

# LAND at STOKE BARTON FARM, HARTLAND, DEVON

Results of a Desk-Based Assessment,  
Impact Assessment & Evaluation Trenching



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

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

Report No.: 151015  
Date: 15.10.2015  
Authors: P. Webb  
E. Wapshott  
S. Walls

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*For*

Mr. Brendan Davey

*By*



**SWARCH project reference:** HSB15  
**National Grid Reference:** SS 2355 2464  
**Project Director:** Dr. Samuel Walls  
**Fieldwork Managers:** Dr. Samuel Walls  
**Project Officer:** Peter Webb  
**Desk Based Assessment:** Peter Webb; Beth Whitlock  
**HVIA:** Emily Wapshott  
**Walkover Survey:** Emily Wapshott  
**Fieldwork:** Peter Webb; Beth Whitlock  
**Report:** Peter Webb; Emily Wapshott; Dr. Samuel Walls  
**Report Editing:** Natalie Boyd; Dr. Samuel Walls  
**Research:** Peter Webb  
**Graphics:** Peter Webb

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## Summary

*This report presents the results of a desk-based assessment, walkover survey, impact assessment and evaluation trenching carried out by South West Archaeology Ltd. (SWARCH) on land at Stoke Barton Farm, Stoke, Hartland, Devon in advance of the proposed construction of a single house.*

*The proposed development would be installed in a small field on land belonging to the farm at Stoke Barton; the cartographic analysis indicates that the proposal site and the surrounding area have changed minimally since 1840, although the proposal site has changed from pasture, to orchard and reverted back in the 20<sup>th</sup> century. The proposed development would be located in an area of post-medieval enclosures based upon medieval field-systems, and on the outskirts of the historic core of the medieval churchtown at Stoke.*

*There is significant local blocking, particularly to the north and west. There are other modern residential developments within the hamlet and these have already had some effect on the historic landscape and the heritage assets within, and this will serve to diminish the visual scale of the development. A number of heritage assets were considered as part of this HVIA; and the overall impact on these assets is adjudged as **negligible**. The impact upon the Church House (Grade II\* Listed) and Stoke Barton Farm (undesigned) is slightly higher (**negative/minor**) due to their close proximity but there are mitigating factors, such as retaining the mature hedgebanks, and the design of the proposal, to make it more in keeping with its historic setting. With this in mind, the overall impact of the proposed development can be assessed as **negligible**.*

*The archaeological evaluation identified a small number of archaeological features, largely of post-medieval and modern origin. The remains of a hollow-way and two (hedge) boundary ditches represent the remains of pre-1840 land divisions, which have been infilled during the post-medieval period. A relatively large assemblage of medieval wares from the site, indicate that there is a background of medieval activity within the vicinity of the proposal site, but none was apparent within the excavated areas of the proposal site.*

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Stephen Reed of Devon County Historic Environment Team

The Staff of the Devon Heritage Centre (DHC)

## 1.0 Introduction

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<b>Location:</b>	Land at Stoke Barton Farm
<b>Parish:</b>	Hartland
<b>County:</b>	Devon
<b>NGR:</b>	SS 2355 2464

### 1.1 Project Background

This report presents the results of a desk-based assessment, restricted impact assessment and evaluation trenching carried out by South West Archaeology Ltd (SWARCH) on Land at Stoke Barton Farm, Hartland (Figure 1). The work was commissioned by Maria Bailey, of Maria Bailey Planning (the Agent) on behalf of Brendan Davey (the Client) in order to identify any designated and undesignated heritage assets or sites that might be affected by the proposed development and to identify and assess any archaeological features that may be affected by the construction of a new dwelling.

### 1.2 Topographical and Geological Background

The site is located in the hamlet of Stoke, approximately 34km southwest of Barnstaple and 2.5km northwest of Hartland. It is situated immediately to the northeast of Stoke Barton farmhouse and southeast of St Nectan's Church.

The soils in this area are the well drained fine loamy or fine silty soils over rock of the Manod Association (SSEW 1983). These overlie the Mudstone, Siltstone and Sandstone of the Holsworthy Group (BGS 2015).

### 1.3 Historical Background

The site is in the hamlet of Stoke within the parish of Hartland, in the deanery and hundred of the same name. There is a rich amount of early documentary evidence relating to Stoke and the former monastery, whose holdings most likely encompassed Barton Farm and the proposal site. The monastery was established in 1169, at the instigation of Richard of Ilchester, who gave substantial gifts of land and resources, which included the manor of Nistenstock or Stoke St Nectan now, Stoke. Following the dissolution of the abbey, it was leased and subsequently sold to a William Abbot in 1546. However, the King retained the office of Lord of the Manor of Stoke, which he sold at a later date to the Docton family of Hartland.

It is suspected that Stoke Barton Farm, the alleged Abbey Barton holding, was the subject of a major re-enclosure in the 1700s under the tenancy of John Exter, the agricultural improver (Hobbs in Cunningham 2009: 12 and Wilson 2007). This is clearly apparent in the surviving field pattern and the Devon Historic Landscape Characterisation (HLC) records Stoke as a historic settlement surrounded by post-medieval enclosures dating primarily from the 18<sup>th</sup> and 19<sup>th</sup> centuries but based upon medieval elements (Devon Historic Landscape Characterisation 2015).

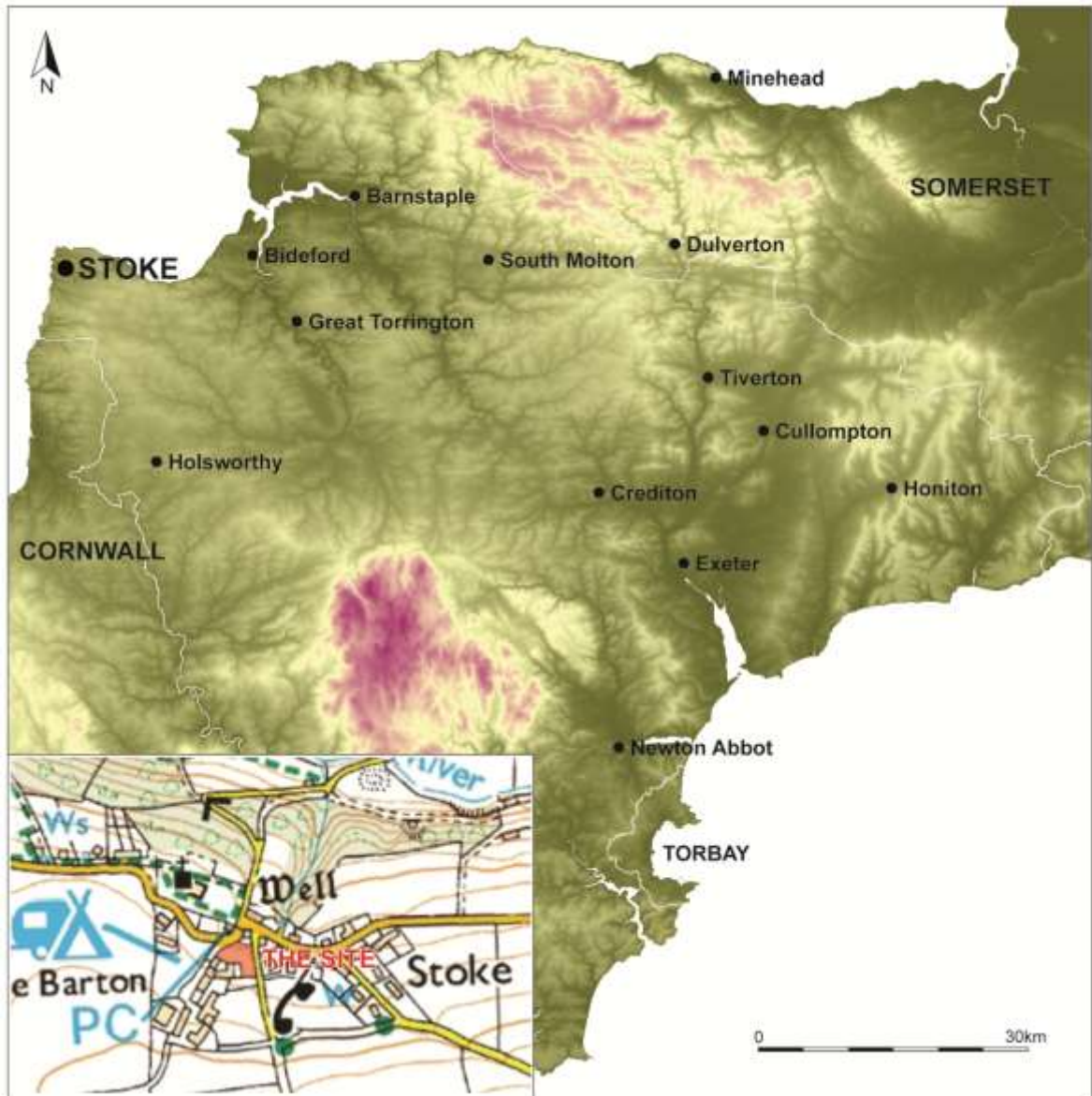


Figure 1: Site location (the location of the proposed development area is indicated).

#### 1.4 Archaeological Background

Very little archaeological *fieldwork* has taken place in the immediate area of the proposal site, but a research excavation and geophysical surveys have been carried out at the Warren (Cunningham 2009) and archaeological monitoring at the Church of St. Nectan (Walls 2011). In addition numerous collections of flints have been recovered generally from Hartland parish, and the area is rich in prehistoric and medieval archaeology.

The Devon County Historic Environment Record (HER) details a large number of designated and undesignated heritage assets within Stoke and the wider vicinity. Nothing is currently noted within the proposal site. Many of the records relate to documentary evidence or Listed buildings from the Medieval and post-medieval period (see Appendix 3 and Figure 17). There is a small scattering of prehistoric sites in the wider landscape, with a standing stone and possible enclosure at Little Barton Farm.



## 1.5 Methodology

This report follows the recommendations set out by the Chartered Institute of Field Archaeologists in *Standards and Guidance for Historic Environment Desk-Based Assessments* (2014) and utilises existing information in order to establish, as far as possible, the archaeological potential of the site.

In drawing up this assessment, cartographic and documentary sources held by the Devon Heritage Centre were consulted. Relevant online sources were also utilised, and appropriate Internet databases investigated. These included: The English Heritage Listed Buildings online database, The Defence of Britain Project, and The English Heritage NMR Excavation Index and National Inventory.

The development site was visited and an impact assessment was undertaken by E. Wapshott in October 2015.

The evaluation trenching was carried out in accordance with the *Chartered Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 2015* and *Standard and Guidance for an Archaeological Watching Brief 2015*. The location of the trenches was determined in consultation with Stephen Reed of Devon County Historic Environment Team (DCHET); the methodology is detailed in the Project Design (see Appendix 1).

This report follows the guidance as outlined in: *Standard and Guidance for Historic Environment Desk-Based Assessment* (ClfA 2014), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010).

## 2.0 Results of the Desk-Based Appraisal & Walkover Survey

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### 2.1 Introduction

A settlement at Stoke (stoch), meaning ‘a secondary settlement, an outlying farmstead, or a dairy farm’ is recorded in Domesday as *Nistenestoch*, likely combining the Irish saints name *Nechtan* from the dedication of the church (Watts 2010), and referring to an outlying farmstead of the church. It is recorded in Domesday as belonging to Gerald the Chaplain, held by the canons with land for 12 ploughs, and worth 40s a year (Williams and Martin 2002).

Stoke is located within the hundred and deanery of Hartland, holds the Church of St. Nectan, the parish church of Hartland. The church was given to the canons of Hartland Abbey by Geoffrey de Dinant, Lord of Hartland, during the reign of Henry II, with its two chapels and two hides of land at Stoke. Following the dissolution of the Abbey, it was leased and subsequently sold to a William Abbot in 1546. However, the King retained the office of Lord of the Manor of Stoke, which he sold at a later date to the Docton family of Hartland, from whom it passed to William Waddon Martyn Esq. (after Lysons and Lysons 1814).

### 2.2 The c.1840 Hartland Tithe Map

The 1842 apportionment of the undated Hartland tithe map lists the proposal field as part of the Rollestone Estate, owned by Sir Bouchier Palk Wrey, Bart. of Tawstock Park and leased to a John Moore. The tenant also held fields immediately adjacent to the site, part of a tenement known as *Higher Harepie*, along with numerous other estate lands at Maze, Middle Harracott and Hechadon. The land is listed as under a mixture of arable rotation, orchard, and pasture. The field pattern by this date is clearly post-medieval in origin, suggesting it had already been re-organised.



Figure 2: Extract from the Hartland tithe map, c.1840 (the site is outlined in red).

Land at Stoke Barton Farm, Hartland, Devon

Field No.	Owner	Tenant	Field Name	Field Use
Sampson's Pristacott				
981	Margaret Gosland	William Copse	Higher Orchard	Orchard
Higher Harepie				
1062	Sir Bouchier Palk Wrey, Baronet	John Moore	Lower Harepie Copse	Copse
1063			Lower Harepie Field	Arable
Part of Rollestone				
1064	Sir Bouchier Palk Wrey, Baronet	John Moore	Higher Boodes Field	Arable
1066			Lower Boodes Field	Pasture
1067	Sir Bouchier Palk Wrey, Baronet	Himself	Boodes Copse	Copse

Table 1: Transcript from the Hartland tithe apportionment, 1842 (the site is highlighted in red).

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

Evidence from the 1<sup>st</sup> edition Ordnance Survey map of 1884 indicates that very little had changed in the intervening years. A small amount of development of the buildings associated with Lower Boodes Field had occurred, and Lower Harepie Field and Higher Boodes Field had been merged into one, which possibly indicates the transmission of land from the estate of Higher Harepie to that of Rollestone (or vice-versa). The field covered by the site appears to have changed in use from pasture to orchard (or wood). Similarly, very little appears to have changed by the 2<sup>nd</sup> edition Ordnance Survey map of 1904. There was further limited development of the nearby buildings, and a reversion of use of the site from orchard/wood to an agricultural field.



Figure 3: Extract from the 1st Edition Ordnance Survey map of 1884. The site is indicated.



Figure 4: Extract from the Ordnance Survey 2<sup>nd</sup> Edition of 1904. The site is indicated.

## 2.4 Walkover Survey

The site of the proposed development site was visited in September 2015 by Emily Wapshott; the site was walked, boundaries, topography and any visible archaeological features were noted. Photographs and a viewshed were captured (see Appendix 4).

The proposed site lies within the western part of an L-shaped pasture field. The field has a mature grass sward, although it has been ploughed several times in the last 40 years, during the current owner's tenure. The field is used for grazing stock, at the time of the site visit it was occupied by cattle. Part of the wider farm-holding is used as a camping/caravan holiday centre, but the fields have largely retained an agricultural use and character.

The wide farm driveway, runs upslope to the farmhouse and barns, along the west side of the field, the main farmyard lying to the south-west. The field is bounded by stone-faced hedgebanks, topped with hedge shrubs, to the north, south, north-east and west. There are trees along the north boundary, between the field and adjacent property. The field is accessed off the farm driveway, to the south-west corner, through a large five-bar timber gate, the gateway flanked by stone walls to the south and a hedgebank to the north.

There are some limited views out of the enclosure to the north, across the valley, to the farmland opposite and to the north-east, looking over the roofscape of the settlement. There are direct views to the church tower to the west-north-west. Otherwise views out are almost wholly blocked by the tall/dense foliage of the hedgebanks and trees. It is expected that views across the valley and within the settlement may open up in the winter months, but they will still be limited. Inter-visibility (of a limited level) was confirmed for a small number of assets: the Grade I Listed Church of St Nectan (only the upper portion of the church tower); the Grade II Listed Butler's Cottage (glimpses through gaps in the hedge to the north boundary); the rear, south side of Grade II\* Listed Church House (although there are no windows on this elevation, so no direct 'return' views).

The field has a marked north-north-east facing slope, down towards the settlement. There is a more level area at the top in the south-west corner, which may constitute man-made terracing, in

Land at Stoke Barton Farm, Hartland, Devon

association with a septic tank identified in the evaluation trenching. This area is enclosed by a curving hollow, which rises on an arcing-parallel to the farm track, through the fields, framing the farmstead on its east side. This hollow may relate to a possible former hollow-way or routeway (see Figure 5). There are no other visible earthworks or standing building remains.

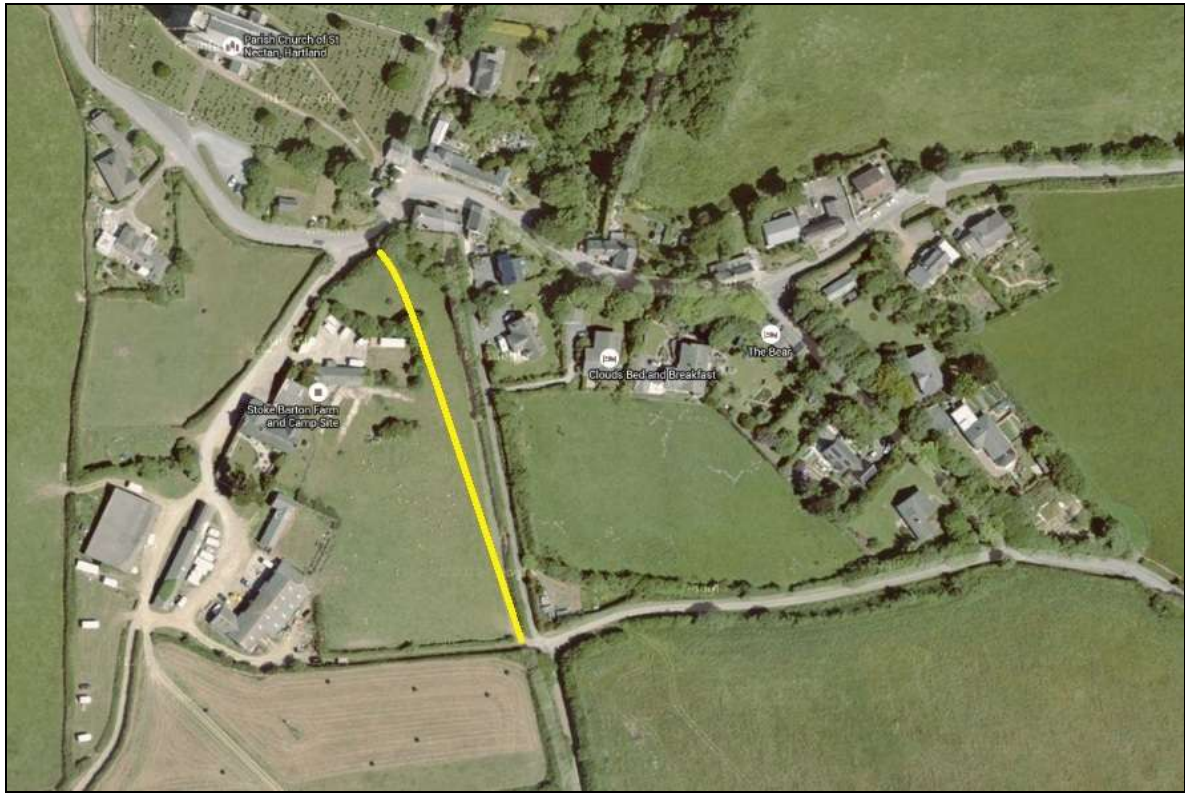


Figure 5: Aerial Photograph Showing the orientation of the identified hollow way in yellow (Google Maps).

