18th century document records the presence of the former chapel of St Leonard at Velly, and possible remains of this structure were observed by the Ordnance Survey Archaeology Division in 1955, at which time they were incorporated into an agricultural building. The modern Ordnance Survey Master Map continues to record 'Chapel (remains of)' at Velly.

The building proposed for conversion is depicted on the 1842 Tithe Map, and may be the agricultural building referred to as incorporating the potentially medieval chapel remains. In addition it is an important element of the historic farmstead in its own right. The proposed conversion may reveal significant features relating to medieval activity – in the form both of structural elements (possibly masked by later alterations) and as buried archaeological deposits within and in the immediate vicinity of the building.

3.0 AIMS

- 3.1 Undertake a desk-based assessment of the site;
- 3.2 To make a record of the historic buildings prior to the commencement of the works;
- 3.3 To monitor any groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.
- 3.4 To analyse and report on the results of the project as appropriate.

4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based appraisal:
The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; *Ordnance Survey maps and the Tithe Map(s) and Apportionments* to provide an analysis of map regression of the buildings concerned. Locally held documents will also be consulted where available. This information will be presented as part of the final report along with the results of the fieldwork. The desk-based appraisal will conform to the *CIfA's Standard and guidance for historic environment desk-based assessment* (2014).

4.2 Historic building recording:
A record shall be made of the historic fabric of the building affected by the conversion. This work shall conform to an appropriate level 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 line with 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, and annotated appropriately.
- 4.2.1 The barn at Higher Velly Farm will be subject to a level 2 recording, which 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.
- 4.2.2 Should historic fabric containing palaeoenvironmental or datable elements be encountered, appropriate sampling strategies will be employed. This includes consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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 a list of specialists can be found in appendix 1 (below).
- 4.3 A photographic record of the historic buildings will be prepared. This will include internal and external photographs of the buildings 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.
- 4.4 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 ClfA *Standard and guidance for an Archaeological Watching Brief* (2014). Should archaeological features and deposits be exposed, they will be excavated by the site archaeologist by hand:
- 4.4.1 The archaeological work will be carried out in accordance with the *Chartered Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation* (2014) and *Standard and Guidance for an Archaeological Watching Brief* (2014).
- 4.4.2 Spoil will be examined for the recovery of artefacts.
- 4.4.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to ClfA guidelines.
- 4.4.4 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.
- 4.4.5 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.
- 4.4.6 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.

- 4.4.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.4.8 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.
- 4.4.9 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 (2nd 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.
- 4.5 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.
- 4.6 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.

5.0 REPORTING

- 5.1 A report will be produced, including the following elements:
 - 5.1.1 A report number, date and the OASIS record number;
 - 5.1.2 A copy of this WSI;
 - 5.1.3 A summary of the project's background;
 - 5.1.4 A description and illustration of the buildings location;
 - 5.1.5 A methodology of the works undertaken;
 - 5.1.6 Plans and reports of all documentary and other research undertaken;
 - 5.1.7 A summary of the project's results;
 - 5.1.8 An interpretation of the results in the appropriate context;
 - 5.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 5.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
 - 5.1.11 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, cross-section drawing, internal and external scale elevations and plans, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects;
 - 5.1.12 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
 - 5.1.13 The results and interpretation of the archaeological monitoring and recording;
 - 5.1.14 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
 - 5.1.15 A consideration of evidence within its wider context;
 - 5.1.16 Any specialist assessment or analysis reports that were undertaken;
- 5.2 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 DCHET.
- 5.3 On completion of the final report, in addition to copies required by the Client and DCHET, a copy of the report shall be supplied to Sarah Chappell, Torrington District Council's Conservation Officer.
- 5.4 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 southwes1-212192 within 6 months of completion of fieldwork.

6.0 PUBLICATION

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant architectural, 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 DCHET.

7.0 MONITORING

7.1.1 SWARCH shall agree monitoring arrangements with the DCHET 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 DCHET 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 guidance prepared by DCHET and 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.

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 Museum of Barnstaple and North Devon (MBND), and in a timely fashion.

8.2.3 If the MBND wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the MBND decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or record offices. 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 MBND, 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 DCHET 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 MBND and the LPA, the site archive deposited and the OASIS form completed.

8.7 The archive will be completed within 6 months of the completion of the final report.

9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

9.1 Even where work is 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 fieldwork 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

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

Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN
Tel: 01271 346747

Bone

Human & Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE

w.j.howard@exeter.ac.uk Tel: 01392 269330

Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freeserve.co.uk

Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 dana.challinor@tiscali.co.uk

Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk

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

Pottery

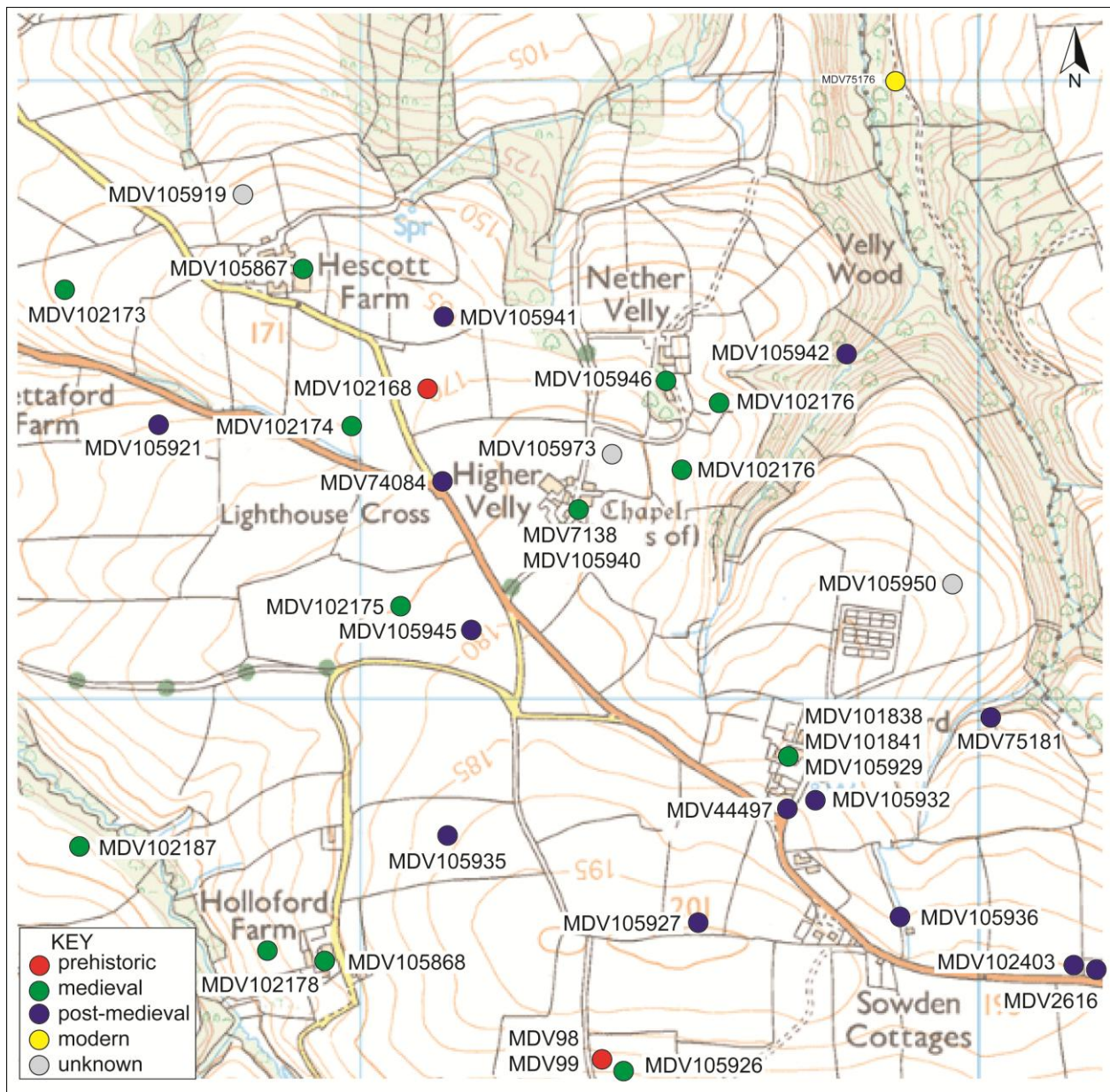
Prehistoric Henrietta Quinnell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

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

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

Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900
su1429@eclipse.co.uk

Appendix 2: Key Heritage Assets



Location and date of key heritage assets within 1km of the site.

Mon ID.	Name	Record	Info
MDV98	Greenstone axe from Southdown Farm, Hartland	Findspot	Polished oval stone celt. Late Neolithic or Early Bronze Age.
MDV99	Stone axe from Southdown Farm, Hartland	Findspot	Ground-stone celt. Late Neolithic or Early Bronze Age.
MDV2616	Woolfardisworthy Bible Christian (Providence) Chapel	Extant structure	Providence Chapel opened in 1860.
MDV7138	Higher Velly, Chapel	Extant structure	Remains of medieval chapel at Higher Velly farm.
MDV44497	Gatepiers at Highford Farm, Hartland	Extant structure	Gatepiers surmounted by a lion and sheep and each bearing a plaque reading 'On how peaceful art though 'o' Highford J.B.1896'.
MDV74084	Omega Gate at Lighthouse Cross	Extant structure	A gate which is presumably one of a pair with Alpha Gate associated with Highford Farm.
MDV75176	Memorial Cross in West Wood, Clovelly	Commemorative monument	Memorial cross erected in 1902
MDV75181	Quarry east of Highford Farm, Hartland	Documentary evidence	Quarry shown on 19 th century map.