## 3.0 Impact Assessment

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### 3.1 International and National Policy

National guidance on protecting the Historic Environment is now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

#### **Paragraph 128**

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, **including the contribution made by their setting**. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

#### **Paragraph 129**

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (**including by development affecting the setting of a heritage asset**) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

### 3.2 Likely Impacts of the Proposed Development

#### 3.2.1 Types and Scale of Impact

Two general types of archaeological impact associated with all developments have been identified as follows:

- Construction phase – The construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the foundations, services and roads. Such impacts would be permanent and irreversible.
- Occupational phase – A housing development will have a permanent visual impact on the settings of some heritage assets within its viewshed. Such factors also make it likely that the development would have an impact on Historic Landscape Character. The occupation also brings with it increased traffic, etc, which can also be considered to have detrimental impacts upon heritage assets.

#### 3.2.2 Scale and Duration of Impact

The impacts of a development on the historic environment may include positive as well as adverse effects. However, any scale of housing development is inescapably a modern intrusive visual and physical actor in the historic landscape. The impact of a housing development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of heritage assets.

For the purposes of this assessment, these impacts are evaluated on a five-point scale:

### Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the development may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, local blocking or the nature of the development.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the development would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

### Condition Assessment

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedge banks around a cropmark enclosure.
<i>Not applicable</i>	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

### 3.2.3 Statements of Significance of Heritage Assets

The majority of the heritage assets considered as part of the Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

#### *Scheduled Monuments*

In the United Kingdom, a Scheduled Monument is considered a historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning,

conservation etc., are used to legally protect heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19<sup>th</sup> century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of monuments are kept and updated by the Department for Culture, Media and Sport. From the later 20<sup>th</sup> century, English Heritage (one of the Government's advisory bodies) has been responsible for identifying sites of national importance and ensuring their inclusion in the Schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken following a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

#### *Listed Buildings*

A Listed Building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. There are 300,000-400,000 Listed Buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, during which significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales. Scotland and Ireland follow different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the process in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures, may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list. Buildings dating to the first half of the 20<sup>th</sup> century have also begun to be included, as the need to protect these buildings or structures has become increasingly clear as the 21<sup>st</sup> century progresses. Buildings are split into various levels of significance; Grade I is the most important; Grade II\* the next; with Grade II status being the most widespread. English Heritage classifies the Grades as:

- |                  |  |
|------------------|--|
| <i>Grade I</i>   | Buildings of exceptional interest, sometimes considered to be <b>internationally important</b> (forming only 2.5% of Listed Buildings).  |
| <i>Grade II*</i> | Buildings of particular importance, <b>nationally important</b> , possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed Buildings). |
| <i>Grade II</i>  | Buildings which are also <b>nationally important</b> , of special interest (92% of all Listed Buildings).  |



Other buildings can be Listed as part of a group, if the group is said to have ‘group value’ or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed Buildings and other historic homes which are not Listed may be protected under the designation of ‘conservation area’, which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

### 3.3 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011), with reference to other guidance. The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to impact: “the magnitude or size” of a development, and the “distance between them and the viewer, are the physical measures that affect visibility, but the key issue is human perception of visual effects, and that is not simply a function of size and distance” (University of Newcastle 2002, 2). People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 3), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact per se. It is an assessment of the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide this assessment is shown in Table 2 (below).

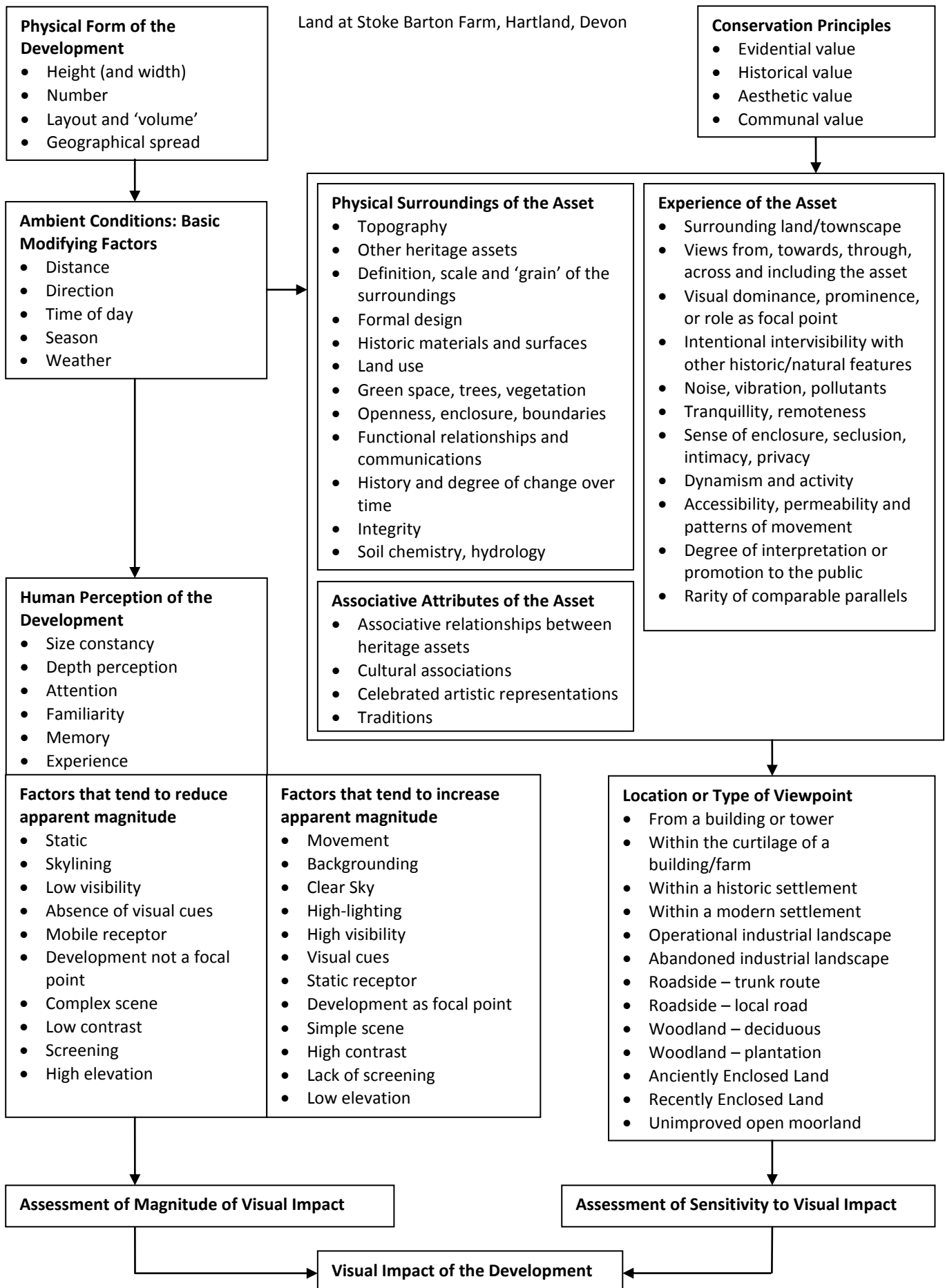


Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the *Setting of Heritage Assets* (English Heritage 2011, 19).

### 3.3.1 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

## 3.4 Impact by Class of Monument/Structure

### 3.4.1 Farmhouse and Farm Buildings

*Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout*

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincage in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this.

Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting. Housing developments will usually have a restricted impact on the meaning or historical relevance of these sites.

Land at Stoke Barton Farm, Hartland, Devon

<b>Asset Name: Stoke Barton Farmhouse, MDV41852; and Early-Medieval Manor of Stoke, MDV74543</b>		
Parish: Stoke, Hartland		Within the Impact Area: YES
Designation: Un/d, HER	Condition: Good	Significance: Medium/Low
<p><i>Description:</i> Site of a medieval farmstead belonging to the monastery at Hartland, which was documented as being granted to a William Abbott in 1546, after the dissolution. It is not clear what, if anything, survives from this farmstead. There is documentary evidence for a 'manor' at Stoke, or 'manor' of Stoke, within the area of Stoke Barton Farm. The standing farmhouse is not a Listed Building. The farmhouse has a long main range, possibly of traditional three cell and cross passage form, with an axial and two gable-end stacks, and two later 19<sup>th</sup> century gabled outshuts to the north side. The farm faces south-west and its principal elevation is enclosed by a high wall forming a garden. The house has a slate roof and a pillared entrance porch. There has been extensive 19<sup>th</sup> and 20<sup>th</sup> century conversion and renovation works on the house, but it may contain earlier fabric.</p> <p>To the south and south-east, upslope from the farm on higher ground, is a fine, large-scale farmyard of 19<sup>th</sup> century barns and buildings arranged in two blocks. To the south-east there is another walled garden or yard behind a large barn. To the north and north-east the farmhouse is again enclosed by another stone building and walls, remains of a second yard, now with modern buildings and caravans.</p>		
<p><i>Topographical Location &amp; Landscape Context:</i> The house is partially cut/set into the north-facing slope, on a north-west to south-east alignment. The Abbey River valley is the wider landscape context.</p>		
<p><i>Setting:</i> The farmhouse and farmyard lie to the south of the hamlet of Stoke, on the higher slopes, above the settlement. Both are accessed via a rough stone track, framed by mature hedgebanks, off the lane which leads to Hartland Quay. There are the earthwork remains of an older 'hollow-way' to the north and east of the farmhouse, which rises past the farmstead to a former crossroads to the east, now part of the private track to Wargery Farm. The farmhouse and yard are enclosed by fields, with smaller irregular fields to the east and west and large regular late enclosure fields to the south, south-east and south-west.</p>		
<p><i>Principal Views:</i> Principal views to the farmhouse are along the track from the hamlet, where it is framed in views by its fields and barns and to and from the buildings within the farmyard, wherein it is framed by its walled garden. There are wide general views in and around the farmhouse towards the wider hamlet of Stoke and across the valley, where Stoke frames the views. There is a key view between the farmstead and the church, which is the dominant feature in the landscape.</p>		
<p><i>Landscape Presence:</i> The farmhouse is a visual presence on the slopes above the hamlet, but it has no individual landscape prominence.</p>		
<p><i>Sensitivity of Asset:</i> The farmhouse is a functional agricultural building, however, it is a 'Barton' farm and therefore there is a certain level of possible status applied to the farmstead. The building would be sensitive to significant and permanent changes in its immediate vicinity which affect our understanding of its agricultural heritage. The farmstead has an important visual and spatial relationship with the hamlet and church.</p>		
<p><i>Magnitude of Impact:</i> The visual and spatial relationship with the hamlet would be slightly affected by the infilling of the small field (the proposal site) to the north of the farmhouse. It will have an affect on the setting and the experience of the farmstead, but direct views are less affected, as the mature hedgebanks, stone walls and stone-faced banks which enclose the development site are being maintained within the proposal. The house would be viewed in general landscape views and the farmstead would therefore no longer be seen as 'set apart' from the hamlet, a position which currently ascribes it some level of status. Other 20<sup>th</sup> century bungalows have however already intruded upon the setting to some extent.</p>		
<p><i>Overall Impact Assessment:</i> <b>Negative/minor</b></p>		

### 3.4.2 Listed cottages and structures within Historic Settlements

#### *Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas*

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings in the settlement. The significance of their setting to the experience of these heritage assets is of key importance and for this reason

the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most settlements have expanded significantly during the 20<sup>th</sup> century, with rows of modern houses, bungalows and industrial estates being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as new buildings have been built or farm/industrial buildings have been converted to residential properties. The setting of these heritage assets within the settlements are rarely influenced by the addition of further buildings on the outskirts of the settlement, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

Larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, further modern housing developments may not prove particularly intrusive.

<b>Asset Name: Church House</b>		
Parish: Stoke, Hartland		Within the Impact Area: YES
Designation: GII*	Condition: Good	Significance: High
<p><i>Description:</i> Church house, subsequently divided into two cottages, now a single house. The house represents the survival of an important late medieval or 16<sup>th</sup> century ecclesiastical community building, having been altered in the 19<sup>th</sup> century internally but still structurally intact. This is noted as a particularly good example of a Devon Church House, retaining many historic features, such as four-centred arched doorways, blocked fireplaces, bread ovens and a smoking chamber. There is a surviving roof structure of eight bays. Straight truss blades, cranked mortised collars and mortised ridge, two rows of threaded purlins. The current (19<sup>th</sup> century) slate roof has been built over this. The building is of coursed and squared rubble, slate roof, with gable-end stacks. The house is of single room depth, three rooms on the ground floor; the right hand room was the original kitchen, with a large hearth. On the front elevation, there is a stair-turret which provided external access to the parish room which had two garderobes at the rear.</p>		
<p><i>Topographical Location &amp; Landscape Context:</i> The building stands on a south-east facing slope, on the south side of a valley, above a steep combe which drops into the valley to the north. The house plot has been terraced into the slope. The valley is the landscape context, as the building relates to the parish, the church and the former abbey estate.</p>		
<p><i>Setting:</i> The house stands in the heart of the hamlet of Stoke, a small churchtown settlement. The house stands on the south side of the central main 'square' enclosed to the north, east and west by other houses. To the south the house backs onto the fields of Stoke Barton Farm.</p>		
<p><i>Principal Views:</i> Principal views to the house are within the hamlet, where it is visually dominant along the road.</p>		
<p><i>Landscape Presence:</i> The house has no landscape level of presence, being enclosed and screened by the other houses in wider views.</p>		
<p><i>Sensitivity of Asset:</i> The house would be sensitive to any changes within the hamlet on its north side, which could affect the visual dominance of the house.</p>		
<p><i>Magnitude of Impact:</i> The approach to the house from the south-west along the road from Hartland Quay, from the high ground could be affected by the development, with a new house complicating views of the Church House and wider hamlet from this direction. The Church House is currently quite dominant within the hamlet roofscape as one drops into the centre 'square'. This is a picturesque, typical Devon view and</p>		

Land at Stoke Barton Farm, Hartland, Devon

one of the key vistas of the settlement. Clear attempts are being made in the design to leave the hedgebanks and trees along the road here to mitigate/reduce this impact as much as possible.

There will be no direct views to the site, as the rear of Church House is blind, with only the garderobes, so the experience of the building would be unaffected. The views of the principal elevation would also not be affected on the north side, as views within the hamlet 'square' would be unchanged. The views to the Church House from the Church would be altered by the addition of a new building, but again the impact of this is reduced by hedge banks and trees. The setting of the house, enclosed by fields to the south would be fundamentally altered; however the mature hedge banks, trees and shrubs along the boundary would all be retained, reducing/mitigating the impact.

*Overall Impact Assessment: Negative/minor*

<b>Asset Name: Inn at Stoke, MDV81115</b>		
<i>Parish:</i> Stoke, Hartland		<i>Within the Impact Area:</i> YES
<i>Designation:</i> Un/d, HER	<i>Condition:</i> Fair	<i>Significance:</i> Low
<i>Description:</i> Probable post-medieval public house. Documentary evidence, via 1 <sup>st</sup> edition OS Map. Marked as the 'Bear Inn'. Noted on the HER.		
<i>Topographical Location &amp; Landscape Context:</i> Located on the upper undulating part of a north-facing slope, on the south side of a valley. The landscape context of the building is the hamlet.		
<i>Setting:</i> Located at a small road junction, between Stoke and St Leonard's. The former pub sits in a large 'corner' garden plot. To the north, a pair of Grade II Listed Cottages, Vanstones and Penwyn enclose views along with other houses to the south-east, south and west. To the east and north-east the building faces mature hedgebanks and beyond, modern houses and bungalows.		
<i>Principal Views:</i> Views are quite enclosed within the hamlet, with some limited views from upper floors across the tops of the trees which occupy the valley to the north which encloses Hartland Abbey.		
<i>Landscape Presence:</i> The building has no separate presence outside of the settlement and no wider landscape presence.		
<i>Sensitivity of Asset:</i> The asset would be sensitive to significant changes in its immediate setting, but is unlikely to be affected by changes to the west side of the hamlet.		
<i>Magnitude of Impact:</i> Direct views to the development site are blocked by houses and trees/hedges. There are not expected to be wider views including both the asset and site. No impact on setting or views.		
<i>Overall Impact Assessment: Neutral</i>		

<b>Asset Name: Orchard Cottage</b>		
<i>Parish:</i> Stoke, Hartland		<i>Within the Impact Area:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> Good	<i>Significance:</i> Medium
<i>Description:</i> Cottage, early 17 <sup>th</sup> century, probably formerly a pair, now a single dwelling, altered in the 19 <sup>th</sup> century. Smooth rendered and whitewashed walls probably on a rubble core. Thatched roof with gabled ends. Three stacks on left gable, to right gable a rubble stack of 17 <sup>th</sup> century form with dripcourse and tapering cap. Plan of single room depth, three cell, with cross-passage. Hall stack backs onto passage. Exterior of two storeys. 3:2 windows. Door opening to centre, four-panelled door, 20 <sup>th</sup> century slated lean-to rendered porch. Iron-railed forecourt. The roof may be of cruck construction.		
<i>Topographical Location &amp; Landscape Context:</i> The cottages stand on a north-north-west facing slope, on the south side of a valley. The relevant landscape context is the settlement, the wider context the valley.		
<i>Setting:</i> The immediate setting could be said to be the garden plot in which the cottage stands, enclosed by a small railed yard to the front and garden bounded by hedgebanks to the rear. The wider setting is the hamlet itself.		
<i>Principal Views:</i> The principal views to and from the cottage are along the road, where its historic frontage is a key element on the approach to the settlement. In views from the east along the road the cottage is framed behind by the pair of thatched cottages Vanstones and Penwyn.		

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<i>Landscape Presence:</i> The house has no landscape presence outside of the hamlet, but is a key visual feature within the eastern approaches to the settlement.
<i>Sensitivity of Asset:</i> The cottage is defined by its settlement location. It would only be affected by significant changes in its immediate setting/views.
<i>Magnitude of Impact:</i> The development site would be blocked wholly from view by hedgebanks and the houses to the south-west and west, within the main part of the settlement. There are no wider views which would include both site and asset, due to mature hedgebanks and trees.
<b>Overall Impact Assessment: Neutral</b>

<b>Asset Name: Vanstones Cottage and Penwyn</b>		
<i>Parish:</i> Stoke, Hartland		<i>Within the Impact Area:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> Good	<i>Significance:</i> Medium
<i>Description:</i> Pair of 18 <sup>th</sup> century cottages, of two storeys, with whitewashed/rendered rubble and cob walls. Thatch roof, half-hipped to left, hipped to right. Brick stacks, one axial, one at right gable. Plan of two principal rooms on the ground floor of each cottage. Exterior of two storeys, 2:2 windows on the first floor. Two door openings, one between each pair of windows, plank doors, open-fronted wooden porches. Forecourt with ornamental iron railings.		
<i>Topographical Location &amp; Landscape Context:</i> The cottages stand on a north, north-west facing slope, on the south side of a valley. The cottages stand on a curving almost level part of the slope, east of a steep combe. The relevant landscape context is the settlement.		
<i>Setting:</i> Located along the road leading east out of the hamlet. The cottages stand in their own garden plot, framed by a railed yard to the front (south) and hedge banks to the back (north).		
<i>Principal Views:</i> The principal view to and from the pair of cottages is along the road, where the historic frontage is a key visual element at the small junction with the road to Docton Mill.		
<i>Landscape Presence:</i> The cottage has no landscape presence outside of the hamlet.		
<i>Sensitivity of Asset:</i> The asset is enclosed within the hamlet, surrounded by houses and trees, reducing wide views. It is defined by its hamlet setting and does not relate to the wider landscape.		
<i>Magnitude of Impact:</i> The development site would be blocked wholly from view by hedgebanks and the houses to the south-west and west, within the main part of the settlement. There are no wider views which would include both site and asset.		
<b>Overall Impact Assessment: Neutral</b>		

<b>Asset Name: Butler's Cottage</b>		
<i>Parish:</i> Stoke, Hartland		<i>Within the Impact Area:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> Good	<i>Significance:</i> Medium
<i>Description:</i> Small mid 19 <sup>th</sup> century two storey house, of stone rubble with a rough-plastered front, alternating painted cement quoins. Gable-end brick stacks and slate roof. Typical plan of central entrance hall with principal room either side. Kitchen in large outshut at rear, short stair wing adjoining it to right. Symmetrical two-window front range of 12-pane original hornless sashes. Short projecting rear wing to left has two-centred arched stair window.		
<i>Topographical Location &amp; Landscape Context:</i> Located on the south side of a valley, on a mid, north-facing slope, the ground falling away behind the house. To the north-east is a steep combe. The settlement is the relevant landscape context.		
<i>Setting:</i> The house stands in the heart of the hamlet, opposite the Church House, on the north side of the main 'square', framed by other historic houses and the lychgate and pollarded trees. It is enclosed to the north by its own gardens, it is otherwise enclosed by the hamlet.		
<i>Principal Views:</i> The lower slopes to the north of the house are heavily wooded, with mature trees which enclose views. To the south and east views are enclosed by the hamlet's buildings. To the south-west and west views are slightly more open, towards the church, and between houses along the road to Hartland		

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Quay. The principal views to the house are north, along the road from Hartland Quay, on entrance to the 'square' and from the east, again on the approach to the hamlet.
<i>Landscape Presence:</i> The house has no landscape presence outside of the hamlet, but is a key visual feature within the settlement.
<i>Sensitivity of Asset:</i> The cottage is defined by its settlement location. It would only be affected by significant changes in its immediate setting/views.
<i>Magnitude of Impact:</i> The main view from the front of the house is between Church House and the adjacent cottage, up the road to Hartland Quay. The hedgebank here will be forced to provide an entrance into the development; therefore there will be a slight change in the views here. This would have no significant negative effect on the house, being a relatively minimal change in the view. The development itself would be blocked by the trees and remaining hedgebank and garden of Church House.
<b>Overall Impact Assessment: Negligible</b>

<b>Asset Name: Rose Cottage</b>		
<i>Parish:</i> Stoke, Hartland		<i>Within the Impact Area:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> Fair/Good	<i>Significance:</i> Medium
<i>Description:</i> Early or mid 19 <sup>th</sup> century house, of local vernacular style, with rubble/cob walls, rough-plastered and whitewashed. The plan is of a central entrance hall with two flanking rooms and end stacks. The exterior is of two storey, three window range. Central door opening with a four-panelled door, latticework porch with a flat roof. Right return with a rubble lean-to which is set back slightly.		
<i>Topographical Location &amp; Landscape Context:</i> The house is partially cut/set into the north-facing slope, on a north-south alignment. The house is set on the south side of a valley, the hamlet itself and wider valley are the landscape context.		
<i>Setting:</i> The house lies just east of the Church House, adjacent to an old green lane which rises to the high ground to the south-east at Wargery Farm and Kernstone Cross. It is framed to the south-south-east by a modern house built on higher ground with its own enclosed gardens to the east. To the north is the main 'square' of the hamlet and opposite a row of cottages.		
<i>Principal Views:</i> Views to and from the cottage are enclosed within the hamlet, it is screened by buildings and trees/hedges from wider views.		
<i>Landscape Presence:</i> The cottage has no landscape level of presence, although it is a visible feature within the hamlet.		
<i>Sensitivity of Asset:</i> The cottage is defined by its settlement location. It does relate to some extent to the wider estate and abbey in the valley, but would only be affected by significant changes in its immediate setting/views.		
<i>Magnitude of Impact:</i> The development site is very close to the cottage but is screened by the mature hedge banks of the field and lane and the trees and garden walls of Church House. The wider field setting of the development is being wholly retained and there will be no change in the views from the cottage, or on the superficial appearance of the setting. In wider landscape views, the development may be visible, enclosing the cottage and Church House on their south sides. This would slightly alter the impression of the setting of the wider hamlet as a whole. This may have a very minor affect on the heritage assets in the hamlet.		
<b>Overall Impact Assessment: Negligible</b>		

<b>Asset Name: St Nectan's Well</b>		
<i>Parish:</i> Stoke, Hartland		<i>Within the Impact Area:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> Unknown	<i>Significance:</i> Medium
<i>Description:</i> Holy well. Late medieval, but some reconstruction/rebuilding. Stone rubble walls and gabled roof, stone ashlar on front wall. Small rectangular plan, entrance on east side. Raised stone coping to front gable with chamfered cornice above two-centred arch, with dressed stone voussoirs. Interior has slate shelf extending across well.		



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<i>Topographical Location &amp; Landscape Context:</i> Located at the head of a combe, which drops down the north-facing slope, north-east into the valley, carrying a small tributary watercourse into the Abbey River. The landscape context is the valley setting.
<i>Setting:</i> The well is now seemingly contained within the private garden of one of the houses in the village and not accessible to the public. The immediate setting is therefore viewed from a distance as a wooded and overgrown plot.
<i>Principal Views:</i> Views would be expected down the combe to the valley, but are likely to be enclosed somewhat by the mature trees of the gardens in the vicinity.
<i>Landscape Presence:</i> The well-house is a small functional building over an inverted below-ground structure. There is no wider 'presence' outside of the immediate setting.
<i>Sensitivity of Asset:</i> The asset is largely below ground and therefore specific only to its immediate setting. The small well house is architecturally of note, but largely functional and therefore has no particular sensitivity outside of its immediate setting, over the spring, 'holy well'.
<i>Magnitude of Impact:</i> The development site is blocked from view by the houses of the hamlet and no general or landscape views which would include both, due to the setting amongst the trees, at the head of the combe. Views and setting are unaffected.
<i>Overall Impact Assessment:</i> <b>Neutral</b>

### 3.4.3 Churches and pre-Reformation Chapels

#### *Church of England parish churches and chapels; current and former places of worship*

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II\* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature as places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a single additional, house unless it is to be located in close proximity, or interrupts relationships with other historic buildings. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself.

<b>Asset Name: St Nectans Church</b>		
Parish: Stoke, Hartland		Within the Impact Area: YES
Designation: GI	Condition: Good	Significance: High
<p><i>Description:</i> Parish Church, of largely Perpendicular style. A Collegiate church was founded here by Gytha in circa 1050 and dedicated to St Nectan. This represents an important surviving medieval church, associated with the adjacent Augustinian abbey; the main surviving fabric of which dates from the 14<sup>th</sup>/15<sup>th</sup> centuries. Restored first in c.1850 and again in 1910-11. The tower is of four stages, reputedly the tallest in Devon. It is of decorated style, with setback buttresses, gargoyles, embattled parapet and large corner pinnacles. On the east face of the tower in a canopied niche is an altered figure of St Nectan. This is one of the finest churches in the district, its interior little altered by restoration and retaining much of its early fabric and features, with medieval wagon roofs, 15<sup>th</sup> century rood screen and 16<sup>th</sup>/17<sup>th</sup> century pews and bench ends. Built of local coursed rubble stone, with dressed stone detailing, the church is of typical regional plan of nave, chancel, with north and south aisles, transept chapels and west tower.</p>		
<p><i>Topographical Location &amp; Landscape Context:</i> The collegiate church stands on the gently sloping mid-upper slopes, on the south side of a valley. The valley is steep sided to the lower slopes, with a flat base, containing Hartland Abbey. The ground continues to rise to the south and east. The valley is the landscape context.</p>		
<p><i>Setting:</i> The church stands in the hamlet of Stoke and is enclosed within a large walled churchyard, which can be said to be the primary setting. The churchyard is framed by steep wooded slopes to the north, open fields beyond the road to the south. The houses of the hamlet enclose the churchyard to the east and open fields and coastline cliffs lie to the west. The church's position in the small hamlet, set in the open rural landscape, near the coast, gives an almost liminal quality to the setting. This emphasises the size and decorative value of the church.</p>		
<p><i>Principal Views:</i> Views are along and across the valley to and from the church. The church is also visible along the rocky headlands of the coast. The tall tower is visible for miles around. There are principal views to the church from within the hamlet and from the lychgate and road to the south, looking through the south gateway in the churchyard wall.</p>		
<p><i>Landscape Presence:</i> The church tower has complete landscape dominance in this simple, single-character, rural landscape. The church building itself has considerable landscape dominance but is screened by the hamlet in some views from the east.</p>		
<p><i>Sensitivity of Asset:</i> The church tower is very sensitive to any landscape level changes which may affect its visual primacy. The church is sensitive to any alteration in its key views to and from the hamlet and in general landscape views.</p>		
<p><i>Magnitude of Impact:</i> The development will not compete with the church tower and is not expected, due to tall hedge banks, to be directly visible from the churchyard. There would therefore be no effects on the experience of the church by parishioners or the visiting public. In certain inward landscape views from the high ground to the south-east, the development will appear in views with the wider hamlet framing to the church, but this will have minimal effect. The new development will not appear in views from other directions, blocked by the hamlet itself or mature hedge banks. The church tower will have more direct views to the development, over the hedges and trees. This is unlikely to affect the architectural value of the church, which largely lies with its interior features.</p>		
<p><i>Overall Impact Assessment: Negligible</i></p>		

## 3.4.4 Listed/Scheduled: Gravestones, tombs, Crosses, fonts and War Memorials

Most medieval 'wayside' crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18<sup>th</sup> or 19<sup>th</sup> century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore new houses when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance.

This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

Listed (or Scheduled) gravestones/box tombs almost always lie within the graveyard of churches or chapels, and their setting is extremely local in character. Local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, will always play an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

<b>Asset Name: Stile, lych gate and churchyard wall to church of St Nectan</b>		
Parish: Stoke, Hartland		Within the Impact Area: YES
Designation: GII	Condition: Fair/Good	Significance: Medium
<p><i>Description:</i> 16<sup>th</sup>/17<sup>th</sup> century rubble stone wall with later alterations, the coping having sloping sides and flat top. The return to the long south run of wall starts with slight remains of a building, perhaps a former Sexton's cottage. There are two fine stone slab stiles to the west section of wall and a 19<sup>th</sup> century south gate into the churchyard, with additional stile. On the north a once-continuous run of coped wall is open for 50m where the burial ground has been extended. The 19<sup>th</sup> century lych gate is of rectangular plan, though possibly earlier in part. It has a gabled slate roof and swivel gate with central spindle and counterweight. The leaves of the gate are of wood with Gothick arcading and splat ballusters. There is a wide granite slab stile to the north of the lychgate on the lower slopes.</p>		
<p><i>Topographical Location &amp; Landscape Context:</i> The churchyard stands on the mid-upper north-facing slopes, on the south side of a valley. The ground falls away slightly to the north-east to a combe beyond Butlers Cottage. The landscape context of the lychgate is the settlement.</p>		
<p><i>Setting:</i> The lychgate stands in an enclosed setting. To the west of the small open 'square' in the heart of the hamlet, framed to the south-east by the church house and to the west by the church and churchyard. Two large mature pollarded trees partially obscure views to and from the lychgate. The stile to the north is now framed by a converted stone building housing public WCs. More cottages enclose views to the north-east.</p>		
<p><i>Principal Views:</i> There is a key view to the lychgate and stile, from the main 'square', where it is framed by the pollarded trees. Another key view from the lychgate is along the main path to and from the church.</p>		
<p><i>Landscape Presence:</i> The wall, lychgate and stiles are merely functional structures; they have no quantifiable landscape presence.</p>		
<p><i>Sensitivity of Asset:</i> These are functional structures, but their visual links to the church are important. Significant alteration in these views would have a negative effect on the 'boundary, consecrated ground marker' nature/function of the heritage assets.</p>		
<p><i>Magnitude of Impact:</i> The development will not be visible from the structures or within any key inward views to them, being blocked by the buildings to the south and south-east. Their setting and visual/spatial relationship with the church is unaffected.</p>		
<p><i>Overall Impact Assessment: Neutral</i></p>		

Land at Stoke Barton Farm, Hartland, Devon

<b>Asset Name: Galsworthy headstone, approximately 2 metres east of Church of St Nectan</b>		
Parish: Stoke, Hartland		Within the Impact Area: YES
Designation: GII	Condition: Fair	Significance: Medium
<i>Description:</i> Very tall inscribed slate-slab headstone dating to the 19 <sup>th</sup> century, 1858, dedicated to Nicholas Henry Galsworthy.		
<i>Topographical Location &amp; Landscape Context:</i> The churchyard stands on the mid-upper, on the south side of a valley. The headstone is set on a shallow north-facing slope, just east of the terraced area containing the church. The landscape context is limited to the churchyard.		
<i>Setting:</i> The headstone lies east of the church, just off the main path from the lychgate to the north transept porch. It is framed by, and surrounded by, the other monuments.		
<i>Principal Views:</i> Views outwards are enclosed by the houses of the hamlet and the wooded slopes to the north, the church to the west. There are more open views to the south across the churchyard. There is a key view to the headstone from the main path and there are important views to the church itself.		
<i>Landscape Presence:</i> The headstone has no landscape presence; one monument among many in the churchyard.		
<i>Sensitivity of Asset:</i> The asset would not be sensitive to changes outside of its immediate setting within the churchyard. Its memorial function relates it to the consecrated burial ground and not to the wider landscape.		
<i>Magnitude of Impact:</i> The development site is blocked from view by the cottages of the hamlet and by Church House. It is also further screened by hedge banks and trees. There is no impact on the setting or views within the churchyard.		
<i>Overall Impact Assessment: Neutral</i>		

### 3.5 Summary of the Evidence

ID	UID	Name	NGR	Assessment
GI	91258	St Nectan's Church	SS2350524742	Negligible
GII*	91256	Church House	SS2358324673	Negative/minor
Undes	MDV41852	Stoke Barton Farmhouse	SS2351524593	Negative/minor
Undes	MDV81115	Former Inn (The Bear) at Stoke	SS2371224620	Neutral
GII	91253	Orchard Cottage	SS2372824660	Neutral
GII	91254	Vanstones Cottage and Penwyn	SS2369524645	Neutral
GII	91257	Butler's Cottage	SS2358724693	Negligible
GII	91255	Rose Cottage	SS2359824667	Negligible
GII	91261	St. Nectan's Well	SS2363224683	Neutral
GII	91260	Stile, lych gate & wall to church of St Nectan's	SS2345724761	Neutral
GII	91259	Galsworthy Headstone	SS2354224730	Neutral

Table 3: Summary of the impacts upon the nearby heritage assets.

## 4.0 Archaeological Evaluation

### 4.1 Introduction

A group of evaluation trenches were excavated in order to assess the presence and preservation status of archaeological features within the proposed development area. Five trenches, with a total length of 51.75m, were opened across the site (Figure 6), as laid out in the Written Scheme of Investigation (Appendix 1). The trenches were opened by a JCB with back-hoe loader fitted with a 1.6m wide toothless grading bucket and the work took place under strict archaeological supervision. A total of 14 archaeological features were encountered: 2 ditches, 1 ditch/hollow-way, 2 gullies, 1 modern pit, 4 stone filled drains and 2 modern ceramic drains. What follows is a trench-by-trench summary of the results of the evaluation. A detailed context list can be found in Appendix 6 and a complete list of finds in Appendix 7.