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MDV75202	Old Park, Clovelly	Documentary evidence	19 th century field name suggestive of former use as a park.
MDV75549	Quarry north of Hescott Farm	Documentary evidence	Site of a quarry shown on 19 th century map to north of Hescott Farm.
MDV75550	Building north of Hescott Farm	Documentary evidence	Site of small building shown on 19 th century map to the north of Hescott Farm.
MDV75551	Building north-east of Hescott Farm	Documentary evidence	Site of a small building shown on 19 th century map to the north-east of Hescott Farm.
MDV101838	Barn and shippon at Highford Farm	Extant structure	Grade II listed building 1104476. Built 1884 by James Berriman.
MDV101841	Stables, harness room and dairy to Highford Farm	Extant structure	Grade II listed building 1165948. Built in 1889 by James Berriman.
MDV102168	Possible barrow north of Lighthouse Cross	Documentary evidence	A pale, roughly circular cropmark is visible on aerial photographs and may be the levelled over remains of a prehistoric burial mound. Interpretation to be treated with caution as only based on a single run of aerial photographs.
MDV102173	Relict field boundary west of Hescott Farm	Documentary evidence	Linear bank visible as an earthwork on aerial photographs. Field boundary shown on 1844 Tithe map but not on later mapping. Interpreted as probable medieval origin and fell into disuse in later 19 th century.
MDV102174	Former field boundary south of Hescott Farm	Documentary evidence	Linear bank visible as an earthwork on aerial photographs. Could be relict medieval field boundary disused before middle of 19 th century.
MDV102175	Former field boundary south-west of Lighthouse Cross	Documentary evidence	Curvilinear bank visible on aerial photographs. A field boundary is shown in this location on the 1844 Tithe map, but not later mapping. Interpreted as a medieval field boundary that became disused in the second half of the 19 th century.
MDV102176	Relict field boundaries north-east of Higher Velly	Documentary evidence	Two linear earthworks visible on aerial photographs. Field boundaries shown on the 1844 Tithe map, but not on later mapping. Interpreted as medieval or post-medieval field-boundaries that became disused in the later 19 th century.
MDV102178	Relict field boundary west of Holloford	Documentary evidence	Curvilinear earthwork visible on aerial photographs. Not shown on tithe map, and interpreted as medieval boundary relict by mid-19 th century.
MDV102187	Relict field boundaries east of Natcott Farm	Documentary evidence	Two conjoined curvilinear earthwork banks visible as cropmarks. Interpreted as relict field boundaries that fell into disuse in the second half of the 19 th century.
MDV102403	Gate piers west of Providence Chapel	Extant structure	A gateway to the Providence Bible Christian Chapel is visible on aerial photographs. The chapel opened in 1860 but the gateway may post-date this and has a possible late 19 th to early 20 th century date.
MDV105867	Shrunken settlement, Hescott	Documentary evidence	Shrunken settlement of Hescott, first recorded as Hersecote in 1167. There were 9 tenants in 1301 and 2 in 1566.
MDV105868	Shrunken settlement, Holloford	Documentary evidence	There were 4 tenants at Holloford in 1301 and 3 in 1566.
MDV105917	Trackway north-east of Mettaford Farm	Documentary	A track linking Mettaford Farm and Hescott Farm is shown on the First Edition Ordnance Survey map.
MDV105919	Field names north of Hescott Farm	Documentary evidence	A cluster of three fields on the Tithe map and apportionment containing the word 'Diddypits' with 'Higher Diddypit' detached to the west.
MDV105921	Field name east of Mettaford	Documentary evidence	Field called 'Quarry Close' on the Tithe apportionment of 1842.
MDV105922	Well north-east of Natcott Farm	Documentary evidence	Well marked on the First Edition Ordnance Survey map.
MDV105926	Settlement at Southdown Farm	Documentary evidence	Tenants recorded at 'Sowden' or 'South Downe' in the 14 th and 16 th centuries.
MDV105927	Footpath west of Sowden Copse	Documentary evidence	Footpath running west from Sowden Cottages to the road.
MDV105928	Milepost west of Highford Farm	Documentary evidence	Milepost 'Bideford 11' is marked on the First Edition Ordnance Survey map.
MDV105929	Highford Farm	Extant structure	Highford is recorded in 1301. Barn and shippon Grade II listed 1104476. Dated 1884. Stables, harness room and dairy Grade II listed 1165948. Dated 1889.
MDV105932	Quarry south-east of Highford Farm and Highford Cottages	Documentary evidence	The quarry is depicted on the Second Edition Ordnance Survey map.

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MDV105935	Field name north-east of Holloford Farm	Documentary evidence	A field called 'Scrapers Park' is shown on the 1842 Tithe apportionment.
MDV105936	Reservoir north-east of Southdown Cottages	Documentary evidence	Reservoir marked on the 2 nd Edition Ordnance Survey map.
MDV105940	Higher Velly	Documentary evidence	Velly is first recorded as 'Felye' in 1287
MDV105941	Field name east of Hescott Farm	Documentary evidence	A field called 'Picketts Pale' on the Tithe apportionment of 1842.
MDV105942	Footpath east of Nether Valley House	Documentary evidence	A footpath running through Velly Wood shown on OS mapping.
MDV105945	Footpath south-west of Higher Velly	Documentary evidence	A footpath is shown running north-east to south-west between two roads on the First Edition Ordnance Survey.
MDV105946	Settlement north-east of Higher Velly	Documentary evidence	'Lower Velly' is marked on the First edition Ordnance Survey map 1880-1899.
MDV105948	Building north-west of Nether Velly House	Documentary evidence	A building is shown on the Tithe map, but not on the later mapping.
MDV105949	Quarry west of Nether Velly House	Documentary evidence	A quarry is shown on the First Edition Ordnance Survey map.
MDV105950	Field names west of Highford Wood	Documentary evidence	Block of four fields called 'Church Downes' west of Highford Wood.
MDV105973	Cropmarks north-east of Higher Velly	Documentary evidence	Two adjacent rectangular parch marks visible on aerial photographs.

Table 2: Nearby heritage assets.

Appendix 3: Building record

BUILDING 1		General Description
Function/Summary:		A detached kitchen block to a building complex of probable late medieval date (15 th -16 th century). Converted into a workers dwelling in the 19 th century. Used as animal housing for pigs, in the 20 th century.
Dating Evidence:		The construction form/quality of the stonework. The plan/layout and remains of the stack and oven, to the east wall.
Figure Numbers:		IMGP: 8571, 8581, 8582, 8584, 8585, 8588, 8628, 8630, 8632, 8641, 8644, 8658, 8660, 8661, 8663, 8664, 8666, 8667, 8668, 8673, 8675, 8677, 8680, 8681, 8682, 8684, 8695, 8697, 8723, 8725, 8734, 8738, 8742, 8744, 8745, 8749.
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		Coursed, dressed and squared block work. Clay bonded. Two phases of later pointing, one in lime, the other of cement.
Roof Covering		Slate roof. Mixed ridge tiles, some decorative terracotta, others plain, with black glaze.
Openings – Feeding chutes:	6	To the base of the wall there are six forced openings, serving the feeding troughs within B3. These are feed chutes, with rounded cement edges.
Openings - Doors	2	There is a central doorway, which has been forced into the stonework; the reveals have been rebuilt in brickwork. Above this there is a further forced doorway, a loading door, with timber steps and the remains of a timber plank floor
Blocked Openings -	1	There is one blocked doorway to the west end of the wall, with a dressed stone lintel.
Significant Details:		There is a row of socket holes at loft level height, forced into the wall, on its north face. The upper portion of the wall has been raised in height, built in cob.
Relationships:		This wall is contemporary with the rest of B1; which represents the earliest building fabric on the site. B3 encloses this wall, being a later lean-to.
Comments:		The stonework to the base of the wall is of high quality and of probable late medieval date.
B1 Elevation SOUTH		Description
Fabric Description:		Irregular coursed, dressed and squared block work. Clay bonded. Two phases of later pointing, one in lime, the other of cement. Cement render, survives over the majority of the elevation, although in poor condition.
Roof Covering:		Slate roof. Mixed ridge tiles, some decorative terracotta, others plain, with black glaze.
Openings – Doors:	3	Off-centre doorway set into a possible former window opening. Segmental brick relieving arch above, within an area of rebuilt stonework. Some dressed quoins survive to both reveals, which may be associated with an earlier opening. Door forced into the east end of the wall, within B4, at ground floor level, ragged reveals, patched with cement. Loading door, to the west end, at first floor height. Decorative render around the opening, which looks like quoins.
Opening – Windows:	1	Window at ground floor level, to the west, off-set under the loading door. Brick segmental relieving arch. Remains of timber casement window. Stonework beneath window is disturbed. May be a former opening (door) in-filled by a later window.
Significant Details:		The upper portion of the wall has been raised in height, built in rubble but re-using dressed stones, from an earlier building. There is a blocked window opening, within the roofline of B4, to the east end of

		the wall, within the later rubble stonework.
Relationships:		This wall is contemporary with the rest of B1; which represents the earliest building fabric on the site. B4 encloses the wall, to the east end. To the west end, the wall is abutted by an area of rubble infill, which links it to B2.
Comments:		The stonework to the base of the wall, where it is not disturbed/rebuilt is of high quality and of probable late medieval date.
B1 Elevation WEST		Description
Fabric Description:		Irregular coursed, dressed and squared block work. Clay bonded. Evidence of later lime pointing. Dressed blocked quoins to the corners. Cement render, survives over the majority of the elevation.
Roof Covering		Slate cat-slide roof, which incorporates B1 and elements of B7 and B8.
Blocked Openings - Windows	1	Blocked window to the south side of the elevation. The window opening is framed by the render treatment which gives the impression of quoins.
Forced Openings:	2	There is a narrow forced doorway, to the north side of the elevation, which serves the feed channel. There is a central forced loading door, in the upper part of the elevation.
Significant Details:		The elevation has been raised, above the earlier roofline and rebuilt in rubble, re-using the dressed stonework from one of the earlier buildings. There is a scar on the wall at first floor height, suggestive of a former lean-to.
Relationships		This wall is contemporary with the rest of B1; which represents the earliest building fabric on the site. The elevation is contained within B8, which is an infill structure between B2 and B7. To the south the wall is abutted by a short section of rubble infill, which links it to the north elevation of B2. The elevation is abutted by the later wall of B3 to the north and is partly abutted/enclosed by B7.
Comments		The stonework to the base of the wall, within the earlier roofline, obscured by the render, is of high quality and of probable late medieval date.
B1 Elevation EAST		Description
Fabric Description:		Irregular coursed, dressed and squared block work. Clay bonded. Evidence of later lime pointing. Dressed block quoins to the corners.
Roof Covering		Gable end elevation, narrow timber barge boards. Slate roof.
Blocked Openings: Windows	1	A narrow window has been blocked at first floor height, just within the roofline of the earlier building, to the north side. It has deep sloping reveals to the south side, the north side appears to have been demolished and replaced with cob. Stone slab exterior lintel and sill.
Blocked Openings: Oven	1	There is a substantial blocked opening to the south side of the elevation, at ground floor level. This is within the original built and has a substantial stone slab lintel. This respects the stack and is of tapering form, suggestive of a former projecting oven structure.
Forced Openings: Windows	1	There is a forced window set into the apex of the former roofline, within the stack structure. This has a timber casement.
Significant Details:		The elevation has been raised, rebuilt above the earlier roofline in rubble stonework, re-using dressed stones from an earlier building.
Relationships:		The elevation is abutted by the later structure, now B5 and B6.
Comments:		The stonework to the base of the wall, within the earlier roofline, is of high quality and of probable late medieval date.
B1 Interior		Description
Function:		Former detached medieval block, of potential domestic/kitchen function.
Walls:		Whitewashed walls, exposed stonework.
Floor:		Concrete, the floor of the feeding passage is of irregular stone cobbles
Ceiling:		The first floor does not survive, but half of the joists do, to the east side, these are of 19 th century date, narrow and of pine.
Openings:		All openings described with exterior.

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Fitments:		A staircase has been removed from the south wall, at the east end.
Significant Details:		Blocked window at first floor level in the south wall, at the east end, within the upper rubble construction part of the wall. Large tapering alcove within the east gable, with forced window towards the top. This is the remains of an earlier stack. To the north it has dressed quoins, to the south side, the stonework is more disturbed and there is a possible blocked oven.
Dating Evidence:		The stack feature, within the elevation, is suggestive of a large smoke bay occupying the east end of the building. Such large open fireplaces are of medieval date and suggestive of this being a detached kitchen block, serving a larger complex.
Comments:		The barn has been converted on the ground floor to a pig sty and shows evidence on the first floor of having been converted to a dwelling in the 19 th century.