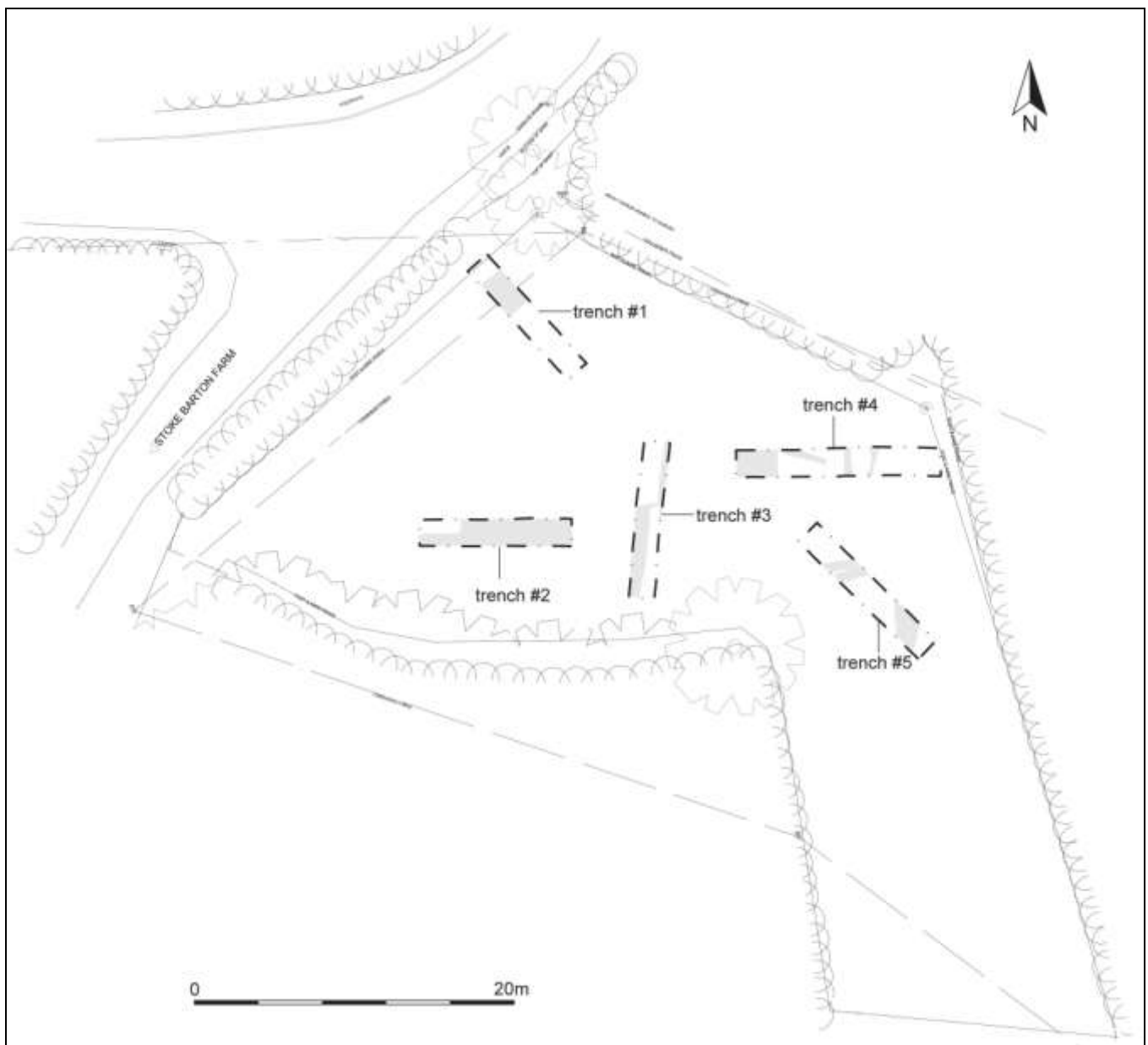


Figure 6: Site plan.

## 4.2 Results

The natural varied slightly across the site, between a firm-soft brownish-yellow clay and large angular stone within a matrix of soft yellowish-grey clay.

### 4.2.1 Trench #1

Trench #1, located in the northern corner of the site at the point of the proposed site entrance, was orientated north-west to south-east, measured 9.2m x 1.6m, and was excavated to a depth of 0.6m. The stratigraphic sequence comprised topsoil (100); a brown silt-clay 0.12m thick overlying lower topsoil (101); a brown silt-clay 0.26m thick, which overlay subsoil (102); a brown clay-silt 0.14m thick, which overlay a natural clay deposit 0.16m thick with lower angular stone deposits. Finds recovered from the topsoil included post-medieval pottery and glass.

A single archaeological feature, ditch [103] (Figures 7-8), was identified at the northern end of the trench. It was orientated north-east to south-west and measured 1m wide x 0.44m deep with moderately steep northern side and stepped southern side, sharp break of slope and flat base. It contained three fills: (104), (105), and (106); grey-brown silt-clays with charcoal flecks and medium-large angular stone inclusions. A concentration of medieval pottery was recovered from the upper fill, (104), of this feature, though single examples of post-medieval glass and non-metallic slag were also recovered from its fills.



Figure 7: North-east facing section of [103]; viewed from the north-east (0.3m and 2m scales).

### 4.2.2 Trench #2

Trench #2, which was located towards the western limits of the development site in order to identify features which may be disturbed by the building foundations, it was orientated east to west, measured 9.5m x 1.6m wide and was excavated to a depth of 1m. The stratigraphic

sequence comprised topsoil (200); a grey-brown clay-silt 0.16m thick, overlying lower topsoil (201); a grey-brown clay-silt 0.13-0.2m thick, which overlay the natural clay. Finds recovered from the topsoil included post-medieval pottery and glass.

Two features were identified in the trench: pit [207], and modern drain [209] (Figure 9). Pit [207] comprised the majority of the trench, measuring 6.8m+ east to west x 1.7m+ north to south x 0.7m+ deep with moderately sloping western side. It contained five fills: (202), (203), (204), (205), and (206); all grey-brown to grey-brown-yellow clay-silts with frequent to abundant angular stone inclusions. This feature was not fully excavated due to its depth, and its likely modern date, probably as a septic tank pit. Drain [209], located at the western end of the trench, extending from the western edge of pit [207], was orientated east-west and was sealed by lower topsoil layer (201). Finds recovered from this feature included post-medieval pottery.

#### 4.2.3 Trench #3

Trench #3, located towards the centre of the site to identify features which may be disturbed by the proposed building foundations, was orientated approximately north to south, measured 9.8m x 1.6m wide and was excavated to a depth of c.0.5m. The stratigraphic sequence comprised topsoil (300); a grey-brown clay-silt 0.12m thick, overlying lower topsoil (301); a grey-brown silt-clay 0.14-0.24m thick, which overlay subsoil (302); a brown silt-clay with common stone inclusions and natural clay. Finds recovered from the topsoil included flower pot, CBM and a small metal wheel.

Three features were identified in the trench: ditch/hollow-way [306], pit [308] and modern drain [310] (Figure 10). Ditch/hollow-way [306], visible as an earthwork orientated north to south across the site, was observed along the western edge of the trench for a length of 5.5m x 0.4m+ wide and was excavated to a depth of 0.5m. It had a very steep western edge. It contained two fills: (304), and (305); yellow-brown to brown silt-clays with common angular stone inclusions. This feature was not fully excavated due to its depth in relation to its confines in the trench, and as it was fully excavated within Trench #4. No artefacts were recovered from this feature.

Pit [308], located at the southern end of the trench, measuring 5.7m+ north to south x 0.9m east to west contained a single fill: (307); a grey-yellow-brown clay with abundant angular stone inclusions. This feature was not excavated and formed the eastern limit of probable modern septic tank pit [207] identified in Trench #2. Pit [308] is associated with a modern ceramic drain [310], orientated approximately east-west and measuring 0.2m wide, containing a single fill: (309); a brown silt-clay and a ceramic drain, which extended from the north-east corner of pit [308]. No artefacts were recovered from these features.

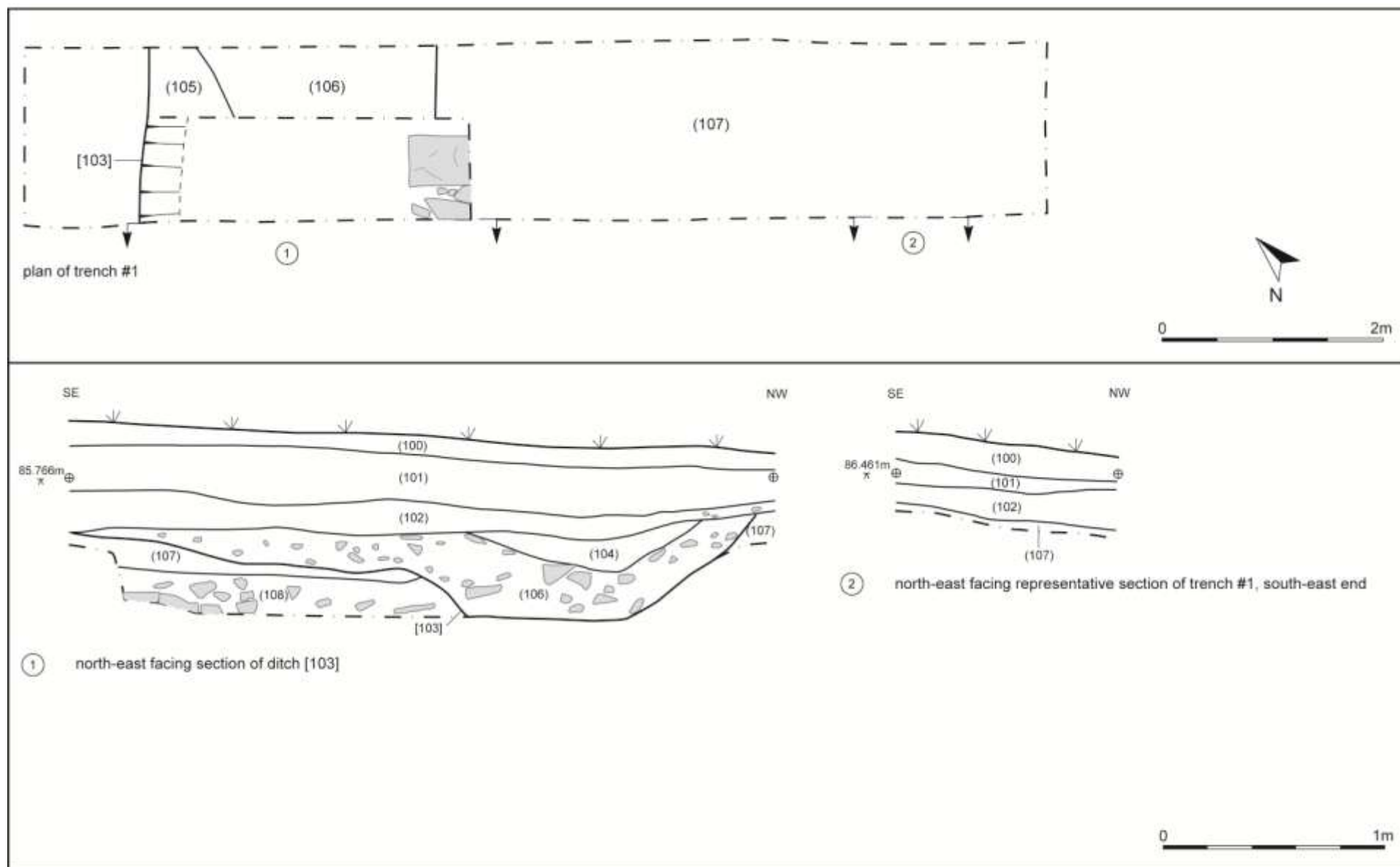


Figure 8: Trench #1 plans and sections.



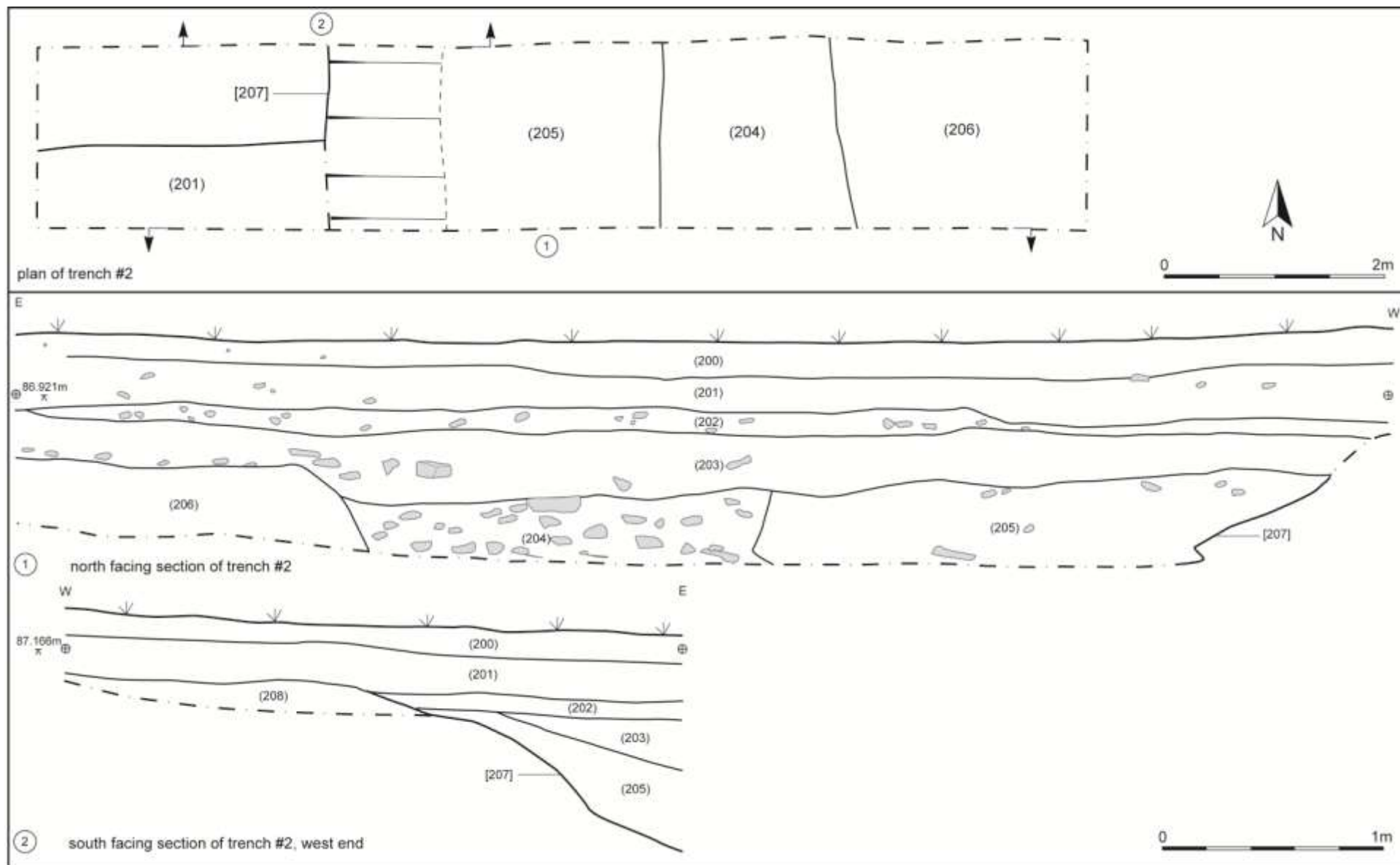


Figure 9: Trench #2 plans and sections.

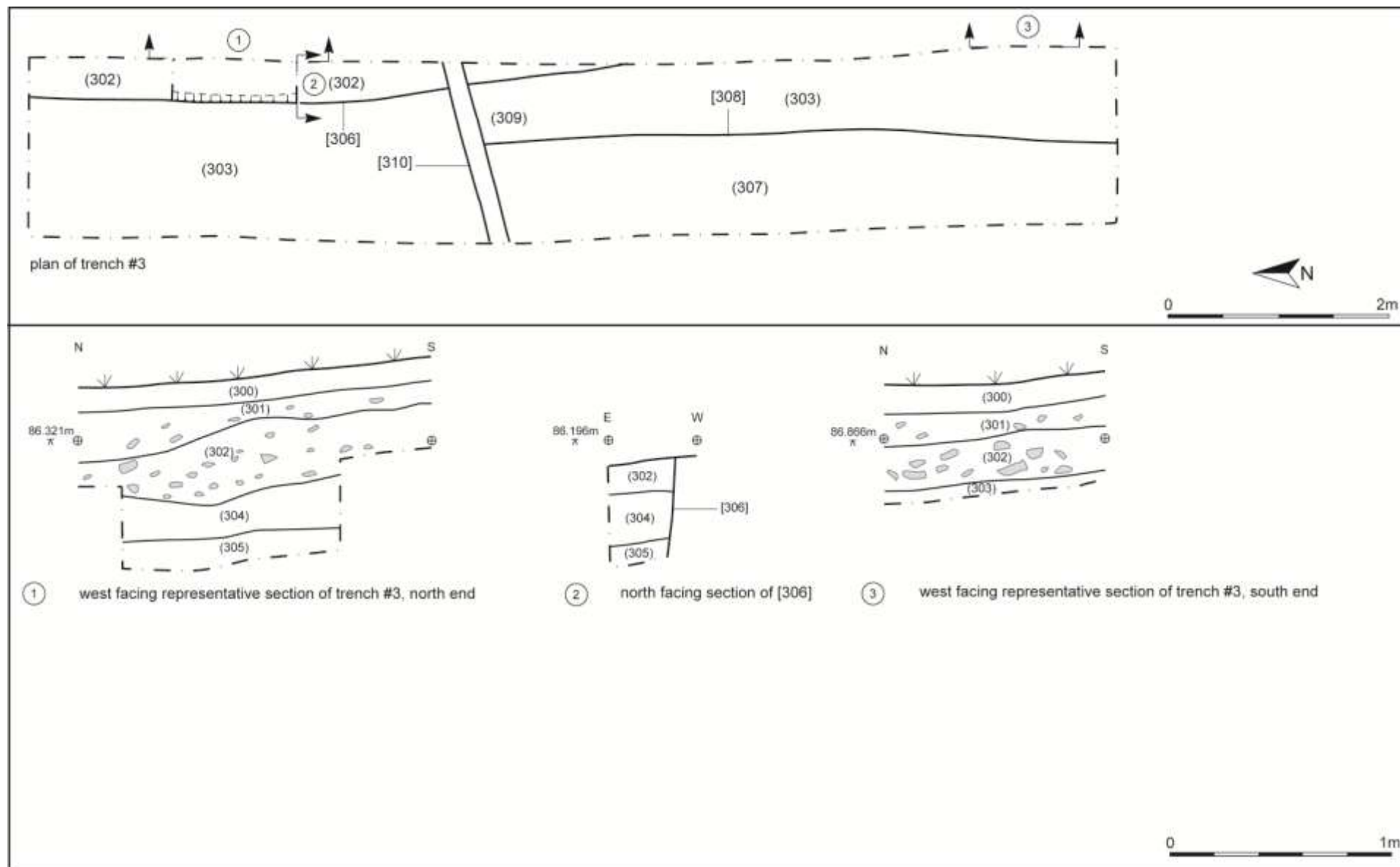


Figure 10: Trench #3 plans and sections.

#### 4.2.4 Trench #4

Trench #4, located towards the eastern limits of the site to identify features which may be disturbed by the building foundations, and to examine the linear depression running north to south across the site, was orientated east to west, measured 12.75m x 1.6m wide and excavated to a depth of 0.5m. The stratigraphic sequence comprised topsoil (400); a grey-brown silt-clay 0.13m thick, overlying lower topsoil (401); a grey-brown silt-clay 0.20-0.24m thick, which overlay the natural clay. Finds recovered from the topsoil included post-medieval pottery, and CBM fragments.

Five features were identified within the trench: ditch/hollow-way [403], and gully [407], and drains [409], [411], and [413] (Figure 11). Ditch/hollow-way [403], located at the western end of the trench, formed the eastern edge of a depressive earthwork running north to south across the site, measuring 2.4m+ wide x 0.86m deep within the trench, with moderately steep eastern side, clear break of slope and flat base (Figure 12). It contained three fills: (404), (405), and (406); brown-grey clay to silt-clays with frequent angular stone inclusions. Post-medieval North Devon Wares were recovered from this feature.



Figure 11: North facing section of ditch [403]; viewed from the north (1m and 2m scales).

Gully [407] was located towards the western end of the trench, immediately to the east of [403] and orientated approximately north-west to south-east, butt-ending towards the centre of the trench (Figure 13). It measured 3.2m x 0.38m wide x 0.08m deep with steep sides, clear to sharp break of slope and flat base. It contained a single fill: (408); a grey-brown silt-clay. No artefacts were recovered from this feature.



Figure 12: Post-excavation view of gully [407]; viewed from the south-east (0.3m and 2m scales).

Stone filled drain [409], located towards the centre of the trench, was orientated north to south and measured 0.9m wide and contained a single fill: (410); a brown clay-silt with common angular stone inclusions. This feature was not excavated, though a single sherd of medieval North Devon Ware was recovered from the surface of the feature. Stone filled drain [411], located towards the centre of the trench, was orientated approximately north to south, measuring 0.7m x 0.4m wide x 0.24m deep, with gradual to steep sloping sides, sharp break of slope and concave base, and ran into gully [413]. It contained a single fill: (412); a brown clay silt. No artefacts were recovered from this feature. Stone filled drain [413], located towards the centre of the trench, was orientated approximately north-north-east to south-south-west, measuring 0.5m wide x 0.32m deep with moderately steep sloping sides, sharp break of slope and flat base. It contained a single fill: (414); brown clay-silt. This feature had been re-cut along the same alignment, containing a further single fill: (415); a brown clay-silt with common angular stone inclusions. Five sherds of medieval and Post-medieval North Devon pottery were recovered from this feature. All three of these drains were contained within a 'banked' deposit (416); a brown clay-silt up to 0.36m thick (Figure 14), likely resulting from the excavation of these drains and forming a backfill over them.



Figure 13: South facing section and plan view of gullies [409], [411], and [413]; viewed from the south (0.3m and 2m scales).

#### 4.2.5 Trench #5

Trench #5, located towards the south-eastern corner of the site to identify features which may be disturbed by the drainage trenching associated with the development, was orientated north-west to south-east, measured 10.5m x 1.6m wide and excavated to a depth of 0.4m. The stratigraphic sequence comprised topsoil (500); a brown silt-clay 0.14m thick, overlying lower topsoil (501); a brown silt-clay 0.18m thick, which overlay subsoil (507); a brown silt-clay, which in turn overlay the natural clays. No finds were recovered from the topsoil.

Three features were identified within the trench: stone filled drain [503], gully [505], and ditch [508]. Stone filled drain [503], located towards the northern end of the trench, and was orientated approximately east to west, measuring 0.6m wide x 0.1 m deep with gradual sloping sides, near imperceptible break of slope and concave base. It contained a single fill: (504); a grey-brown clay-silt. Two sherds of residual late medieval pottery were recovered from this feature. Immediately adjacent, running parallel along its southern edge was linear gully [505] (Figure 15) measuring 0.7m wide x 0.18m deep with moderately sloping sides, clear to imperceptible break of slope and slightly concave base. This feature contained a single fill: (506); a grey-brown clay silt. A single sherd of post-medieval tile was recovered from this feature.

Ditch [508], located at the southern end of the trench, measured 1.6m wide x 0.06m deep with shallow sides, imperceptible break of slope and slightly concave base. It contained a single fill: (509); a grey-brown silt-clay. No artefacts were recovered from this feature.



Figure 14: Post-excitation view of gullies [503] and [505]; viewed from the west (0.3m and 1m scale).

#### 4.2.6 Finds

A relatively small assemblage of finds was recovered during the excavations, predominantly from the topsoil, though the majority of the features contained at least small quantities of material (see Appendix 7). The finds comprised predominantly local wares, with a small quantity of refined earthen wares, ceramic building materials and glass. See Appendix 7 for the concordance of finds.

The presence of a relatively large assemblage of medieval pottery (approximately half of the finds) from the assemblage, primarily from the upper fill (104) of ditch [103], though including the fills of drains across the site, indicates the presence of medieval activity on or near the site, though none of the finds are from primary deposits.

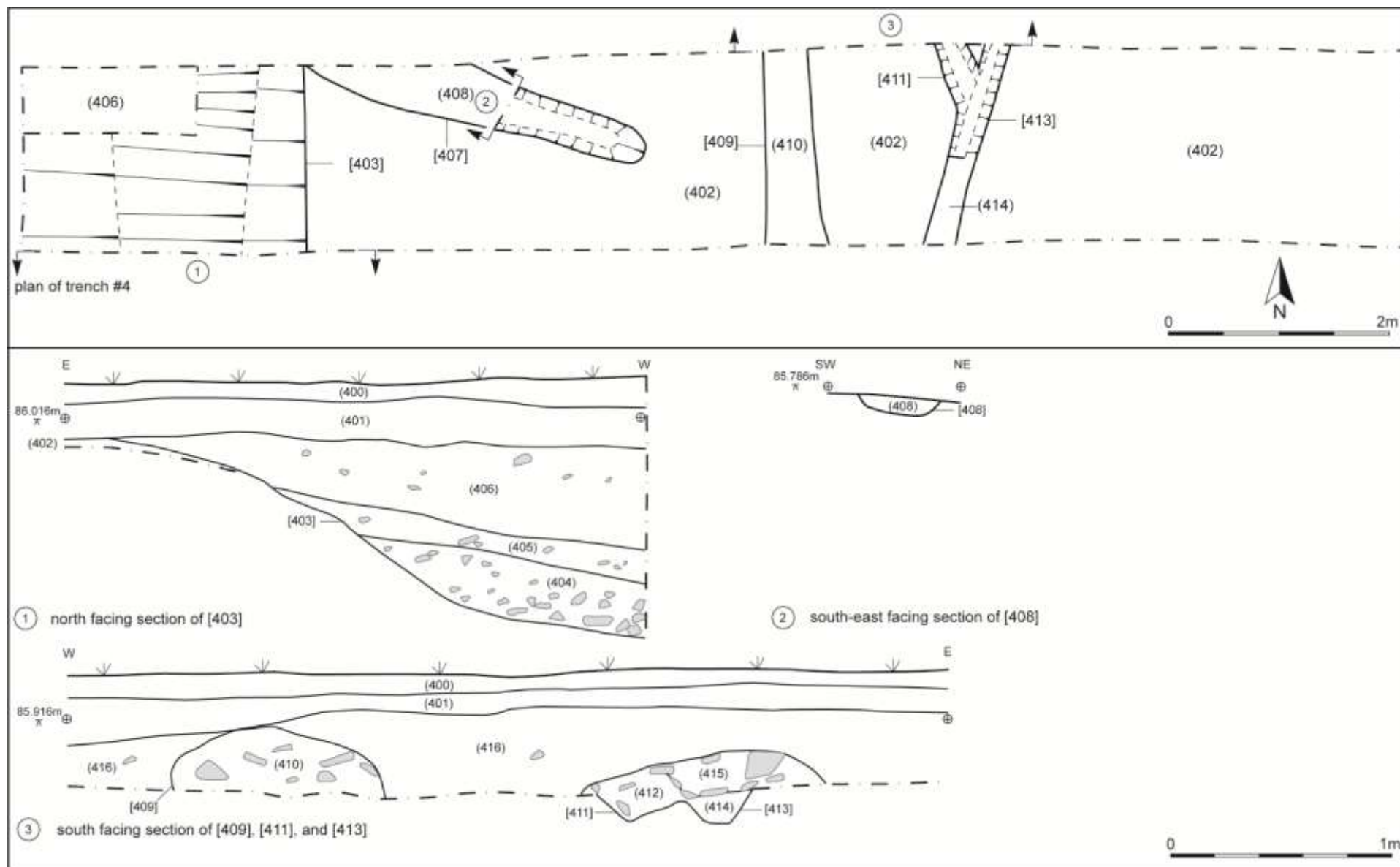


Figure 15: Trench #4 plans and sections.

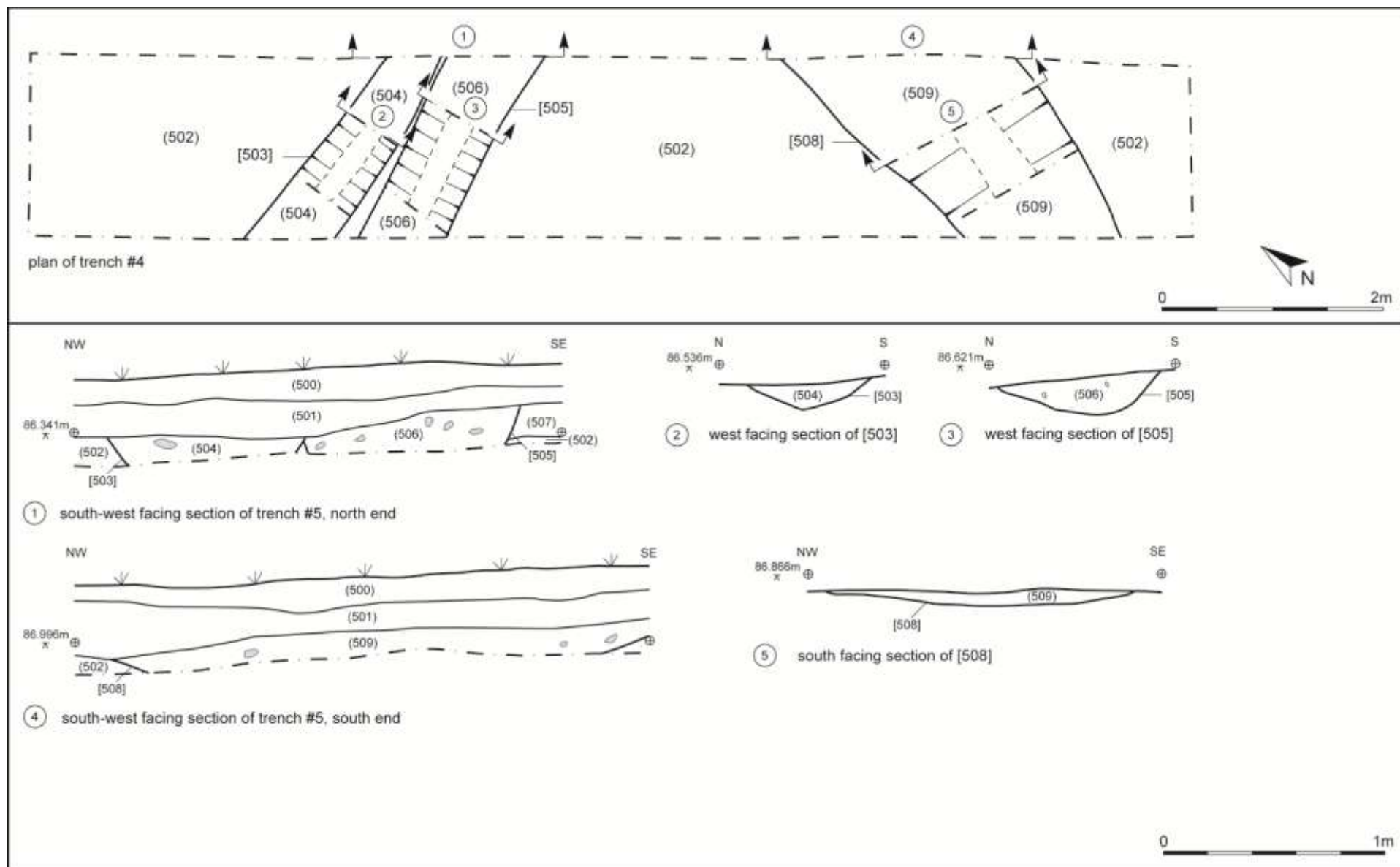


Figure 16: Trench #5 plans and sections



### 4.3 Discussion

The trenches were located primarily to assess the nature of the archaeology that would be affected by the development: Trench #1 the proposed entranceway to the site; Trenches #2, #3, and #4 the building foundations, though Trench #4 was extended to take into account the linear depression running north to south across the site; and Trench #5 the drainage at the southern end of the development.

The evaluation revealed that a significant portion of the south-western corner of the site has previously been disturbed by the construction of a septic tank and associated drainage. This extended between Trenches #2 and #3, resulting in re-deposited material recorded to a depth of 1m+, compared to the depth of natural at approximately 0.5m below the existing ground surface. A number of archaeological features, however, were identified across the remainder of the site. These included a substantial probable hollow-way pre-dating the available historic mapping heading towards the church, and dividing the 'L'-shaped site into two rectangular plots. Further ditches were encountered at the northern and southern ends of the site within Trenches #1 and #5, the former liable to form an earlier, medieval field-boundary, and the latter a subsequent post-medieval field-boundary similarly pre-dating the historic mapping, though heavily truncated. The remaining features are all likely to have been drainage gullies, four of which were stone filled.

The ceramic assemblage indicates that the activity primarily dates to the post-medieval period with domestic North Devon coarsewares and later white refined earthenware distributed across the site, though the relatively large collection of medieval ceramics indicates that there may have been significant medieval activity in close proximity to the site, and including the northern field-boundary, although not represented by the other features identified.

The results of the evaluation indicate that whilst some damage has occurred to the archaeology in the south-western corner, that the preserved features correspond to the past use of the site as pasture and orchard, forming field-boundaries and associated drainage.

## 5.0 Conclusions

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### 5.1 Discussion and Conclusion

The proposed development would be installed on land belonging to the farm at Stoke Barton; the cartographic analysis indicates this fieldscape has changed very little since c.1840, although a number of houses and bungalows have been added to the wider settlement at Stoke during the 20<sup>th</sup> century. The surrounding area has changed very little and the simple rural character of the former medieval settlement at Stoke remains largely intact.

In terms of the wider landscape, the proposal site enjoys significant local blocking, particularly to the north and east by mature hedgebanks and the wider hamlet. The site is on the edge of the hamlet, and will in part infill the gap between Stoke Barton and the church and wider village. Existing developments and its location within the hamlet setting will mean that the proposals have limited impact on the character of the historic landscape. A number of designated and undesignated heritage assets were considered as part of this HVIA; and the overall impact upon these assets is adjudged as **negligible**. A slightly greater level of impact (**negative/minor**), largely due to proximity, would be upon Stoke Barton Farm (undesignated) and the Church house (Grade II\*). This impact is to some extent mitigated by the design of the house to be in keeping with the historic character of its setting, and by the retention of the mature hedgebanks. With this in mind, the overall impact of the proposed development can be assessed as **negligible**.

The evaluation trenches revealed that a significant portion of the south-western corner of the site has previously been disturbed by the construction of a septic tank and associated drainage. A number of archaeological features were identified across the remainder of the site, most notably a substantial hollow-way pre-dating the available historic mapping and two ditches at the northern and southern ends of the site which are liable to have formed parts of post-medieval field-boundaries, again pre-dating the historic mapping, though heavily truncated. The remaining features are all likely to have been drainage gullies, four of which were stone filled.

The evaluation trenching provides further substantive evidence of the suspected re-organisation and re-enclosure of the entire holdings of Stoke Barton in the 1700s, perhaps during the occupation of Barton Farm by John Exter, the agricultural improver. It is plausible at this time that the farm house and farm buildings were also largely replaced or re-built.

The ceramic assemblage from the excavation indicates that the activity primarily dates to the post-medieval period with domestic North Devon coarsewares and white refined earthenware distributed across the site, though the relatively large collection of medieval ceramics indicates that there may have been significant medieval activity in close proximity to the site, including the northern field-boundary, although not represented by the other identified features.

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#### **Devon Heritage Centre**

Hartland Tithe Map, c.1840  
Hartland Tithe Apportionment, 1842

## Appendix 1 Written Scheme of Investigation

### WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EVALUATION TRENCHING AT STOKE BARTON FARM, HARTLAND, TORRIDGE, DEVON.