BUILDING 2		Description
Function/Summary:		A detached block, of unknown function, but with a gable-end stack, serving a building complex of probable late medieval date (15 th -16 th century). Converted into a workers dwelling in the 19 th century. Used as a barn, in the 20 th century.
Dating Evidence:		The construction form/quality of the stonework. The plan/layout and remains of the stack. The style of the roof trusses may date the conversion.
Figure Numbers:		IMGP: 8578, 8581, 8582, 8584, 8585, 8611, 8614, 8616, 8638, 8697, 8699, 8700, 8703, 8704, 8714, 8718, 8720,
B2 Exterior		
B2 Elevation NORTH		Description
Fabric Description:		Cement render over stone. Dressed quoins to north-west corner. Partly obscured/enclosed by B8.
Roof Covering:		Gable end of roof, of slate. Deep timber eaves, narrow timber barge boards.
Blocked Openings:	1	Blocked window within apex of gable, enclosed within B8. This window has been forced into the elevation at a later date, with a concrete sill.
Significant Details:		Gable end stack is no longer visible to exterior. Wall is slightly battered to the base.
Relationships:		B2 is linked to B1, via a short section of diagonal concrete block walling to the north-east corner.
B2 Elevation SOUTH		Description
Fabric Description:		Cement render over stone. Dressed quoins visible to south-east corner, under render. The render here is decorated with the mock 'quoin-effect'. Very slight battering to base of wall.
Roof Covering		Gable end of roof, of slate. Slated eaves.
Blocked Openings:	1	Blocked opening, window at ground floor level, only visible within interior, covered by render.
Significant Details:		Abutted by and partially enclosed by a small lean-to, which flanks the gate.
B2 Elevation WEST		Description
Fabric Description:		Dressed and squared block work. Dressed block quoins to the corners. Similar fabric present to that seen in B1, but not of the same quality. Cement render over. Render has the 'quoin-effect' decoration to quoins and to door opening.
Roof Covering:		Slate roof, with terracotta comb-pattern ridge tiles.
Guttering:		Cast-iron guttering survives to the south end.
Opening – Doors:	1	Central door at ground level. Modern plank door, modern t-shaped tapering strap hinges and modern bolt.
B2 Elevation EAST		Description
Fabric Description:		Dressed and squared block work. Dressed block quoins to the corners, visible under render on south-east corner. Cement render over.
Roof Covering		Slate roof, with terracotta comb-pattern ridge tiles.

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Drainage/Guttering		Gable end of roof, of slate. Deep timber eaves, narrow timber barge boards.
Openings: Doors	1	Large double doorway to south end, blocked with corrugated sheeting and timbers.
Openings: Windows	2	Two small blocked windows at first floor, set into the eaves, slate sills. Windows blocked with concrete blocks.
Significant Details:		Render has the 'quoin-effect' decoration to quoins and to openings. Scar of demolished lean to north end of the elevation.
Relationships:		Adjoined to B1 by short section of concrete block linking wall.
B2 Interior		Description
Function:		Building of unknown possible domestic function, with large stack to north gable, converted to two-storey, two cell workers cottage, then floor removed and used as single space open storage.
Walls		Exposed stone at first-floor, whitewashed. Exposed stone to ground-floor partially covered with surviving lime plaster, showing various scarring showing the insertion of a first floor and stair. Ledge at first floor to support joists, walls thicker at ground-floor. First-floor joists project, shown as sawn off, to east and west walls.
Floors		Concrete floor, possibly laid over historic flooring, uneven and in sections.
Roof Structure:		Open to roof. A-frames, of crude and rustic form. Pegged at the apex, spiked to joints. Half-lapped. Pre-19th century in date.
Opening – Doors	2	Modern plank door to west wall, ledged and braced. Blocked doorway to east, blocked with corrugated sheeting and some timber bracing.
Opening – Window	2	At eaves, blocked with concrete blocks.
Significant Details		Concrete block wall divides space partially, attached to east wall. Large remains of a projecting tapering stack, with sloping sides can be seen to the interior face of the north gable. This has been truncated and rebuilt to the ground floor and a window forced in at first floor level. A steeper narrower roofline can also be seen in a scar in the stonework to the east side.
Dating Evidence		The stack and abutting later stonework, inform of a conversion and possible partial rebuilding of the building.

BUILDING 3		Description
Function/Summary:		One and a half storey, lean-to, dairy, built onto the north elevation of B1, of pre 1800 date. Then converted into an animal byre upon the conversion of B1.
Dating Evidence:		The construction form/quality of the stonework. The plan/layout and fact the building is built up against B1 – constructional phasing.
Figure Numbers:		IMGP: 8602, 8625, 8639, 8641, 8644, 8646, 8647, 8651, 8653, 8658, 8692, 8714
B3 Exterior		
B3 Elevation NORTH		Description
Fabric Description:		Cob upper, with rubble construction lower walls on a stone foundation. Cement render, in poor condition. Roughly dressed stone quoins to the corners. Some later exterior patching of stone, set into the cob.
Roof Covering		Slate roof, integral with the cat-slide roof of B1.
Openings - Doors:	1	Single central doorway, with pegged timber doorframe. Render treatment around opening, forming 'quoin-effect'.
Openings – Windows:	2	Windows, small single light, to east and west, framing central doorway. Render treatment around opening, forming 'quoin-effect'. Timber pegged frame and ledged plank shutter to opening to the east. That to west blocked with loose concrete blocks.
Relationships:		Abutted by B5, to the east and B7, to the west.
B3 Elevation WEST		Description
Fabric Description:		Cob upper, with rubble construction lower walls, on a stone foundation. Roughly dressed stone quoins to the north side.
Roof Covering:		Elevation enclosed within cat-slide roof to the west of B1.

Relationships:		Built up against the north elevation of B1. Abutted by B7, to the west.
B3 Elevation EAST		Description
Fabric Description:		Cob upper, with rubble construction lower walls, on a stone foundation. Roughly dressed stone quoins to the north side.
Roof Covering		Slate roof contiguous with B5.
Openings – Windows:	1	One window opening set high in the single storey elevation, within the cob, large rough timber lintel. Deeply sloping banked base to window, designed to carry water away from the window.
Significant Details:		Patched with stone rubble and cement, within the cob. There appear to be two phases of cob, one a deep red/brown, one a pale yellow/brown, made with differing clays.
Relationships:		The wall to the south, part of B5 appears to abut the east wall of B3. This is a poor quality rebuild/repair, of cob. The wall of B3 abuts B1, on the south side.
B3 Interior		Description
Summary/Function:		Dairy, converted to pig house.
Walls:		Exposed stone and cob walls, with some lime plaster and whitewash surviving in places.
Floor:		Raised modern concrete floor to the south, with in-built concrete trough and pens. Open earth and part surviving historic cobbled floor, with cobbled built drain to the north side.
Ceiling:		Open to former loft, within the steep pitch of the roof, signs of removed loft floor. Part of a timber framing structure of steps/floor boards to the centre of the building, surviving from the demolished loft. The roof structure is of 19th century trusses, with more modern rafters and battens.
Openings – Doors:	2	Two opposing doorways to the centre of the north and south walls. Neither door survives.
Openings – Windows:	3	Window in the east wall and two small windows in the north wall. Window to east, with plank shutter with chamfered ledges, on strap hinges and with wooden latch. Pegged timber frame.
Significant Details:		Small food chutes have been forced to the base of the north wall of B1, to provide access into B3, to the partitions for the pigs built within the building.
Dating Evidence:		B3 is clearly built up against B1.

BUILDING 4		Description
Function/Summary:		Former open-fronted linnhay/cart shed, later converted to animal housing. Of probable 19th century date, possibly early 19th.
Dating Evidence:		The construction form/quality of the stonework. The plan/layout and fact the building is built up against B1 – constructional phasing. The style of the roof trusses.
Figure Numbers:		IMGP: 8571, 8578, 8581, 8582, 8585, 8588, 8628, 8632, 8633, 8637, 8684, 8686, 8687, 8688.
B4 Exterior		
B4 Elevation SOUTH		Description
Fabric Description:		Single storey gabled elevation. Rubble construction stonework, with roughly squared blocks. Lime mortar.
Roof Covering:		Corrugated tin sheeting. Deep overhanging eaves formed from sheeting.
Relationships:		The south wall is built up against the earlier east wall, with a straight join between that shows they are not well bonded. The barn may have been open-ended.
B4 Elevation WEST		Description
Fabric Description:		Single storey elevation. Rubble construction, loosely packed. This section appears to be a rebuild. To the north and south ends the wall is tightly packed, squared, semi-coursed stonework. The stonework to the ends is the local blue/grey stone, the rebuilt areas are in a different red/brown, the stones large and irregularly shaped.

Roof Covering		Corrugated tin sheeting, over a timber double pitched roof structure.
Relationships:		The wall is built up against B1.
B4 Elevation EAST		Description
Fabric Description:		Some rubble stone and concrete block infill, rendered on the exterior.
Roof Covering:		Corrugated tin sheeting, over a timber double pitched roof structure.
Openings – Doors:	1	Doorway to south end of elevation. No surviving door. Render treatment around opening, forming 'quoin-effect'.
Openings – Windows:	2	Two central windows, formed from blocked doorways. Render treatment around former doorway openings, forming 'quoin-effect'.
Blocked Openings:	1	Blocked doorway to the north end, formed between the south wall of B1 and the concrete block infill. The opening is then also blocked with concrete blocks.
Relationships:		This wall is an infill of a former open-front. It abuts B1 to the north and also abuts the south elevation of the building itself, B4. There is also phasing within the elevation itself, as the doorways within the concrete wall have later been blocked, forming windows.
B4 Interior		Description
Summary/Function:		Open space, used as animal housing.
Walls:		Exposed stone and concrete block walls. Walls show sign of whitewashing.
Floor:		Floor is obscured with mud and animal manure, there is scaring of removed concrete troughs, towards the east side, where there was a feed channel.
Ceiling:		Open to roof structure. A-frames, of crude and rustic form. Pegged at the apex, spiked to joints. Half-lapped. Modern purlins. Pre-19th century in date. Similar to B2 in style and form.
Openings – Doors:	2	Door to west wall. A door has been forced into the south wall of B1 linking with B4.
Openings – Windows:	2	Described with exterior.

BUILDING 5		Description
Function/Summary:		Later phase, animal shed/housing built up against the east side of B3. Possibly also pre 1800, but later in date than B3.
Dating Evidence:		The construction form/quality. The fact the building is built up against B3 – constructional phasing.
Figure Numbers:		IMGP: 8571, 8578, 8581, 8582, 8585, 8588, 8599, 8602, 8608, 8609, 8610, 8623, 8625, 8628, 8632,
B5 Exterior		Description
B5 Elevation NORTH		Description
Fabric Description:		Cob wall upper, rubble stone to the base, over stone foundations. Patched with stone and cement in places.
Roof:		19th century truss blades. Modern purlins and battens. Contiguous slate roof over.
Openings – Doors:		Large doorway formed up against the east wall of B3, with large rough irregular timber lintel, no door survives.
Relationships:		Built up against B3, with the door between, contiguous with the east wall.
B5 Elevation SOUTH		Description
Fabric Description:		Poor quality cob infill wall. Patched in places with stone and cement. Partially built in stone to base.
Relationships:		Clear build line against the earlier building, B1, to the west. Clear build-line to the east wall of B3. This is a repair of poor quality.
B5 Elevation EAST		Description
Fabric Description:		Stone rubble construction to base, cob wall upper. Poor quality, patched with cement in places and partially rendered. Rises to a half gable. The south-east corner is rebuilt in stone.
B5 Elevation INTERIOR		Description
Floors:		Historic cobbled floor, with stone-built drain along the north wall. Evidence of 20th century concrete troughs and pens.