**Location:** Stoke Barton Farm  
**Parish:** Hartland  
**District:** Torridge  
**County:** Devon  
**NGR:** SS 2355 2464  
**Planning Application No:** 1/0605/2015/FUL  
**Proposal:** Proposed erection of one dwelling, at lane to Stoke Barton Farm, Stoke, Hartland.  
**DCHET Ref No:** Arch/DC.TO.23267  
**Planning Application No:** 1/0605/2015/FUL  
**Date:** 8<sup>th</sup> September 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 Maria Bailey of Maria Bailey Planning (the Agent). It sets out the methodology for archaeological evaluation trenching to be undertaken ahead of 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 guidance issued by Ann Dick of Devon County Historic Environment Team (DCHET).

1.2 In accordance with paragraph 128 of the *National Planning Policy Framework* (2012), and the Torridge Local Plan Policy ENV4 (paragraph 6.42) on archaeology, consultations as part of the planning application recommend a programme of archaeological work being undertaken:

*"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."*

#### 2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 Stoke is a Domesday settlement, recorded as Nistenestoc in 1086, at which time the manor was associated with St. Nectan's manastery. Until the construction of the new Hartland Abbey on its present site across the Abbey River, the present Parish Church of St. Nectan (founded circa 1050) was the monastic church. The Saxon monastery buildings are likely to have been in its vicinity, and recent archaeological work in the present churchyard have identified substantial wall footings. The application site lies some 30m south-east of the churchyard, between the former Church House (Grade II\*) and Stoke Barton Farm. The present Church House is of probable late 15th century date, but is believed to occupy the site of a building which served the Saxon monastery. Stoke Barton Farm may have originated as the demesne farm or grange of the monastic settlement.

#### 3.0 AIMS

3.1 The principal objectives of the work will be to:

3.1.1 To assess the potential for the survival of below-ground archaeological deposits.

3.1.2 Produce a report containing the results of the evaluation trenching;

3.1.3 Provide a statement of the impact of the proposed development on the potential archaeological resource, with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

#### 4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Evaluation Excavations:

A series of evaluation trenches will be dug on site (Fig. 1). The length and number of trenches will be determined by the below ground impact of the proposed development. The evaluation trenches will be opened by 360 degree tracked excavator with toothless bucket, but any archaeological features exposed would be excavated by hand by the site archaeologist to the depth of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence.

4.1.1 The archaeological work will be carried out in accordance with the *Chartered Institute for Archaeologists Standard and Guidance for Archaeological Excavation 2014, Standard and Guidance for Archaeological Field Evaluation 2014* and *Standard and Guidance for an Archaeological Watching Brief 2014*.

4.1.2 Spoil will be examined for the recovery of artefacts, including the use of a metal detector, if necessary.

4.1.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to ClfA guidelines. All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation. An adequate photographic record of the excavation will be prepared. Where digital imagery is the sole photographic record, archivable prints will be prepared by a photographic laboratory.

4.1.4 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.

iv) One long face of each trench will be cleaned by hand to allow site stratigraphy to be understood and for the identification of archaeological features.

Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits may be required. Additional excavation may

## Land at Stoke Barton Farm, Hartland, Devon

also be required for the taking of palaeoenvironmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with DCHET.

- 4.1.5 Artefacts will be bagged and labelled on site. Unstratified post-1800 pottery may be discarded on site after a representative sample has been retained. Following post-excavation analysis and recording, further material may be discarded, subject to consultation with the appropriate specialists and the receiving Museum;
- 4.1.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.1.7 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (2002).
- 4.1.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.1.9 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 will be taken to protect the finds from theft.
- 4.1.10 In the event of particularly significant discoveries, DCHET will be informed and a site meeting between the consultant, DCHET and the client/applicant will be held to determine the appropriate response.
- 4.2 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.
- 4.3 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 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 evaluation trenching;
  - 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 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 southwes1-222844 within 6 months of completion of fieldwork.
- 6.0 PUBLICATION**
- Where the exposure of archaeological deposits are 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.
- 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.

## Land at Stoke Barton Farm, Hartland, Devon

- 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](mailto:a.hopperbishop@exeter.gov.uk)

Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD [mrshjaeschke@email.msn.com](mailto:mrshjaeschke@email.msn.com)  
Tel: 01271 830891

#### Curatorial

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

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](mailto:w.j.howard@exeter.ac.uk) Tel: 01392 269330

#### Lithics

Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freemove.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 Quinell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

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

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

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

## Appendix 2 Key Heritage Assets

### **Church of St Nectan** Grade I

Parish Church. A Collegiate church was founded here by Gytha in circa 1050 and dedicated to St Nectan, the main fabric dates from the C14 and C15. Restored circa 1850 and 1910-11. Coursed rubble walls with stone coping to gables. Gable ended slate roofs.

Plan: Nave, chancel, north and south aisles, transept chapels and porches, west tower. The main style of the church is Perpendicular but the tracery of the windows has largely been replaced and the nave, chancel and tower at least are likely to be C14. The date of aisles and north and south porches is more problematic and they are not necessarily contemporaneous but likely to have been built between the 2<sup>nd</sup> half of the C14 and the later C15. A restoration of c.1850 replaced the tracery of the windows when the parclose screens were also put in. In 1910-11 Mr Herbert Read made a careful restoration of all the decayed and missing portions of the roof in St Mary's Chapel (north, faithfully copying designs and colours of the original work and retaining all that was sound.

Exterior: Imposing 4 stage tower 128' high - reputedly the tallest in Devon with set back buttresses with gargoyles at the top, embattled parapet and large corner pinnacles. 2-light transomed belfry openings of Decorated style. On the east face of the tower in a canopied niche is the figure of St Nectan probably medieval but with the head replaced by that of a bishop. Original moulded west doorway with almost semi-circular head terminating in carved angels, each holding a shield and clothed in the habit of a monk with hood. Restored window above with probably C20 tracery in Decorated style of Douling stone. Both north and south aisles are embattled and windows restored in c.1850 with Perpendicular tracery, apart from east window of south aisle, which is Decorated style. Chancel has C18 lead rainwater head on south wall. Large Perpendicular gabled 2 storey north porch has simple outer doorway with pointed arch and double hollow moulded 4-centred inner arch. In east wall on 1st floor original 2-light window survives with square head and jambs grooved for shutters, the central moulded mullion has been re-used. South porch carries datestone of 1786 commemorating the rebuilding of its front wall with a simple flattened arch and a sundial above date 1804.

The large south doorway is C14 with a 2-centres head and double row of mouldings in between which are small carved fleurons. Both porches retain their medieval wagon roofs and have stone benches. Their doors are in fact early constructed of oak but encased with deal.

Interior: Walls are plastered, much of it ancient with signs of old colour but the surface emulsion painted. 6 bay north and south aisles of 4 centred chamfered arches, slender piers of 4 clustered shafts with low moulded cup capitals. N chancel arch. Tall tower arch of 3 orders with 4 centred head and projecting impost. Plain plastered 4-centred arches to transept chapels. C14 trefoiled piscina in chancel. Medieval wagon roofs throughout restored in varying degrees. That to nave has ornamental bosses, moulded ribs, carved wall-plate and painted decoration; the east half is ceiled with decorated panels renewed in C20. North and south aisle roofs have moulded ribs, carved wall-plates and bosses – the western portion of the north aisle roof was destroyed by fire and reconstructed with new bosses symbolizing the Christian's progress through life. The roof of the north (Lady) chapel is particularly ornate with most of the bosses original and the decoration in each panel is of a different design. Very fine C15 rood screen extending the whole width of the Church, eleven bays long with Pevsner A-type tracery and rich foliage carving to coling, with evidence of ancient colouring throughout. Parclose screens are C19. High quality benches with carved ends in south chapel which according to documentary evidence were originally installed in the Lady Chapel circa 1540 by Hugh Prust of Thorny. Other pews largely C17 with some C19 restoration and all those in south transept being C19. Restored medieval pulpit on renewed stone base. In the chamber over the north porch are the preserved panels of a Jacobean pulpit, a list of the allotments of seats in 1613 and pieces of medieval tiles and glass as well as the parish stocks. Very fine late Norman font with square-base and bowl ornamented with intersecting arcading and a stem with cable mouldings separated by incised zig zags. Carved heads at the corners. All the glass is C19 or early C20, the east one designed by Christopher Webb, apart from one in the Lady Chapel which has 3 roundels of which the central one is C14 depicting the Virgin Mary. Bells cast in 1826, inside the base of the tower are 2 early C19 benefaction boards. Sited in the chancel is an ornate late C14 elaborately carved altar tomb of Catacluse stone removed from Hartland ABBEY in 1848. It served as an altar and communion table until 1931. Throughout the church are 60 mural monuments on walls and floors of which a few are of considerable interest. In the chancel floor is an incised metalwork cross and border with finely incised inscription, now illegible, heraldic shield at centre. On the north aisle wall are 2 particularly good wall memorials. One has a segmental pediment over the slate plaque surmounted by heraldic shield with cherub at either side and with 2 Corinthian columns below, in memory of John Velly, d.1694. The other has a damaged pediment with relief of grieving mother and child, slate plaque with richly decorated surround and foliated volutes either side, dated 1723. Both memorials have ancient colouring. In the south aisle is a smaller wooden memorial with Ionic columns to either side of a plaque surmounted by a heraldic shield and retaining its original colours. This is one of the finest churches in North Devon, its interior little altered by restoration and retaining much of its early fabric and features.

Sources: The Book of Hartland, R Pearse Chope, Church Guide, F K Lewis and H Prust.

Listing NGR: SS2350524742

### **Stile, lych gate and churchyard wall to church of St Nectan**

Grade II

C16 or C17 wall with alterations of C18 and C19. Rubble stone wall, the coping having sloping sides and flat top. An extremely wide stile to the east appears to be co-eval. It has 5 steps up, and 2 steps down, a very large single granite divider at the top. Next to this is the lych gate of rectangular plan and C19 in its present form, though possibly earlier in part. It has a gabled slate roof and swivel gate with central spindle and counterweight. The leaves of the gate are of wood with Gothick arcading and splat ballusters. To either side of the gate, short sections of coped wall. The return to the long south run of wall starts with slight remains of a building, perhaps the sexton's cottage. There follows running westward a section of wall robbed of its coping, then a long run of coped wall including a small stile near the C19 south gate and running on to curve round to the west of the tower where there are two more small stiles. On the north a once-continuous run of coped wall running the entire length of the churchyard has a break of about 50 metres where the burial ground has been extended. Here the rubble and copings have been reused for west and east return walls to the extension. The old coped wall runs on, with one more short gap for access to another extension burial ground, until the north-eastern corner is reached. Here is another wide stile between coped check-walls. It is approached from the lane to the east up one flight of 4 steps and another of 12, all with slate treads and a single long granite divider. No wall exists on the east boundary until the main stile and lych gate are reached at the south-eastern corner. With the noted exceptions, this large churchyard is enclosed with a good wall of one main build.

Listing NGR: SS2345724761

## Land at Stoke Barton Farm, Hartland, Devon

### **Galsworthy headstone approximately 2 metres east of Church of St Nectan**

Grade II

Listing NGR: SS2354224730

### **Church House (previously listed as Church Houses)**

Grade II\*

Church house, subsequently divided into 2 cottages, now a single house. Probably later C15 or early C16, altered C19 including some internal division and refenestration. Coursed and squared rubble, C19 or C20 slate roof, end stacks, one to left with a C19 brick shaft, one to right with a large rubble stack.

Plan: single room depth, 3 rooms on the ground floor; direct entry into the right room which was the original kitchen with a gable-end stack with a large hearth. The other 2 rooms were probably entered from the kitchen and may have been used for secure storage of parish goods. In the C19 the kitchen was partially divided to provide an entrance passage with a doorway at the rear, also a small straight-flight staircase was provided to give access to the first floor; at the same time the central room was given a rear lateral stack and hearth (now disused) and the end room to the extreme left was given a gable-end stack. Original access to the first floor was provided by a staircase on the gable-end in the kitchen, now blocked. Also on the centre of the front, there is a stair-turret which provided external access to the parish room which had 2 garderobes at the rear. The parish room was divided in the C19 or early C20 to provide bedrooms and a passage running along the rear of the house.

Exterior: 2 storeys, 2:1:2-windows, on the first floor a 2-light C19 casement with horizontal glazing bars and a wooden lintol to the left, next to it a C18 casements of 2-lights with square-paned facade lights, stone lintol and chamfered stone jambs and cill of a C15 or C16 window; next window along is of 2-lights C19 casements with horizontal glazing bars, stone lintol, jambs and cill of an earlier window next to that on the right a 12-pane 2-light casement with wooden lintol. On the ground floor 5 relieving arches, 3 C19 casements, 2 with horizontal glazing bars and one of 12-panes, 2 under the relieving arches and one under a wood lintol, blocked relieving arch windows. Centre bay projects with stair turret with a lean-to roof of slate; rough rubble plinth, 2 small window openings. Highest small and square and set directly under the eaves, stone jambs and cill. Also a narrow semi-circular head window to left. 4-pane casement under wooden lintol on ground floor. On side of stair turret a blocked door opening with 5 stone steps up and iron handrail. 2 other door openings, that to right in a chamfered stone frame with a 4-centred arch-head, plank door. Further door opening to left of ground floor, plank door in C19 wooden frame. Left return with blocked gable window in stone frame. Rear elevation with 3 C19 sash windows and a casement; garderobe projecting with a lean-to slate roof, a small semi-circular headed lancet in each end elevation, the ground floor pierced through by a door opening with a plank door, probably C19. Gabled stair projecting to left containing the blocked staircases rising from the kitchen.

Interior: ground floor with large blocked fireplace in the kitchen with a small doorway to right in a semi-circular head surround which gives onto a former smoking-chamber, the fireplace with a large wooden bressumer, presently obscured, also presently obscured there is probably a bread oven. Central ground floor room with remains of simple wooden cornice around the wall, C18 or C19 fireplace with a rough-hewn bressumer. On the 1st floor 3 doorways in wooden frames with 4-centred arch heads, 2 to the garderobes and one leading into the stair turret. Cavetto moulded cornice all around the walls, now part obscured by C19 and C20 division.

Roof: of 8 bays, straight principals resting on a wall-plate cranked mortised collar and mortised ridge, 2 rows of threaded purlins, C19 roof set over.

This is a particularly good example of a Devon Church House retaining many early features but internally and externally relatively little altered. It is situated in a very prominent roadside position.

Listing NGR: SS2358324673

### **Rose Cottage**

Grade II

House. Probably early or mid C19. Walls probably of rubble and cob, rough-plastered and whitewashed. Gabled C20 concrete-tile roof. End stacks to left of rendered brick, to right of brick.

Plan: central entrance hall with 2 flanking rooms.

Exterior: 2 storeys. 3 windows, 2-light casements with glazing bars and margin lights. Central door opening with a 4-panelled door, latticework porch with a flat roof. Left return onto roadside blank. Right return with a rubble lean-to which is set back slightly, concrete tile roof, small square window opening on its right side.

Interior: not seen.

Listing NGR: SS2359824667

### **Butler's Cottage**

Grade II

Small house. Mid C19. Stone rubble with a rough-plastered front, alternating painted cement quoins. Slate gable-ended roof. 2 brick gable-end stacks.

Plan: central entrance hall with principal room either side. Kitchen in large outshot at rear, short stair wing adjoining it to right.

Exterior: 2 storeys. Symmetrical 2-window front of 12-pane original hornless sashes on 1st floor with raised cement painted surrounds. Gabled brick porch with C20 three-quarter double glazed doors. Short projecting rear wing to left has 2-centred arched stair window with a 2-light casement.

Interior: not inspected.

Listing NGR: SS2358724693

### **St Nectan's Well**

Grade II

Holy well. Probably late medieval but some reconstruction may have taken place. Stone rubble walls and gabled roof, stone ashlar on front wall. Small rectangular plan, entrance on east side. Raised stone coping to front gable with chamfered cornice above 2-centred arch with dressed stone voussoirs.

Interior has slate shelf extending across well just below wall-plate level.

Listing NGR: SS2363224683



Appendix 3  
Table of HER entries

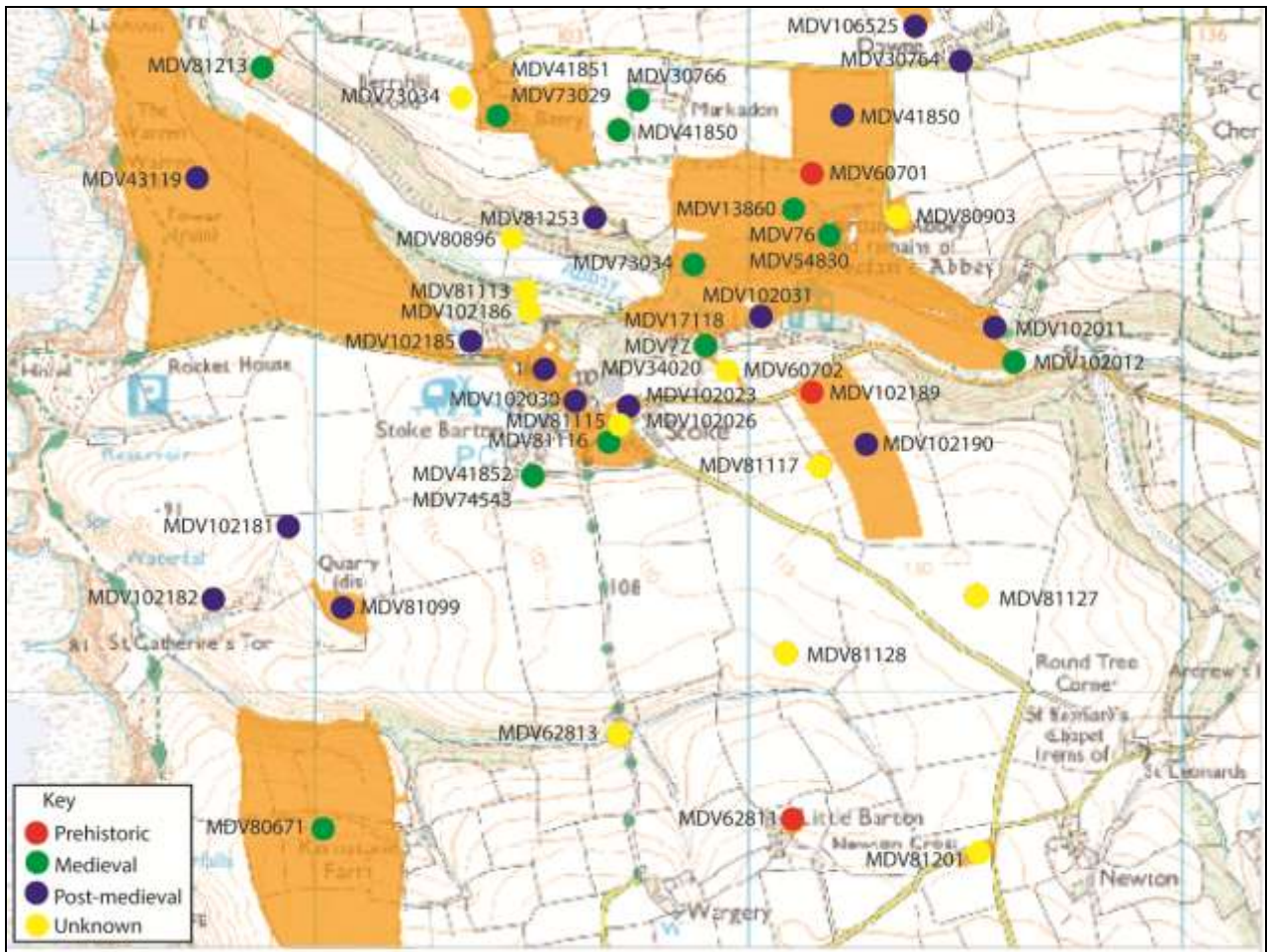


Figure 17: Map of the sites noted on the HER within the immediate area of the proposed development.