BUILDING 6	Description
Function/Summary:	Later phase, animal shed/housing built up against B5, to the north. Later 19th century extension to B5.
Dating Evidence:	The construction form/quality. The fact the building is built up against B5 – constructional phasing.
Figure Numbers:	IMGP: 8571, 8578, 8581, 8582, 8585, 8588, 8599, 8625, 8628, 8632.
B6 Exterior	
B6 Elevation NORTH	Description
Fabric Description:	Cob infill wall, repair to earlier structure B5, forms the north wall.
Relationships:	B6 is built up against B5.
B6 Elevation SOUTH	Description
Fabric Description:	Low single storey south wall in rubble stone, to the south. Lime mortar. Patched with cement. Poor quality.
Roof Structure:	19th century truss blades survive socketed into B3, to the north. Set on posts adjacent to the south wall.
Floor:	Grassed over, may be cobbled beneath.
B6 Elevation WEST/EAST	Description
Fabric Description:	The building is open to the east and west, no walls survive.

BUILDING 7	Description
Function/Summary:	Store/shed built up against the west side of B3, later converted to provide animal housing. Early-mid 19th century building, of some noted quality, built in stone, not using cob.
Dating Evidence:	The construction form/quality. The fact the building is built up against B3 – constructional phasing.
Figure Numbers:	IMGP: 8639, 8689, 8690, 8691, 8692, 8695, 8703, 8714.
B7 Exterior	
B7 Elevation NORTH	Description
Fabric Description:	Rubble construction stonework, in a lime mortar. Rendered to the exterior. Dressed stone quoins to the north-west corner.
Openings – Doors:	1 Door up against the west end of B3, timber door frame survives. No door. Rough quoins to west reveal. Render treatment to doorway, forming 'quoin-effect'.
Openings – Windows:	1 Small window high in north wall to the west end. Timber pegged frame and window. Slate sill. Exterior render treatment, forming 'quoin-effect'.
B7 Elevation SOUTH	Description
Fabric Description:	Rubble construction stonework, in a lime mortar. Whitewashed to the interior. Dressed stone quoins to the south-west corner.
Opening – Doors:	1 Door, with dressed stone quoins, formed from gap in south wall, against the west walls of B1/3. Timber lintel survives.
Blocked Opening:	1 Blocked doorway further west in the elevation, blocked loosely with rubble. Rough quoins to reveals.
Significant Details:	Wall partially rises to two storeys to the west side.
B7 Elevation WEST	Description
Fabric Description:	Rubble construction stonework, in a lime mortar. Whitewashed to the interior. Rendered to the exterior. Dressed stone quoins to the north-west and south-west corners.
Relationships:	Contiguous with the north and south walls. Abutted by later wall of B8, to the south.
B7 INTERIOR	Description
Walls:	Exposed stone, whitewashed.
Floors:	Raised concrete area and surviving cobbled floor. Concrete trough to the east side.

BUILDING 8		Description
Function/Summary:		Infill building, formed between gap between B2 and B7. Used as a machine store and for temporary animal housing, if required. Late 20th century, poor quality.
Dating Evidence:		Constructional phasing, clearly a modern infill building, form and construction.
Figure Numbers:		IMGP: 8695, 8697, 8699, 8703, 8704, 8714.
B8 Exterior		
B8 Elevation NORTH		Description
Relationships:		South wall of B7 forms the north wall of this area.
B8 Elevation SOUTH		Description
Relationships:		The north wall of B2 forms the south wall of this area.
B8 Elevation WEST		Description
Fabric Description:		Concrete block wall, rendered externally.
Opening – Doors:	1	Wide double doorway, with modern plank doors. Modern frame.
Relationships:		Built between B7, to the north and B2, to the south.
B8 Elevation EAST		Description
Relationships:		B8 is built up against the west end of B1.

Appendix 4: Context records

CONTEXT	DESCRIPTION	RELATIONSHIPS	DEPTH/THICKNESS	SPOT DATE
Area #1				
(100)	Layer	Topsoil. Mid-dark grey-brown soft-friable silt-clay-loam.	Overlies (101)	0.06m thick Modern
(101)	Layer	Subsoil. Mid grey-brown soft-friable silt-clay.	Overlain by (100) Overlies (102)	0.17m thick
(102)	Layer	Natural. Sub-angular stone within blue-grey clay.	Overlain by (101)	-
Area #2				
(200)	Layer	Topsoil. Mixed light brown and dark brown friable silt-clay.	Overlies (201)	Up to 0.4m thick Modern
(201)	Layer	Natural. Small shillet fragments within firm blue-grey clay banded with angular stone within firm blue-grey clay.	Overlain by (200) Cut by [202]	-
[202]	Cut	Wall foundation cut for existing south wall of B6. Linear cut orientated east-west, measuring 5m×1m.	Filled by {203} {204} Cuts (207)	-
{203}	Structure	South wall of B6 standing to 2.1m high×c.0.5m thick. Constructed from angular stone blocks with concreted mortar.	Abutted by (204) Same as {527} Fill of [202]	- Modern
(204)	Fill	Backfill of foundation trench [202]. Mid-dark yellow-brown soft-friable silt-clay.	Abuts {203} Fill of [202]	- Modern
[205]	Cut	Wall foundation cut for existing east gable wall of B1. Linear cut orientated north-south, measuring 2m×0.5m.	Filled by {206} {207} Cuts (201)	0.2m
{206}	Structure	East gable wall of B1 standing to c.7m high. Constructed from angular dressed stone blocks with clay bond. Later additions.	Abutted by (207) Fill of [205]	-
(207)	Fill	Backfill of foundation trench [205]. Mid yellow-brown soft-friable silt-clay	Cut by [202] Abuts {206} Fill of [205]	-
Area #3				
(300)	Surface	Internal cobble floor surface of B4. Sub-angular irregular stone cobbles set within brown clay.	Overlies (301)	0.05m thick Modern
(301)	Layer	Bedding layer for (300). Light-mid grey-brown soft clay.	Overlain by (300) Overlies (302)	0.05m thick Modern
(302)	Layer	Probable levelling deposit. Mid yellow-brown soft clay.	Overlain by (301) Overlies (303)	0.02m thick Modern/post-medieval
(303)	Layer	Probable levelling deposit following demolition. Mid yellow soft clay with frequent angular slate inclusions.	Overlain by (302) Overlies (304)	0.01m thick Modern/post-medieval
(304)	Layer	Probable levelling deposit. Mid Pink-brown soft clay.	Overlain by (303)	0.03m thick Modern/post-

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			Cut by [306], [308] Overlies (305)		medieval
(305)	Layer	Natural. Mid yellow-brown soft clay with frequent large sub-angular stone.	Overlain by (305) Cut by [310]	-	
[306]	Cut	Post-hole. Sub-circular feature measuring 0.2m in diameter × 0.3m deep with vertical sides, sharp break of slope and flat base.	Filled by (307) Cuts (304)	0.3m deep	Post-medieval
(307)	Fill	Fill of post-hole [306]. Dark grey-black soft clay.	Fill of [306]	0.3m thick	Post-medieval
[308]	Cut	Post-hole. Sub-circular feature measuring 0.2m in diameter × 0.3m deep with vertical sides, sharp break of slope and flat base.	Filled by (309) Cuts (304)	0.3m deep	Post-medieval
(309)	Fill	Fill of post-hole [308]. Dark grey-black soft clay.	Fill of [308]	0.3m thick	Post-medieval
[310]	Cut	Wall foundation cut for existing south wall of B1. Linear cut orientated east-west, measures 3+m × 0.45m wide.	Overlain by (304) Filled by {311} (312) Cuts (305)	-	
{311}	Structure	South wall of B1 standing to c.3.95m high × c.0.4m thick. Constructed from angular dressed stone blocks with clay bond.	Abutted by (312) Same as {524} Fill of [310]	-	
(312)	Fill	Backfill of foundation trench [310]. Dark brown friable-soft silt-clay.	Fill of [310] Abuts {311}	-	
Area #4					
(400)	Surface	Modern concrete floor surface within building B3 c.0.05-0.15m thick – deeper along northern edge.	Overlies (401)	0.05-0.15m thick	Modern
(401)	Layer	Base layer for concrete floor. Mixed mid brown clay with sand – friable and loose – c.0.02m thick.	Overlain by (400) Overlies (402)	0.02m thick	Modern
(402)	Surface	Cobble surface. Comprises sub-angular irregular stone cobbles c.0.1-0.15m set within mid brown soft clay c.0.1m thick.	Overlain by (401) Overlies (403)	0.1m thick	Post-medieval
(403)	Layer	Bedding layer for cobble surface. Dark brown soft clay c.0.15m thick.	Overlain by (402) Overlies (406)-(426)	0.15m thick	Post-medieval
(404)	Layer	Possible re-deposited natural. Dark blue-grey soft clay with common-frequent angular stone. Layer measures c.2m wide × 0.1+m deep. May be backfill following the construction of building B1.	Overlain by (403) Cut by [405]-[425]	0.1+m thick	
[405]	Cut	Post-hole. Sub-circular post-hole with diameter c.0.17m.	Filled by (406) Cuts (404)		
(406)	Fill	Fill of post-hole [405]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [405]		
[407]	Cut	Post-hole. Sub-circular post-hole with diameter c.0.23m × 0.4m deep with vertical sides, sharp break of slope and flat base.	Filled by (408) Cuts (404)	0.4m deep	
(408)	Fill	Fill of post-hole [407]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [407]	0.4m thick	

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[409]	Cut	Post-hole. Sub-oval post-hole with diameter 0.25-0.4m × 0.44m deep with vertical sides, sharp break of slope and flat base.	Filled by (410) Cuts (404)	0.44m deep	
(410)	Fill	Fill of post-hole [409]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [409]	0.44m thick	
[411]	Cut	Post-hole. Sub-circular post-hole with diameter 0.2m × 0.34m deep with vertical sides, sharp break of slope and flat base.	Filled by (412) Cuts (404)	0.34m deep	
(412)	Fill	Fill of post-hole [411]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [411]	0.34m thick	
[413]	Cut	Post-hole. Sub-circular post-hole with diameter 0.27m × 0.3m deep with vertical sides, sharp break of slope and flat base.	Filled by (414) Cuts (404)	0.3m deep	
(414)	Fill	Fill of post-hole [413]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [413]	0.3m thick	
[415]	Cut	Post-hole. Sub-circular post-hole with diameter 0.25m × 0.35m deep with vertical sides, sharp break of slope and flat base.	Filled by (416) Cuts (404)	0.35m deep	
(416)	Fill	Fill of post-hole [415]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [415]	0.35m thick	
[417]	Cut	Post-hole. Sub-circular post-hole with diameter 0.27m × 0.3m deep with vertical sides, sharp break of slope and flat base.	Filled by (418) Cuts (404)	0.3m deep	
(418)	Fill	Fill of post-hole [417]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [417]	0.3m thick	
[419]	Cut	Post-hole. Sub-circular post-hole with diameter 0.26m × 0.28m deep with vertical sides, sharp break of slope and flat base.	Filled by (420) Cuts (404)	0.28m deep	
(420)	Fill	Fill of post-hole [419]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [419]	0.28m thick	
[421]	Cut	Post-hole. Sub-circular post-hole with diameter 0.24m × 0.26m deep with vertical sides, sharp break of slope and flat base.	Filled by (422) Cuts (404)	0.26m deep	
(422)	Fill	Fill of post-hole [421]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [421]	0.26m thick	
[423]	Cut	Post-hole. Sub-circular post-hole with diameter 0.3m × 0.27m deep with vertical sides, angled to 45 degrees down to the north at base, with clear break of slope and concave base.	Filled by (424) Cuts (404)	0.27m deep	
(424)	Fill	Fill of post-hole [423]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [423]	0.27m thick	
[425]	Cut	Post-hole. Sub-circular post-hole with diameter 0.25m × 0.1m deep with vertical sides, clear break of slope and flat base.	Filled by (426) Cuts (404)	0.1m deep	
(426)	Fill	Fill of post-hole [425]. Dark grey soft clay with wooden post.	Overlain by (403) Fill of [425]	0.1m thick	
(427)	Fill	Infill of forced opening within north wall of B1. Mid brown soft clay.	Overlies (428)	0.2m thick	

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(428)	Fill	Infill of forced opening within north wall of B1. Mid brown-grey soft clay.	Overlain by (427) Overlies wall foundations	0.12m thick	
[429]	Cut	Foundation trench for north wall of B1. Linear cut orientated east-west across length of Area #4, measuring 0.2m wide. Not fully excavated.	Filled by {430}, (431) Cuts/abutted by (404)	-	
{430}	Structure	North wall of B1 standing to c.3.95m high × 0.6m thick. Constructed from angular stone blocks with partial clay bond.	Abutted by (431) Fill of [429]		
(431)	Fill	Fill of wall foundation cut. Mid-dark grey-brown soft clay. Not fully excavated.	Abuts {430} Fill of [429]	-	
Area #5					
(500)	Surface	Concrete floor surface.	Overlies (501)	0.05m thick	Modern
(501)	Layer	Bedding layer for modern concrete floor surface. Consists of irregular concrete fragments c.0.05m-0.15m with loose sand-mortar. Forms infill of drain within floor surface (503).	Overlain by (500) Overlies (502)	0.05m thick	Modern
(502)	Layer	Base layer for modern concrete floor surface. Consists of irregular concrete/rubble fragments c.0.05m-0.3m with loose sand-silt-mortar.	Overlain by (501) Same as (505) Overlies (507)	0.14m thick	Modern
(503)	Surface	Modern concrete floor surface.	Overlain by (501) Overlies (504)	0.04m thick	Modern
(504)	Layer	Concrete base layer for concrete floor surface (503).	Overlain by (503) Overlies (505)	0.05m thick	Modern
(505)	Layer	Possible levelling deposit. Comprises mixed grey-brown soft clay with brown friable-loose silt and common large angular to sub-angular stone c.0.15m. May be cobble surface damaged by construction of concrete floor surface.	Overlain by (504) Overlies (506)	0.16m thick	
(506)	Layer	Possible levelling layer. Dark-mid grey-brown soft clay with occasional-common large angular stone.	Overlain by (505) Overlies (508)	0.1m thick	
(507)	Layer	Possible levelling deposit. Comprises mid grey-brown soft clay with sub-angular irregular stone cobbles c.0.1-0.25m. May be cobble surface damaged by construction of later surfaces.	Overlain by (502) Part of (506) Overlies (509)	0.18m thick	
(508)	Layer	Possible levelling deposit. Mid-dark grey-brown soft grit/sand-clay with sub-angular irregular stone cobbles 0.1-0.25m. Likely to be same as (507), part of (506). May be remains of cobble surface damaged by construction of later surfaces.	Overlain by (505) Part of (506) Overlies (509)	0.13m thick	
(509)	Layer	Possible re-deposited layer. Mid-light grey-brown soft clay.	Overlain by (506),(507),(508)	0.12+m thick	
(510)	Layer	Possible re-deposited natural. Mid blue-grey soft clay with frequent	Overlain by (506)	-	

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		large angular stone.			
[511]	Cut	Wall foundation cut. Linear cut orientated east-west measuring 7.6m×0.4m	Overlain by (506) Filled by {524},{512} Cuts (510),Natural	-	
(512)	Fill	Fill of foundation cut [511]. Very dark brown soft-friable silt clay.	Abuts {524} Fill of [511]	-	
[513]	Cut	Wall foundation cut. Linear cut orientated north-south measuring 3.6m × 0.5m.	Overlain by (506) Filled by {525},{514} Cuts (509),Natural	-	
(514)	Fill	Fill of foundation cut [513]. Very dark brown soft-friable silt-clay.	Abuts {525} Fill of [513]	-	
[515]	Cut	Wall foundation cut. Linear cut orientated east-west measuring 7.7m × 0.35m.	Overlain by (506) Filled by {526},{516} Cuts (509),Natural	-	
(516)	Fill	Fill of foundation cut [515]. Very dark brown soft-friable silt-clay.	Abuts {526} Fill of [515]	-	
[517]	Cut	Wall foundation cut. Linear cut orientated east-west measuring 4m × 0.3m.	Overlain by (506) Filled by {527},{518} Cuts (509),(510)	-	
(518)	Fill	Fill of foundation cut [517]. Very dark brown soft-friable silt-clay.	Abuts {527} Fill of [517]	-	
(519)	Layer	Levelling layer above cobble surface. Soft red-brown clay covering a rectangular area orientated east-west measuring c.3m × 1.5m x 0.09m thick.	Overlain by (505) Overlies (520)	0.09m	
(520)	Surface	Cobble surface. Rectangular area of cobbled surface orientated east-west measuring 3m × 1.3m × 0.05m thick. Cobbles angular to sub-angular in shape measuring 0.1-0.3m × 0.05-0.1m set with an earth bond.	Overlain by (519) Overlies (521)	0.05m	
(521)	Layer	Bedding layer for cobble surface (520). Mid grey-brown soft silt-clay c.0.05m thick.	Overlain by (520)	0.05m	
[522]	Cut	Drain cut. Linear feature orientated north-east to south-west measuring c.1.7m × 0.1m × 0.12m deep. 'V'-shaped profile.	Filled by {523} Cuts Natural	0.12m	
{523}	Structure	Lining of drain cut [522]. Thin pieces of slat lining the sides and capping the top of the drain.	Overlain by (506) Fill of [522]	0.12m	
{524}	Structure	South wall of B1 standing to c.3.95m high × c.0.6m thick. Constructed from angular dressed stone blocks with clay bond.	Abutted by (512) Same as {311} Fill of [511]	c.3.95m+	
{525}	Structure	West wall of B1 standing to c.3.95m high × 0.6m thick. Constructed	Abutted by (514)	c.3.95m+	

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		from angular dressed stone blocks with clay bond.	Fill of [513]		
{526}	Structure	North wall of B1 standing to c.3.95m high × 0.6m thick. Constructed from angular dressed stone blocks with clay bond.	Abutted by (516) Same as {430} Fill of [515]	c.3.95m+	
{527}	Structure		Abutted by (518) Same as {203} Fill of [517]	c.3.95m+	
{528}	Structure	Stone alignment forming possible base of wall. Linear alignment of stones (large, angular c.0.5m×0.2m) orientated east-west. Measures approximately 4m × 0.2m. Stones are not continuous so if remains of a wall, has been damaged.	Overlain by (506) Overlies (510)	0.2m	
Area #6					
(600)	Surface	Cobble floor surface. Sub-angular irregular cobbles c.0.1-0.3m within mid brown clay.	Same as (603) Overlies (601)	0.12m thick	Modern
(601)	Layer	Bedding layer for cobble surface. Mid-light yellow-brown soft sand-clay.	Overlain by (600) Overlies (602)	0.07m thick	Modern
(602)	Layer	Levelling/bedding layer for cobble surface. Mid grey-brown soft-clay.	Overlain by (601) Overlies (605)	0.08m thick	Modern
(603)	Surface	Cobble floor surface. Sub-angular irregular cobbles c.0.1-0.3m within mid brown clay. Some concrete mortar bonding over top.	Same as (600) Overlies (604)	0.1m thick	Modern
(604)	Layer	Bedding layer for cobble surface. Mid-light yellow-brown soft sand-clay.	Overlain by (603) Same as (601) Overlies (602)	0.12m thick	Modern
(605)	Layer	Levelling/bedding layer for cobble surfaces. Pale-light brown soft clay.	Overlain by (602) (604) Overlies (606)	0.08m thick	Modern
(606)	Layer	Re-deposited natural as base layer for buildings. Angular stone within blue-grey soft clay.	Overlain by (605) Overlies (607)	0.1m thick	
(607)	Layer	Natural. Shillet within blue-grey soft clay.	Overlain by (606) Cut by [608], [611], [614], [617], [620]	-	
[608]	Cut	Foundation trench for south wall of B7. Linear cut orientated east-west across length of area, measuring 5.2m x 0.17m x 0.3m deep with near vertical edge, sharp break of slope and flat base.	Overlain by (605) Filled by {609}, (610) Cuts (607)	0.3m deep	
{609}	Structure	South wall of B7. Vertical standing wall constructed from sub-angular to angular stone blocks with clay bond. Cob repairs.	Fill of [608] Abutted by (610)		
(610)	Fill	Fill of foundation cut [608]. Dark brown soft-friable silt-clay.	Abuts {609}	0.3m thick	