Mon ID	Site Name	Record	Notes
MDV80	Hartland Church House	Listed building	Grade II* listed building 1146627. 15 <sup>th</sup> century house on site of former priests house
MDV1534	St. Nectan's Church	Listed building	Grade I listed church. Founded c.1050, main fabric 14-15 <sup>th</sup> century
MDV41899	St. Nectan's Monastery	Documentary	Recorded site of a 6 <sup>th</sup> century monastery.
MDV51970	Stranger's Hill, St. Nectan's churchyard, Hartland	Monument	Site for the burial of shipwreck victims. Unknown date
MDV51975	Stoke Coastguard Station	Building	Early 20 <sup>th</sup> century coastguard station, now converted to cottages.
MDV81114	Building west of St. Nectan's Church	Documentary	Mortuary for bodies cast ashore recorded as being here. Unknown date.
MDV102028	Galsworthy Headstone	Listed building	Grade II listed monument 1146645
MDV105667	St. Nectan's Churchyard, Hartland	Monument	Churchyard for St. Nectan's Church
MDV76	Hartland Abbey	Listed building	Grade I listed building 1104440. Medieval Augustinian abbey
MDV77	Sundial at Hartland Abbey	Structure	Sundial at Hartland Abbey with motto 'Wee shall'
MDV13860	Deerpark at Hartland Abbey	Documentary	Possible early medieval deer park associated with Hartland Abbey
MDV17118	Secular College, Hartland	Documentary	College believed to have been founded between 1019 and 1053 held by the canons
MDV30764	Down Farmhouse	Listed building	Grade II listed building 1165764. Possible 17 <sup>th</sup> century or earlier farmhouse re-modelled in 18 <sup>th</sup> century

Land at Stoke Barton Farm, Hartland, Devon

MDV30766	Markadon Farmhouse, Hartland	Listed building	Grade II listed building 1104478. 17 <sup>th</sup> century but with late medieval origins
MDV34020	Reservoir at Stoke, Hartland	Structure	Covered reservoir constructed in late 19 <sup>th</sup> century or very early 20 <sup>th</sup> century
MDV41850	Markadon Manor, Hartland	Documentary	Markadon referred to as a possession of Hartland Abbey
MDV41851	Berry, Hartland	Documentary	Name 'Berry' contains Old English place-name meaning enclosure. Possible post-Roman 'round'
MDV41852	Farmstead at Stoke, Hartland	Documentary	Former monastery farm granted to William Abbot in 1546. Medieval
MDV43119	The Warren, Hartland	Cartographic	An area of 'Warren' names. Post-medieval
MDV54830	Hartland Abbey Parkland and Gardens	Documentary	Gardens associated with Hartland Abbey
MDV60701	Standing stone to north of Hartland Abbey	Monument	Prehistoric standing stone
MDV60702	Standing stone by spring to south of Hartland Abbey	Monument	Standing stone moved to its current location in the 1950s
MDV62811	Possible enclosure preserved in present hedges on north side of Little Barton farmhouse	Cropmark	Possible prehistoric enclosure preserved in present hedges
MDV62813	Ford	Cropmark	Ford recorded on aerial photograph
MDV73029	Berry, Hartland	Documentary	Medieval settlement
MDV73034	Agricultural building, Berry, Hartland	Cartographic	Site of small agricultural building shown on historic maps. Unknown date
MDV73119 MDV102026	Vanstones Cottage and Penwyn	Listed building	Grade II listed building 1146605. Pair of 18 <sup>th</sup> century cottages known as White Cottage
MDV74543	Stoke St. Nectan, Hartland	Documentary	Early medieval manor of Stoke
MDV80671	Curvilinear enclosure, Kernstone	Cartographic	Curving boundaries and field patterns suggest curvilinear enclosures
MDV80896	Building, south-east side of Berryhill Wood	Documentary	Site of building on 1880's OS first edition
MDV80903	Two structures within enclosure, north-east of Ladies Walk Wood	Cartographic	Two structures within rectangular enclosure
MDV81099	Quarry near Stoke Barton	Cartographic	Quarry shown on 1886 and 1905 OS maps
MDV81113	Building west of Hartland Abbey	Cartographic	A building is shown on the 1842 tithe map, but not later mapping
MDV81115	Inn at Stoke	Building	Extant building recorded on 1 <sup>st</sup> edition OS as the 'Bear Inn'
MDV81116	'Pound' field name at Stoke	Documentary	'Pound' field name element in 1842 tithe may indicate position of the manorial pound
MDV81117	'Bury' field name east of Stoke	Documentary	'Bury' field name element used in 1842 tithe. Might indicate earthwork of prehistoric or medieval date
MDV81118	Wood north and east of St Nectan's Abbey	Documentary	'Ladies Walk Wood' on modern maps was 'Stepstile Wood on 11842 Tithe Apportionment
MDV81127	'Cross' field name north-west of Round Tree Corner	Documentary	'Cross' field name element used in 1842 tithe. Suggests stone cross in vicinity.
MDV81128	'Park' field name south-east of Stoke	Documentary	'Park' field name element used in 1842 tithe
MDV81201	Farmstead south of Newton Cross	Cropmark	Cropmark on aerial photograph forms remains of a former field boundary associated with Leigh Farmhouse
MDV81213	Field boundary, east of Blackpool Mill, Hartland	Cropmark	Former field boundary visible on aerial photograph. Medieval or post-medieval
MDV81253	Earthwork track at Berry farm, Hartland	Cropmark	A probable former farm track visible on aerial photographs. Post-medieval
MDV102011	Gateway at eastern end of Northern Abbey Drive	Listed building	Grade II listed building 1104442. Mid to late 19 <sup>th</sup> century gate piers to Hartland Abbey
MDV102012	Bow Bridge	Listed building	Grade II listed building 1104443. Medieval bridge with later alterations
MDV102023	Orchard Cottage	Listed building	Grade II listed building 1104455. Early 17 <sup>th</sup> century
MDV102030	Rose Cottage	Listed building	Grade II listed building 1333124. Early or mid 19 <sup>th</sup> century cottage
MDV102031	Bridge approximately 10m to south-west of Hartland Abbey	Listed building	Grade II listed building 1333155. Probable 17 <sup>th</sup> or early 18 <sup>th</sup> century bridge replacing earlier bridge

Land at Stoke Barton Farm, Hartland, Devon

MDV102181	Former field boundary, south-west of Stoke	Cropmark	A possible field or enclosure boundary of probable post-medieval date is visible on aerial photographs
MDV102182	Possible quarry, east of St. Catherine's Tor	Cropmark	Remains of a possible quarry or extractive pit visible on aerial photographs
MDV102185	Former field boundary to north of Coombe House, Stoke	Cropmark	Probable former field boundary identified on aerial photograph
MDV102186	Earthwork mound visible to the north of Stoke	Documentary	Earthwork mound shown in Lidar data collected in 2007
MDV102189	Former field boundary, south of Hartland Abbey	Cropmark	A possible former track or field boundary of unknown date visible as a low curvilinear earthwork
MDV102190	Former field boundaries south of Hartland Abbey	Documentary	Two probable former field boundaries visible on aerial photographs
MDV106510	Culver Close, north-west of Hartland Abbey, Hartland	Documentary	19 <sup>th</sup> century field name may refer to the site of the manorial dovecote
MDV106521	Stepstile fields, north of Hartland Abbey	Documentary	19 <sup>th</sup> century fieldnames for cluster of fields may suggest structures in the vicinity
MDV106525	Flot Meadow, north-west of Downe House, Hartland	Documentary	Field name may suggest historic water management, such as a water meadow

Appendix 4  
Supporting Jpegs  
Walkover



View across the development site to Church House, showing the proximity of the Listed Building but also the local blocking which mitigates any impact; from the south.



View from the development site, within the field, showing the view to the tall church tower; from the south-east.



View through the gap in the hedge, giving glimpses to Butler's Cottage; from the south.



View across the raised terraced area within the field; from the west.



View down the hollow-way, which drops across the field towards Church House; from the south-south-east.

### Impact Assessment



Butler's Cottage in Stoke, a Grade II Listed Building; viewed from the south.



Church House, Grade II\* Listed, and Rose Cottage, Grade II Listed; viewed from the north-north-west.



Rose Cottage and the views up the lane to Wargery Farm, flanked by mature hedgebanks, blocking views to the development site; viewed from the north-north-west.



View across the main 'square' of the hamlet; viewed from the east.



View back to the lychgate and stile; viewed from the west.

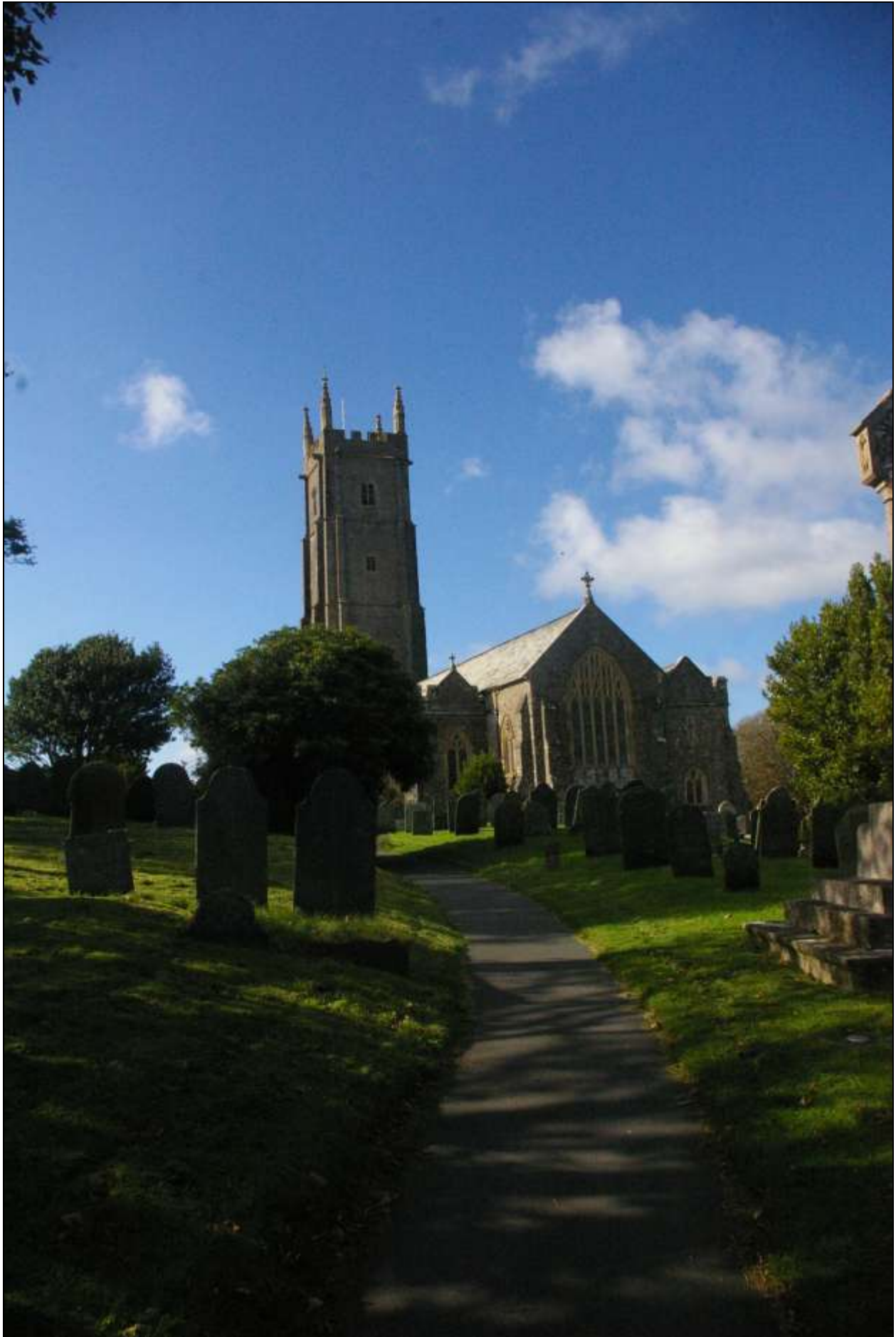




Detailed view of the lychgate, with pollarded trees in front; viewed from the east.



Part of the churchyard extension on the north side of the church; viewed from the west.



The view along the main path from the lychgate to the church; viewed from the east.



The churchyard wall to the north-west of the church; viewed from the east.



The churchyard wall, with two stiles; viewed from the west.



The churchyard wall to the south side; viewed from the west-south-west.



The tall tower of St Nectan's Church; viewed from the south.

Land at Stoke Barton Farm, Hartland, Devon



Stoke Barton Farm; viewed from the south-west.



Orchard Cottage, Grade II Listed, showing the local blocking to the west; viewed from the east.



Vanstones and Penwyn Cottages, Grade II Listed, showing the local blocking from the trees and houses of the hamlet; viewed from the east-south-east.



The Galsworthy headstone, a Grade II Listed structure in the churchyard; from the east-south-east.

Archaeological Evaluation



Plan view of HSB15 site with church tower in the background; viewed from the south (1m and 2m scales).



Plan view of Trench #1; viewed from the north-west (1m and 2m scales).



Plan view of Trench #1; viewed from the south-east (1m and 2m scales).



Pre-excitation plan view of [103], Trench #1; viewed from the south-east (1m and 2m scales).





East facing section of [103] Trench #1; viewed from the east (0.3m and 2m scales).



Post-excavation plan view of [103] Trench #1; viewed from the east (0.3m and 2m scales).



East facing section of Trench #1, south end; viewed from the east (0.3m and 1m scales).



Plan view of Trench #2; viewed from the west (1m and 2m scales).



Plan view of Trench #2; viewed from the east (1m and 2m scales).



North facing section of Trench #2, oblique; viewed from the north-west (1m and 2m scales).



North facing section of Trench #2, [207]; viewed from the north (1m and 2m scales).



North facing section of Trench #2, oblique; viewed from the north-east (1m and 2m scales).



North facing section of Trench #2, east end; viewed from the north (1m and 2m scales).



South facing section of Trench #2, west end; viewed from the south (0.3m and 1m scales).



Plan view of Trench #3; viewed from the north (1m and 2m scales).



Plan view of Trench #3; viewed from the south (1m and 2m scales).



West facing section of Trench #3, south end; viewed from the west (0.3m and 1m scales).



West facing section of Trench #3, north end showing profile of [306]; viewed from the west (0.3m and 1m scales).



Post-excitation plan view of [306], Trench #3; viewed from the north (0.3m and 1m scales).



Plan view of Trench #4; viewed from the west (1m and 2m scales).





Plan view of Trench #4; viewed from the east (1m and 2m scales).



North facing section of [403], Trench #4; viewed from the north (1m and 2m scales).



Post-excavation plan view of [403], Trench #4; viewed from the north (1m and 2m scales).



Pre-excavation plan view of [407], Trench #4; viewed from the north-west (0.3m and 2m scales).



Pre-excitation plan view of [407], Trench #4, viewed from the south-east (0.3m and 2m scales).



Post-excitation plan view of [407] Trench #4; viewed from the south-east (0.3m and 2m scales).



South-east facing section of [407] Trench #4; viewed from the south-east (0.3m scale).



South facing section of [409], [411], and [413] Trench #4; viewed from the south (0.3m and 2m scales).



Plan view of [411], and [413] Trench #4; viewed from the south (0.3m and 1m scales).



South facing section of [411] and [413] Trench #4; viewed from the south (0.3m and 1m scales).



Plan view of Trench #5; viewed from the north-west (1m and 2m scales).



Plan view of Trench #5; viewed from the south-east (1m and 2m scales).



Post-excavation plan view of [503] and [505] Trench #5; viewed from the west (0.3m and 1m scales).



Post-excavation plan view of [503] and [505] Trench #5; viewed from the east (0.3m and 1m scales).



West facing section of [503] Trench #5; viewed from the west (0.3m scale).



Post-excavation plan view of [505], [503] Trench #5; viewed from the east (0.3m and 1m scales).





Post-excavation plan view of [505], [503] Trench #5; viewed from the west (0.3m and 1m scales).



West facing section of [505] Trench #5; viewed from the west (0.3m scale).



South-west facing section of Trench #5, north end; viewed from the south-west (0.3m and 2m scales).



Post-excavation plan view of [508] Trench #5; viewed from the south (1m scale).