Higher Velly Farm, Hartland, Torridge, Devon

			Fill of [608]		
[611]	Cut	Foundation trench for east wall of B7. Linear cut orientated north-south across width of area, measuring 3.3m x 0.5m x 0.3m deep with near vertical edge, sharp break of slope and flat base.	Overlain by (605) Filled by {612}, (613) Cuts (607)	0.3m deep	
{612}	Structure	East wall of B3. Vertical standing wall constructed from sub-angular to angular stone with clay bond to 0.85m high. Cob wall above.	Abutted by (613) Fill of [611]		
(613)	Fill	Fill of foundation cut [611]. Mid-dark brown-grey soft clay.	Abuts {612} Fill of [611]	0.3m thick	
[614]	Cut	Foundation trench for north wall of B7. Linear cut orientated east-west across length of area, measuring 5.2m x 0.15m x 0.3m deep with near vertical side, sharp break of slope and flat base.	Overlain by (605) Filled by {615}, (616) Cuts (607)	0.3m deep	
{615}	Structure	North wall of B7. Vertical standing wall constructed from sub-angular to angular stone with clay bond.	Abutted by (616) Fill of [614]		
(616)	Fill	Fill of foundation cut [614]. Mid red-brown soft clay.	Abuts {615} Fill of [614]	0.3m thick	
[617]	Cut	Foundation trench for west wall of B7. Linear cut orientated north-south across width of area, measuring 3.3m x 0.15m x 0.3m deep with near vertical side, sharp break of slope and flat base.	Overlain by (605) Filled by {618}, (619) Cuts (607)	0.3m deep	
{618}	Structure	West wall of B7. Vertical standing wall constructed from sub-angular to angular stone with clay bond.	Abutted by (619) Fill of [617]		
(619)	Fill	Fill of foundation cut [617]. Mid red-brown soft clay.	Abuts {618} Fill of [617]	0.3m thick	
[620]	Cut	Post-hole. Sub-circular cut measuring 0.3m in diameter x 0.46m deep with near vertical sides, sharp break of slope and flat base.	Overlain by (605) Filled by (621) Cuts (606)	0.46m deep	
(621)	Fill	Fill of post-hole. Dark grey soft clay with wooden post.	Overlain by (605) Fill of [620]	0.46m thick	
Area #7					
(700)	Surface	Modern concrete floor surface c.0.08m thick.	Overlies (701)	0.08m thick	
(701)	Layer	Base layer for concrete surface (700). Dark brown soft loam-clay c.0.05m thick.	Overlain by (700) Overlies (702)	0.05m thick	
(702)	Layer	Layer. Grey-brown soft clay c.0.05m thick.	Overlain by (701) Overlies (703)	0.05m thick	
(703)	Layer	Natural. Grey-brown-yellow soft-friable clay with abundant sub-angular small stone.	Overlain by (702) Cut by [704],[707], [710],[713],[716], [717],[718]	-	
[704]	Cut	Foundation trench for south wall of B7. Linear cut orientated	Filled by {706},{705}	0.12-0.19m deep	

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		approximately east-west measuring 4.55m × 0.12-0.9m × 0.12-0.19m deep	Cuts (703)		
(705)	Fill	Fill of foundation cut [704]. Grey-brown soft clay up to 0.19m thick.	Overlain by (702) Abuts {706} Fill of [704]	Up to 0.19m thick	
{706}	Structure	South wall of B2. Former extant structure demolished/collapsed on previous day. Linear wall orientated east-west measuring 4.55m × 0.73m. Construction of rubble core with dressed stone facing bonded by clay and lime mortar.	Abutted by (705) Fill of [704]		
[707]	Cut	Foundation cut for west wall of B2. Linear feature orientated north-south measuring 7.35m × 0.85m × 0.18m deep with near vertical side, sharp break of slope and flat base.	Filled by {709},{708} Cuts (703)	0.18m deep	
(708)	Fill	Fill of foundation cut [707]. Mid grey-brown soft clay c.0.18m thick.	Overlain by (702) Abuts {709} Fill of [707]	0.18m thick	
{709}	Structure	West wall of building B2. Partially demolished wall orientated north-south keyed into {706} and {712} measuring 7.35m × 0.73m. Consists of rubble core between dressed stone facing bonded by clay and lime mortar.	Abutted by (708) Fill of [707]	-	
[710]	Cut	Foundation cut for north wall of B2. Linear feature orientated east-west measuring 4.55m × 0.85m × 0.2m deep with near vertical sides, sharp break of slope and flat base.	Filled by {712},{711} Cuts (703)	0.2m deep	
(711)	Fill	Fill of foundation cut [710]. Grey-brown soft clay 0.2m thick.	Overlain by (702) Abuts {712} Fill of [710]	0.2m thick	
{712}	Structure	North wall of building B2. Vertical wall orientated east-west measuring 5.9m × 0.75m. Consists of rubble stone core with dressed stone facing bonded by clay and lime mortar. Keyed into {709} and {715}.	Abutted by (711) Fill of [710]	-	
[713]	Cut	Foundation cut for east wall of B2. Linear feature orientated north-south measuring 7.35m × 0.73m × 0.2m deep with near vertical sides, sharp break of slope and flat base.	Filled by {715},{714} Cuts (703)	0.2m deep	
(714)	Fill	Fill of foundation cut [713]. Grey-brown soft clay 0.2m thick.	Overlain by (702) Abuts {715} Fill of [713]	0.2m thick	
{715}	Structure	East wall of building B2. Vertical wall orientated north-south measuring 8.2m × 0.73m. Consists of rubble core with dressed stone facing with clay and lime mortar bond. Keyed into {706} and {712}	Abutted by (714) Fill of [713]	-	

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(716)	Structure	Wooden post with diameter c.0.06m appearing to have been driven into the ground at a c.45° angle – no evidence of a surrounding post-hole.	Overlain by (702) Cuts (703)	-	
(717)	Structure	Wooden post with diameter c.0.08m appearing to have been driven into the ground – no evidence of a surrounding post-hole.	Overlain by (702) Cuts (703)	-	
(718)	Structure	Wooden post with diameter c.0.04m appearing to have been driven into the ground – no evidence of a surrounding post-hole.	Overlain by (702) Cuts (703).		

Appendix 5: Finds concordance

Site: Hartland Higher Velly			Site Code: HHV15	Sheet No. 1 of 1	Retained	
Context	No.	Wgt.	Description/notes	No.	Wgt.	
U/S Area 4	1	158	Animal bone, leg, sawn (joint), cattle			
	1	90	North Devon, gravel tempered, late 18 th -19 th century			
	1	8	North Devon, gravel free, 19 th century			
(303)	89	1145	North Devon, gravel tempered, inc. x11 rim, x4 heavy type 3, x4 (x2 handles, x2 feet) type 11 - tripod pipkin			
	3	21	North Devon, gravel free, 16 th century, 1 vessel			
	1	14	Sgraffito, 17 th century			
	1	3	Plain tin-glazed delft ware			
	1	3	Bristol/Staffs, closed form base, posset pot, 17 th century			
(401)	1	<1	Clear vessel glass			
	3	45	North Devon, gravel tempered, 19 th century			
	1	4	North Devon, gravel tempered, post-medieval scrap			
	1	92	Flowerpot?			
	1	2	Refined redware, yellow glaze, 19 th century			
(403)	2	49	Industrial ware, 19 th century			
	2	74	North Devon, gravel tempered, Type 3 bowl, 18 th century			
(404)	1	1262	North Devon, gravel tempered, ceramic land drain			
	3	79	North Devon, gravel tempered, post-medieval			
	4	56	North Devon, gravel free, inc. pitched spout, ~16 th century			
	1	22	Unglazed, medieval			
	1	4	Ham green, post-medieval			
(427)	1	25	Sgraffito plate, 17 th century			
(606)	1	38	North Devon, gravel tempered, post-medieval type 3 bowl			
(702)	2	12	North Devon, gravel tempered, 15 th -16 th century			

Appendix 6: Supporting Photographs



The barn complex; viewed from the north-east.



The east elevation of the barn complex; viewed from the east.



The barn complex showing the relationship of Buildings 1 and 4 to the south and Buildings 5 and 6 to the east; viewed from the east-south-east.



The barn complex; viewed from the south-east.



The barn complex showing the relationship of Buildings 1 and 2; viewed from the south-east.



The barn complex; viewed from the south.



The barn complex showing the relationship of Buildings 1 and 4; viewed from the south.



The barn complex; viewed from the south-west.



The yard and barn complex looking through the entrance gateway; viewed from the south-west.



The barn complex; viewed from the north-west.



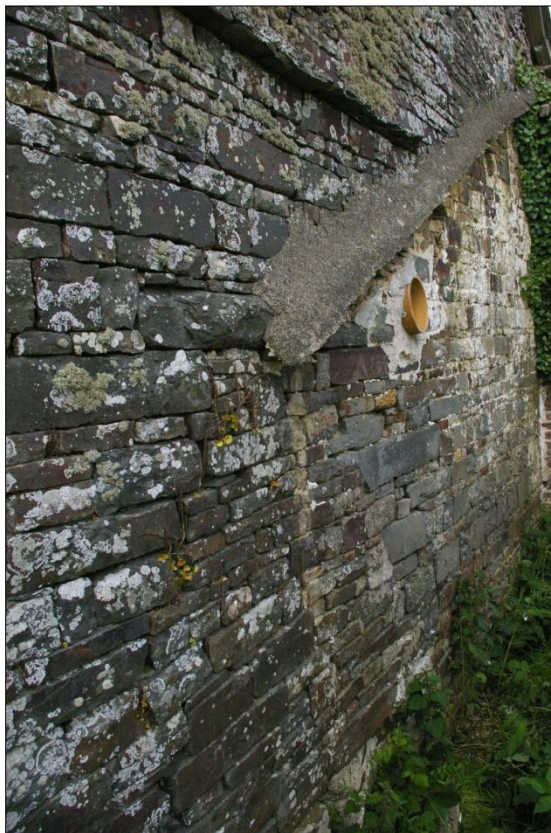
The east gable wall of Building 1; viewed from the south-east.



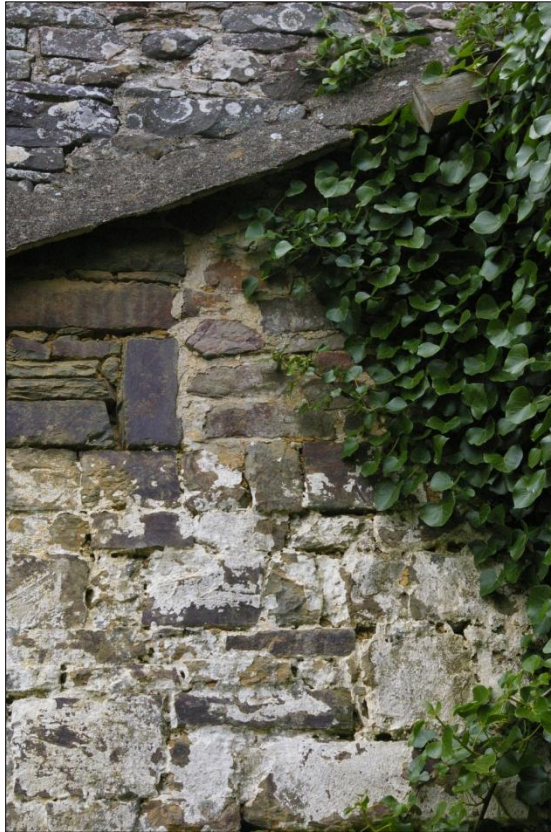
The east gable wall of Building 1, showing the drip-moulding to the south side of the wall; viewed from the south-east.



The east gable wall of Building 1; viewed from the south-east.



The east gable wall of Building 1, showing detail of the blocked oven; viewed from the south-east.



The east gable wall of Building 1, at first floor level, showing detail of the blocked opening or window to the north of the chimney stack; viewed from the east.



Detail of construction of east gable end of building 1; viewed from the south-east.



Detail of construction of west gable end of building 1; viewed from the south.



The south elevation of Building 1, within the yard; viewed from the south.



The north wall of Building 1, internal face, west end; viewed from the south.



The north wall of Building 1, internal face, east end; viewed from the south.



The east wall of Building 1, internal face, showing the potential chimney stack at ground floor level; viewed from the west.



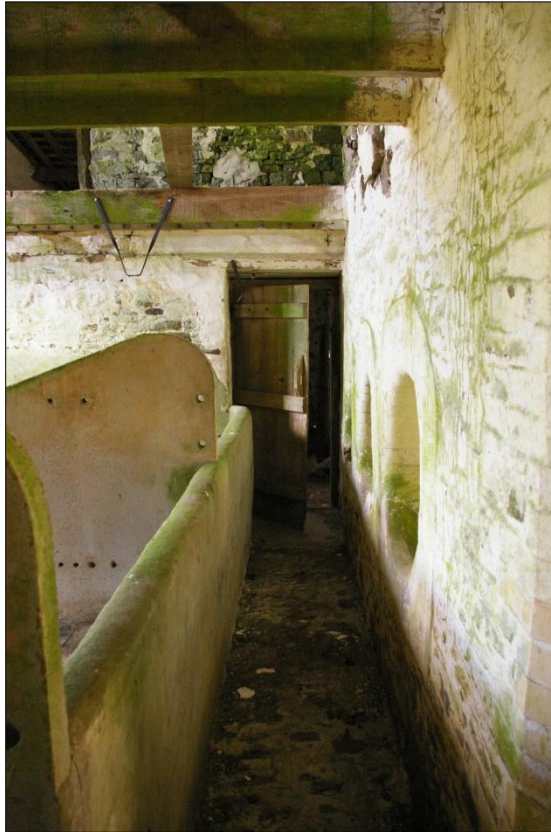
The south wall of Building 1, internal face, showing the forced opening doorway leading to Building 4, at the east end; viewed from the north-west.



The west wall of Building 1, internal face, showing the blocked window at ground floor level; viewed from the east.



The ground floor of Building 1; viewed from the east.



View along the feed channel to the north side of Building 1; viewed from the east.



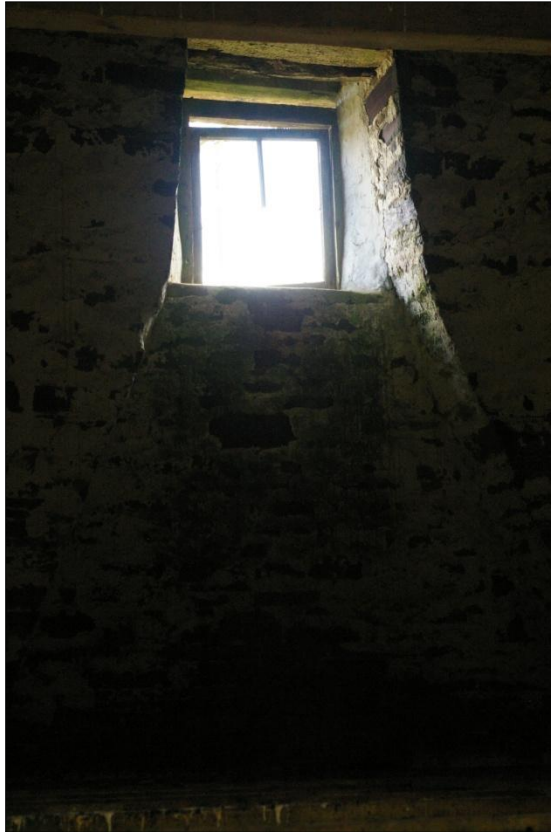
The east gable wall of Building 1, internal face, at first floor level, showing detail of the possible chimney stack structure, viewed from the north-west.



The east gable of Building 1, internal face, showing the potential chimney stack with window forced into the top, at first floor level; viewed from the north-west.



The east gable wall of building 1, internal face at first floor level, showing detail of the window forced into the chimney stack; viewed from the north-west.



The east gable wall of Building 1, internal face, at first floor level, showing detail of the forced window, set in the possible former chimney stack; viewed from the north-west.



The east gable wall of Building 1, internal face, at first floor level, showing detail of the chamfered reveal/edge visible to the north of the chimney stack in the east wall of Building 1; viewed from the west.



The east gable wall of Building 1, internal face, at first floor level, showing detail of the blocked window embrasure; viewed from the west



The south wall of Building 1, internal face, at first floor level showing the blocked window; viewed from the north-east.



View of the west wall of Building 1, internal face, showing the first floor level; viewed from the east-north-east.



The king-post roof in Building 1; viewed from the north-east.



East elevation of Building 2; viewed from the east.



The east and south walls of Building 2, showing Building 9 abutting the south wall; viewed from the south-east.



The west wall of Building 2, showing the west wall of Building 8 (infill); viewed from the north-west.



The north wall of Building 2, internal face, showing the remains of a stack and a window forced into that stack; viewed from the south.



The east wall of Building 2, internal face, showing the southerly of the two windows at eaves height and the large forced ground floor double doorway; viewed from the west.



The south wall of Building 2, internal face, with blocked window at ground floor level; viewed from the north.



The pegged and bolted A-frames within Building 2; viewed from the north.



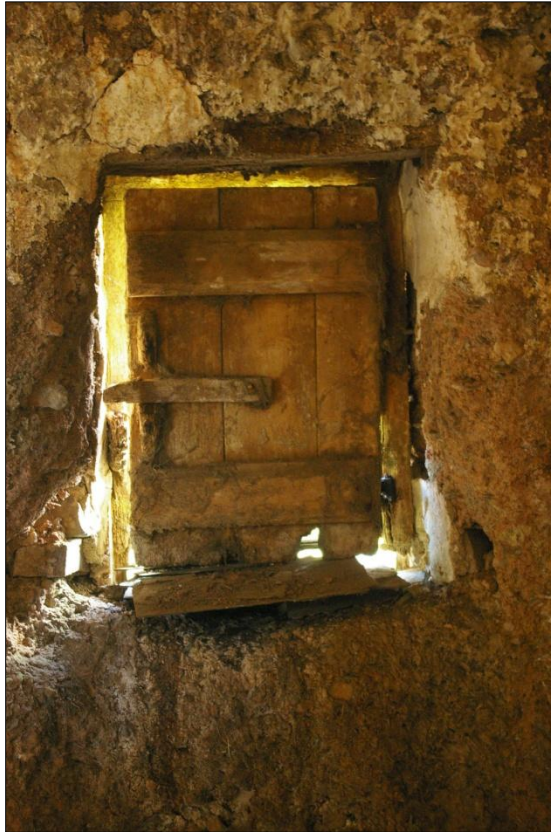
North elevation of Building 3; viewed from the north.



The east wall of Building 3, external face, from within Building 5; viewed from the north-west.



The north wall of Building 3, internal face, showing detail of the stone footings and cob upper; viewed from the south-east (2m scale).



The north wall of Building 3, internal face, showing detail of the surviving shutter to the east window; viewed from the south



Detail of possible ecclesiastical stone set within north doorway of building 3; viewed from the south (0.3m scale).



The east wall of Building 3, internal face; viewed from the west.



The east and south walls of Building 3, internal faces (north, exterior, wall of Building 1); viewed from the north-east.



The south wall of Building 3, internal face, showing detail of the joist sockets forced into the external north wall of Building 1, to carry the loft within Building 3; viewed from the north.



The north and west walls of Building 3, internal face; viewed from the south-east.



The west wall of Building 3, internal face; viewed from the east.



East elevation of Building 4; viewed from the east.



South elevation of Building 4; viewed from the south.



The west elevation of Building 4; viewed from the west.



The north wall of Building 4, internal face, the external face of the south wall of Building 1; viewed from the south (2m scale).



The north and east walls of Building 4, internal faces, showing the south wall of Building 1, external face from within Building 4; viewed from the south-west.



The south and east walls of Building 4, internal faces; viewed from the north-west.



The north wall of Building 5; viewed from the north.



The east wall of Building 5, with lean to Building 6 to the left; viewed from the east.



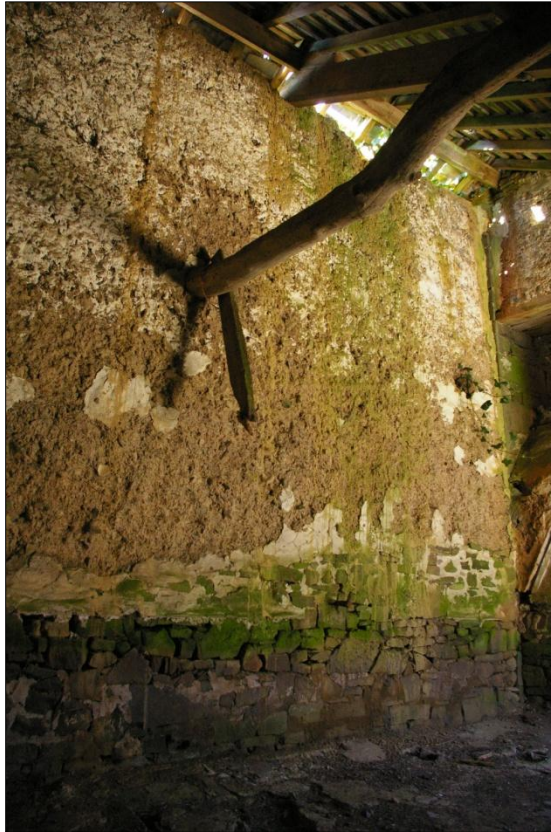
The south wall of Building 5, showing detail of the wall construction; viewed from the south.



The north wall of Building 5, internal face; viewed from the south-west.



The east wall of Building 5, internal face; viewed from the north-west.



The south wall of Building 5, internal face; viewed from the north-east.



Buildings 5 and 6, adjoining the east end of Building 1; viewed from the south-east.



The south wall of Building 6; viewed from the west (2m scale).



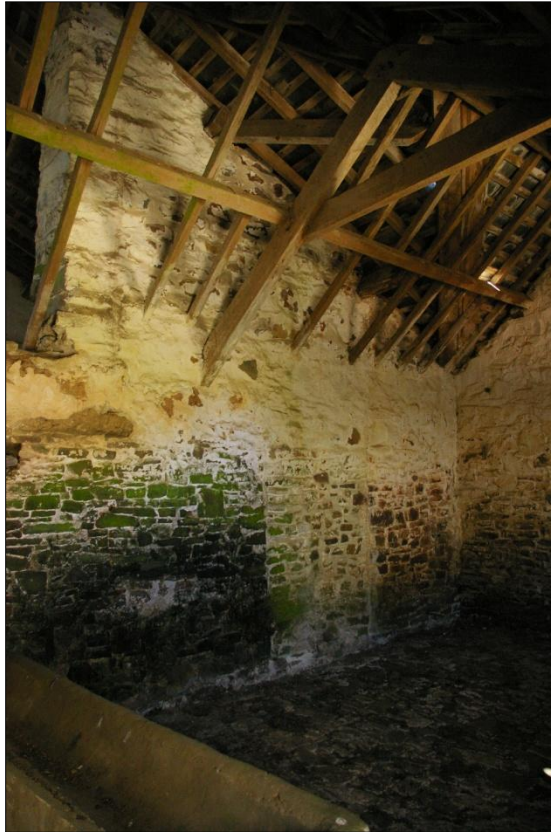
The west wall of Building 7, showing the west wall of infill Building 8; viewed from the west.



The south wall of Building 7, external face, from within Building 8, showing detail of the blocked doorway; viewed from the south (2m scale).



The east and south walls of Building 7, internal faces, showing the forced doorway into Building 8 and the relationship to Building 1; viewed from the north-west.