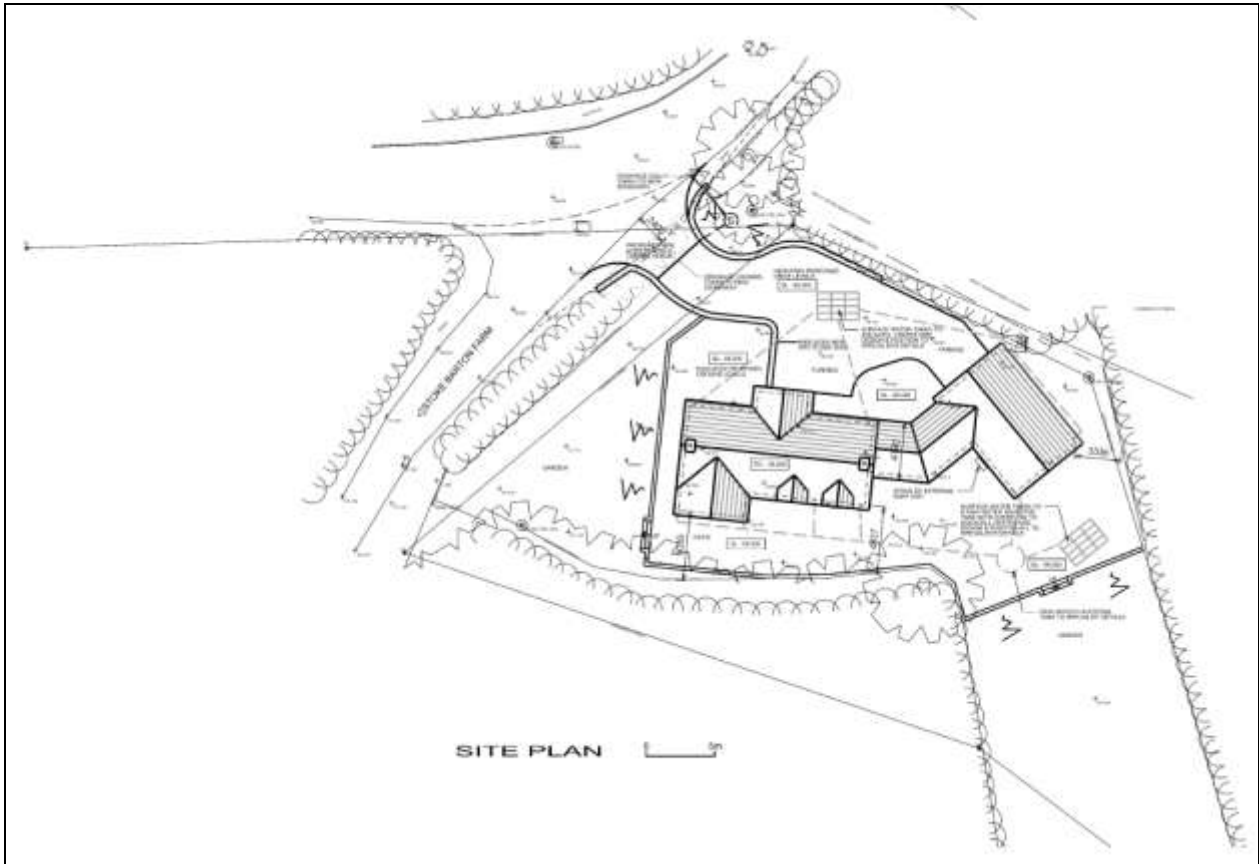


South facing section of [508] Trench #5; viewed from the south (1m scale).



South-west facing section of Trench #5, south end; viewed from the south-west (0.3m and 2m scales).

Appendix 5  
Proposal Plan



Land at Stoke Barton Farm, Hartland, Devon

Appendix 6  
Context list

CONTEXT	DESCRIPTION		RELATIONSHIPS	DEPTH/THICKNESS	SPOT DATE
<b>TRENCH #1</b>					
(100)	<i>Topsoil</i>	Mid grey-brown soft silt-clay	Overlies (101)	c.0.12m	
(101)	<i>Lower topsoil</i>	Mid grey-brown soft silt-clay	Overlain by (100), overlies (102)	c. 0.26m	
(102)	<i>Subsoil</i>	Mid grey-brown friable clay-silt	Overlain by (101), overlies (104)	Up to 0.14m	
[103]	<i>Cut</i>	Ditch; linear ditch oriented east-west, c. 1m wide, 0.44m deep, length extends beyond width of excavation. North side moderately steep, south sides shallow with step at c. 0.16m to steep – both sharp break of slope to flat base. 3 fills.	Filled by (104), (105) + (106), cuts (107)	0.44m	
(104)	<i>Fill</i>	Fill of [103]; mid-dark grey-brown soft-friable silt-clay	Overlain by (105), overlies (106), fill of [103]	c. 0.12m	
(105)	<i>Fill</i>	Upper fill of [103]; mid grey-brown soft-friable silt-clay with common charcoal flecks	Overlain by (102), overlies (104), fill of [103]	c. 0.03m	
(106)	<i>Fill</i>	Lower fill of [103]; mid brown-grey friable-soft clay with frequent medium-large angular stone inclusions	Overlain by (104), fill of [103]	c. 0.42m	
(107)	<i>Natural</i>	Mid brown-yellow soft-friable clay	Overlies (108), cut by [103]	C. 0.16m	
(108)	<i>Natural</i>	Mid brown-grey soft clay with frequent large angular stones	Overlain by (107)	-	
<b>TRENCH #2</b>					
(200)	<i>Topsoil</i>	Mid-dark grey-brown friable clay-silt	Overlies (201)	c. 0.16m	
(201)	<i>Lower topsoil</i>	Mid grey-brown friable clay-silt	Overlain by (200), overlies (202)	0.13-0.2m	
(202)	<i>Layer</i>	Light-mid grey-brown friable-soft clay-silt with occasional yellow clay patches, common sub-angular to angular stone. Re-deposited fill of possible cut of septic tank [207]. Re-deposited natural	Overlain by (201), overlies (203), fill of [207]	0.04-0.12m	
(203)	<i>Fill</i>	Fill of large cut – for septic tank? Mid grey-brown friable-soft silt-clay with occasional angular stone. Fill of probable septic tank.	Overlain by (202), overlies (204), fill of [207]	0.2-0.32m	
(204)	<i>Fill</i>	Fill of [207]. Mid grey-brown-yellow friable-soft silt-clay with frequent large angular stones. Re-deposited fill of probable septic tank pit.	Overlain by (203), overlies (205) + (206), fill of [207]	0.34m	
(205)	<i>Fill</i>	Lower fill of [207]. Mid grey-brown-yellow soft silt-clay with occasional angular stone. Lower fill of probable septic tank pit – re-deposited natural.	Overlain by (204), fill of [207], same as (206)	c. 0.38m	
(206)	<i>Fill</i>	Lower fill of [207]. Mid grey-brown-yellow soft silt-clay. Lower fill of probable septic tank pit [207] – re-deposited natural.	Overlain by (204), fill of [207], same as (205)	c. 0.38m	
[207]	<i>Cut</i>	Probable sub-rectangular feature – extending beyond north, south and east limits of excavation. Measures 6.8m+ east-west by 1.7m+ north-south. Moderate sloping sides, clear break of slope, flat base.	Filled by (202), (203), (204), (205) + (206), cuts (208)	-	
(208)	<i>Natural</i>	Grey-yellow friable-soft clay with frequent angular stones.	Cut by [207]	-	
<b>TRENCH #3</b>					
(300)	<i>Topsoil</i>	Mid grey-brown friable clay-silt.	Overlies (301)	c. 0.18m	
(301)	<i>Lower topsoil</i>	Mid grey-brown friable-soft silt-clay.	Overlain by (300), overlies (302)	0.14-0.24m	
(302)	<i>Subsoil</i>	Light-mid brown soft silt-clay with common sub-angular medium stone inclusions.	Overlain by (301), overlies (304)	0.2-0.3m	
(303)	<i>Natural</i>	Soft grey-yellow clay.	Cut by [306] + [308]	-	
(304)	<i>Fill</i>	Upper fill of ditch [306]. Light yellow-brown friable-soft silt-clay.	Overlain by (302), overlies (305), fill of [306]	0.18-0.22m	
(305)	<i>Fill</i>	Probable middle fill of ditch [306] – not fully excavated. Light brown friable-soft silt-clay.	Overlain by (304), fill of [306]	0.14m+ (not fully	

Land at Stoke Barton Farm, Hartland, Devon

				excavated)	
[306]	<i>Cut</i>	Linear ditch oriented approximately north-south; visible as earthwork. 5.5m+ visible in trench, 0.4m wide, 0.5m+ deep (not fully excavated). Very steep west edge. Probably same feature as [403].	Filled by (305) + (304), cuts (303)	0.5m+	
(307)	<i>Fill</i>	Fill of probable septic tank pit [308]. Light-mid grey-yellow-brown soft clay with abundant angular medium-large stone inclusions. Re-deposited natural backfill. Not excavated.	Overlain by (301), fill of [308]	-	
[308]	<i>Cut</i>	Probable septic tank pit cut. Sub-rectangular pit cut measuring 5.7m+ north-south and 0.9m wide, extending beyond limits of excavation. Not excavated.	Filled by (307), cuts (303)	-	
(309)	<i>Fill</i>	Ceramic drain, 0.15m wide. Not excavated.	Fill of [310]	-	
[310]	<i>Cut</i>	Cut for linear ceramic drain oriented approximately north-east to south-west. Measures 1.7m by 0.2m. Drain for septic tank cut [308]. Not excavated.	Filled by (309), cuts (303)	-	
<b>TRENCH #4</b>					
(400)	<i>Topsoil</i>	Mid-dark grey-brown soft silt-clay	Overlies (401)	c. 0.13m	
(401)	<i>Lower topsoil</i>	Mid grey-brown soft silt-clay	Overlain by (400), overlies (416)	0.2-0.24m	
(402)	<i>Natural</i>	Mid brown-yellow friable-soft clay	Cut by [403], [407], [409], [411] + [413]	-	
[403]	<i>Cut</i>	Linear ditch; linear cut oriented approximately north-south extending beyond limits of excavation. Measures 2.4m+ wide by 0.86m deep – length runs entirely across site, visible as ditch earthwork. Moderately steep sides with clear break of slope and flat base. Probable field boundary dividing the site into two fields.	Filled by (404), (405), + (406)	0.86m	
(404)	<i>Fill</i>	Lower fill of [403]; mid brown-grey soft clay with frequent medium-large angular stones	Overlain by (405), fill of [403]	0.16-0.24m	
(405)	<i>Fill</i>	Mid fill of [403]; mid brown-grey soft silt-clay	Overlain by (406), overlies (404), fill of [403]	0.14m	
(406)	<i>Fill</i>	Fill of [403]; mid brown-grey soft silt-clay with occasional sub-angular to angular medium to small stone inclusions	Overlain by (401), overlies (405), fill of [403]	c. 0.46m	
[407]	<i>Cut</i>	Gully; linear cut oriented approximately north-west to south-east; measures 3.2m north-west to south-east, butt-ends within trench, extends beyond northern limit of excavation x 0.38m wide x 0.08m deep. Steep sides with clear to sharp break of slope and flat base.	Filled by (408), cuts (402)	0.08m	
(408)	<i>Fill</i>	Fill of [407]; mid grey-brown friable-soft silt-clay	Overlain by (401), fill of [407]	0.08m	
[409]	<i>Cut</i>	Stone filled drain; linear stone drain cut oriented approximately north-south, extending beyond limits of excavation; measures c. 0.9m wide. Not excavated.	Filled by (410), cuts (402)	-	
(410)	<i>Fill</i>	Fill of stone drain [409]; mid brown soft-friable clay-silt with common medium-large angular stone inclusions. Loose rubble and soil fill of drain [409]	Overlain by (416), fill of [409]	c. 0.26m+	
[411]	<i>Cut</i>	Linear drain – stone filled; linear drain oriented north-west to south-east. Measures 0.4m wide x 0.24m deep. Steep-moderately steep west side, gradual east side with sharp break of slope and concave base. Probably contemporary stone (rubble) filled drain with [409] + [413] – runs into [413]	Filled by (412), cuts (402)	0.24m	
(412)	<i>Fill</i>	Fill of [411]; mid brown soft-friable loose clay-silt with occasional angular to sub-angular small to medium stone inclusions. Stone rubble and soil fill of drain [411]	Overlain by (415), fill of [411]	0.24m	
[413]	<i>Cut</i>	Stone filled drain; linear drain cut oriented north-south; measures 0.5m wide x 0.32m deep – extends beyond limit of excavation in length. Moderately steep sloping sides, sharp break of slope and flat base.	Filled by (414) + (415), cuts (402)	0.32m	
(414)	<i>Fill</i>	Fill of drain [413]; mid brown soft-friable loose clay-silt. Fill of drain [413] – truncated by probable re-cut represented by fill (415)	Overlain by (415), fill of [413]	c. 0.14m	
(415)	<i>Fill</i>	Drain fill; mid brown soft-friable loose clay-silt with common angular medium stone inclusions. Probable re-cut of stone rubble filled drain [413]	Overlain by (416), overlies (414), fill of [413]?	c. 0.16m	
(416)	<i>Layer</i>	Backfill covering stone filled drains; mid brown soft-friable clay-silt. Probable layer of backfill used to cover stone drains [409], [411] + [413]	Overlain by (401), overlies (410) + (415)	Up to 0.36m	
<b>TRENCH #5</b>					

Land at Stoke Barton Farm, Hartland, Devon

(500)	<i>Topsoil</i>	Mid brown soft-friable loose silt-clay	Overlies (501)	0.14m	
(501)	<i>Lower topsoil</i>	Mid brown soft-friable silt-clay	Overlain by (500), overlies (504) + (509)	0.18m	
(502)	<i>Natural</i>	Brown-yellow soft-friable silt-clay	Cut by [503], [505] + [508]	-	
[503]	<i>Cut</i>	Linear drainage ditch; linear gully oriented approximately east-west. Measures 2m+ long x 0.6m wide x 0.1m deep with gradual sloping sides, near imperceptible break of slope and concave base	Filled by (504), cuts (506)	0.1m	
(504)	<i>Fill</i>	Fill of [503]; mid grey-brown soft-friable clay-silt	Overlain by (501), fill of [503]	0.12m	
[505]	<i>Cut</i>	Probable drainage ditch/gully; linear gully oriented approximately east-west. Measures 1.9m x 0.7m wide x 0.18m deep with moderately sloping sides, clear-imperceptible break of slope and slightly concave base	Filled by (506), cuts (507)	0.18m	
(506)	<i>Fill</i>	Mid grey-brown soft-friable clay-silt	Fill of [505], cut by [503]	0.18m	
(507)	<i>Subsoil</i>	Mid brown soft silt-clay	Overlies (502), cut by [505]	0.14m	
[508]	<i>Cut</i>	Possible drainage ditch/boundary; linear ditch oriented approximately north-east to south-west. Measures 2m x 1.6m wide x 0.06m deep with shallow sides, imperceptible break of slope and slightly concave base	Filled by (509), cuts (502)	0.06mm	
(509)	<i>Fill</i>	Fill of [508]; mid grey-brown soft-friable silt-clay	Fill of [508]	0.06m	

Appendix 7  
Finds Concordance

Site: Hartland Stoke Barton			Site Code: HSB15	Sheet No. 1 of 1	Retained	
Context	No.	Wgt. (g)	Description/notes	No.	Wgt.	
(100)	1	11	White refined earthenware			
	1	10	Tile			
	1	14	Black glazed, 19 <sup>th</sup> century, Jackfield type ware			
	1	8	Green glass, 18 <sup>th</sup> -19 <sup>th</sup> century			
(101)	4	22	North Devon, medieval wares inc. x1 rim	4	22	
(104)	1	16	Green bottle glass, 18 <sup>th</sup> -19 <sup>th</sup> century	1	16	
	3	5	Burnt bone fragments	3	5	
	56	391	Medieval inc. x5 rims, x1 baggy cooking pots (quite abraded), x1 jug handle with slashing	56	391	
(106)	1	4	Medieval	1	4	
	1	4	Stone with iron pyrites	1	4	
(200)	1	18	North Devon, gravel tempered, 16 <sup>th</sup> -17 <sup>th</sup> century			
	1	34	Green glass bottle neck, ~16 <sup>th</sup> century onion bottle			
	2	23	North Devon, Sgraffito (17 <sup>th</sup> century), inc. x1 jug neck (22g)	2	23	
	3	80	Pan tile	3	80	
	1	25	North Devon, gravel free, post-medieval, 16 <sup>th</sup> -17 <sup>th</sup> century	1	25	
(203)	1	15	North Devon, gravel tempered, medieval coarseware	1	15	
	1	15	16 <sup>th</sup> century jar	1	15	
(300)	1	2	White refined earthenware			
	1	1364	Frogged brick			
	1	2910	Cu alloy wheel, 19 <sup>th</sup> century			
	1	44	Sewer pipe			
(400)	11	125	Industrial white wares			
	2	315	North Devon, gravel free, post-medieval	2	315	
	3	54	South Somerset, ridge tile	3	54	
	1	55	CBM, coarsely fire brick fragment, partial stamp 'Ly's Patent'			
	4	353	Pale yellow slip, 19 <sup>th</sup>	4	353	
	1	2574	Frogged brick			
	2	201	Land drains, part stamped 'Welling...' and 'Ltd'			
	1	2	Clear vessel glass, 19 <sup>th</sup> century+			
(401)	1	18	White refined earthenware – but hand-painted blue Chinequoise design	1	18	
(404)	1	44	Gravel free yellow slip bowl, 16 <sup>th</sup> -17 <sup>th</sup> century	1	44	
(406)	1	23	Devon, gravel tempered, 16 <sup>th</sup> -17 <sup>th</sup> century	1	23	
(410)	1	9	North Devon, gravel tempered, medieval coarseware	1	9	
(414)	4	21	North Devon, gravel-tempered, medieval coarseware	4	21	
	1	4	North Devon, redware, yellow glaze, 19 <sup>th</sup> century	1	4	
(504)	2	31	North Devon, gravel tempered, 15 <sup>th</sup> -16 <sup>th</sup> century	2	31	
(506)	2	7	Fired clay	2	7	





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

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