The south wall of Building 7, internal face, showing surviving roof timbers and blocked doorway; viewed from the north-east.



The west wall of Building 7, internal face; viewed from the east.



The pegged and bolted A-frame roof within Building 7, which survives within the modern roofing, which runs over the top; viewed from the north-east.



The east wall of Building 8, internal face, showing the external west wall of Building 1, from within Building 8; viewed from the west.



View within Building 8, which is merely an infill structure, showing the relationships of Buildings 7, 3, and 1; viewed from the south-west.



The south wall of Building 8, internal face, showing the north, external wall of Building 2 (to the right of the blocked window); viewed from the north-north-east.



The east and south walls of Building 9; viewed from the south-east (2m scale).



The west wall of Building 9, incorporating the west yard wall and north gatepost, in the south-west corner of the yard; viewed from the west.



The north wall of Buildings 10 and 11; viewed from the north (2m scale).



The well just to the north-west of the complex, with brick arch to stone-built well-house; viewed from the south.



Post excavation plan view of Area #1; viewed from the east (1m scale).



North facing section of Area #1; viewed from the north (1m scale).



Pre excavation plan view of Area #2; viewed from the east.



Post excavation plan view of Area #2; viewed from the east (1m and 2m scales).



Detail of the blocking within the east gable of B1, possibly relating to the removal of an oven, Area #2; viewed from the north-east (0.3m scale).



Detail of the blocking within the east gable of B1, Area #2; viewed from the south-east (1m scale).



Detail of the wall construction of the east gable of B1; viewed from the south-east.



Detail of the footings to the south wall of B5, Area #2; viewed from the south (2m scale).



Detail of the cobble floor to building B4, Area #3; viewed from the east (1m scale).



Detail of the construction of the east wall of B4, Area #3; viewed from the south (0.3m scale).



View of the south-east corner of B1 after the demolition of the east wall of B4, Area #3, showing the dressed stones of B1 and that B4 abutted and was not keyed in; viewed from the south (2m scale).



Post excavation plan view of post-hole [306], Area #3; viewed from the south (0.3m scale).



Post excavation plan view of Area #3; viewed from the south (1m and 2m scales).



Pre-excavation view of cobble surface (402), Area #4; viewed from the west (1m scale).



Pre-excavation view of cobble surface (402), Area #4; viewed from the east (1m scale).



Pre-excavation plan of post-hole [407], Area #4; viewed from the west (0.3m scale).



Pre-excitation plan of post-holes [405] and [407], Area #4; viewed from the west (0.3m scale).



Post-excitation plan of post-hole [407], Area #4; viewed from the west (0.3m scale).



Post-excitation plan of post-hole [409], Area #4; viewed from the west (0.3m scale).



Post-excitation plan of post-hole [411], Area #4; viewed from the west (0.3m scale).



Post-excavation plan view of post-holes [405], [407], [409] and [411], Area #4; viewed from the west (1m and 2m scales).



North elevation of building 1, external view during excavation of Area #4, showing forced opening below ground level; viewed from the north (0.3m scale).



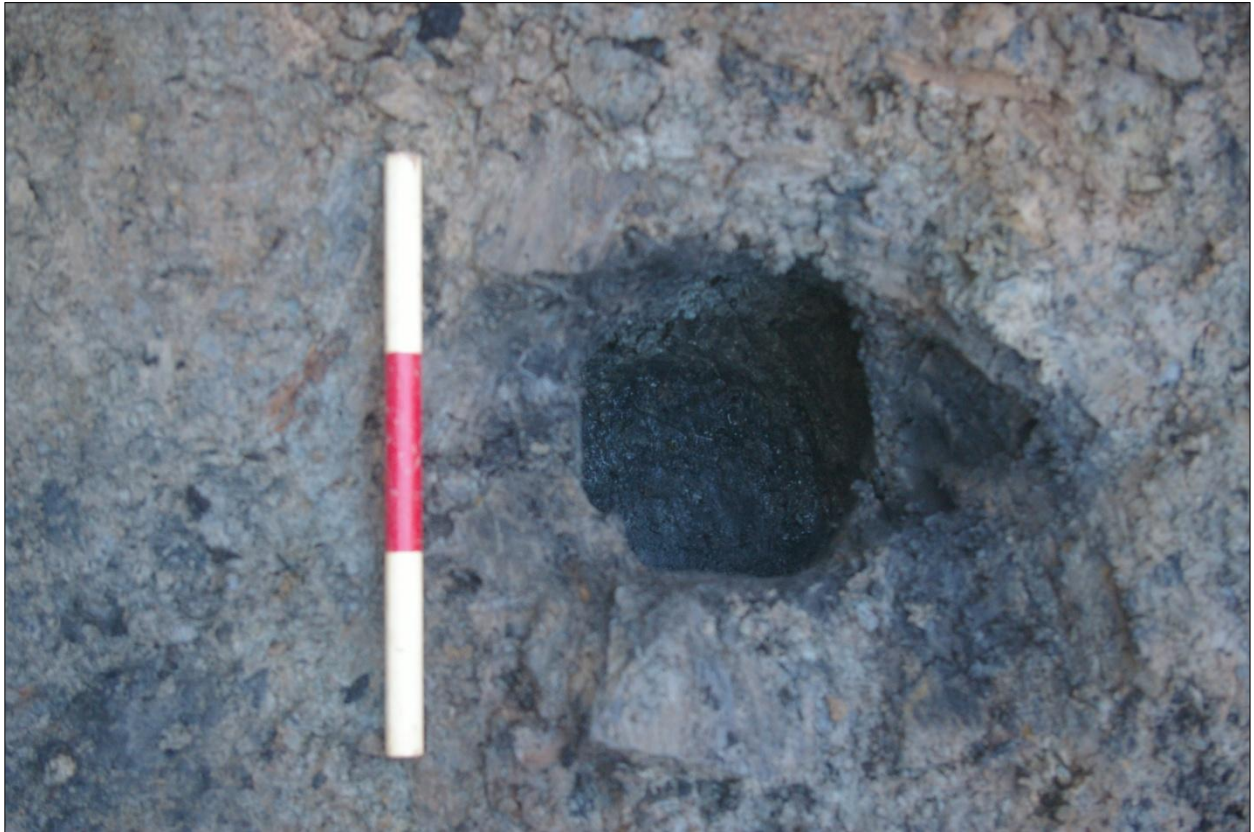
Post-excitation view of west end of Area #4; viewed from the east (1m and 2m scales).



Pre-excitation plan view of post-hole [415], Area #4; viewed from the east (0.3m scale).



Pre-excitation plan view of post-hole [417], Area #4; viewed from the east (0.3m scale).



Post-excitation view of post-hole [419], Area #4; viewed from the east (0.3m scale).



Post-excavation plan view of post-hole [421], Area #4; viewed from the south-west (0.3m scale).



Post-excavation plan view of post-hole [423], Area #4; viewed from the south-west (0.3m scale).



East facing section of under-pinning trench), Area #5; viewed from the east (0.3m and 1m scales).



Working shot during ground-works, Area #5; viewed from the east (no scale).



Plan view of slate drain [522], Area #5; viewed from the east (1m and 2m scales).



Working shot during ground-works, Area #5; viewed from the south-east (no scale).



Post-excavation view of Area #5, east end; viewed from the south-south-east (no scales).



Post-excavation view of cobble surface (520), Area #5; viewed from the east (1m and 2m scales).



Recent forced opening through east wall of B1 showing recent wall repairs, Area #5; viewed from the north (2m scale).



Detail of east wall of building B1 forced opening, south end, Area #5; viewed from the north (no scale).



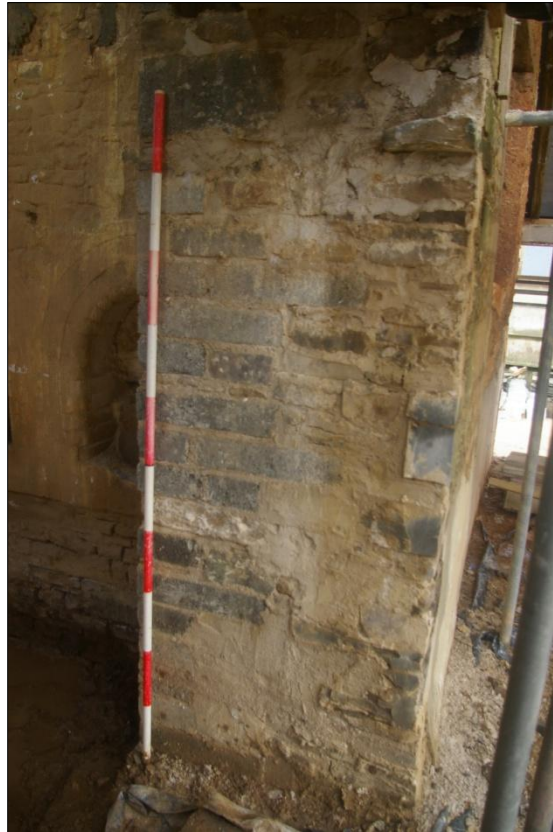
East wall of building B1, internal face after recent forced opening, Area #5; viewed from the west (2m scale).



Detail of east wall of building B1, external face, south end of recent forced opening, Area #5; viewed from the east (2m scales).



Detail of east wall of building B1, external face, after recent forced opening, Area #5; viewed from the north-east (2m scale).



Detail of recent repairs after forced opening through east wall of building B1, north end, Area #5; viewed from the south-east (2m scale).



Post-excavation plan of Area #5, west end; viewed from the north (1m and 2m scales).



Detail of lower wall foundations of north wall, building B1, Area #5; viewed from the south (0.3m scale).



Detail of lower wall foundation of east wall, building B1, north end, Area #5; viewed from the west (0.3m scale).



Detail of lower wall foundation of east wall, building B1, south end, Area #5; viewed from the west (0.3m scale).



Detail of lower wall foundations of south wall building B1, Area #5; viewed from the north (0.3m scale).



Detail of east wall of building B1, south end, Area #5; viewed from the north-west (no scale).



Detail of east wall of building B1, north end, Area #5; viewed from the west (no scale).



View of east wall of building B1, external face, Area #5; viewed from the east (no scale).



View of east wall of building B1, external face, Area #5; viewed from the south-east (no scale).



Post-excavation plan view of post-hole [620], Area #6; viewed from the south (0.3m scale).



Pre-excitation view of Area #7; viewed from the south-east (no scale).



Post-excitation plan view Area #7; viewed from the south (1m and 2m scales).



Post-excavation plan view of Area #7; viewed from the north (1m and 2m scales).



View of post recovered from within floor bedding layer (403) (0.4m scale).



View of post recovered from within post-hole [407] (0.4m scale).



View of post recovered from within post-hole [409] (0.4m scale).



View of post recovered from within post-hole [413] (0.4m scale).



View of post recovered from within post-hole [415] (0.4m scale).



View of post recovered from within post-hole [417] (0.4m scale).



View of post recovered from within post-hole [421] (0.4m scale).



View of post recovered from within post-hole [423] (0.4m scale).



View of post recovered from within post-hole [425] (0.4m scale).



View of post recovered from within post-hole [620] (0.4m scale).



View of posts recovered during the excavations, showing the range in size and shape (no scale).



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