

**DEVONIA
HIGH BICKINGTON
TORRIDGE
DEVON**

Historic Building Recording and Archaeological Monitoring & Recording



South West Archaeology Ltd. report no. 180501



www.swarch.net Tel. 01769 573555

Devonia, High Bickington, Torridge, Devon Historic Building Recording and Archaeological Monitoring & Recording

By E. Wapshott, P. Webb & S. Stevens

Report Version: FINAL

1st May 2018

Work undertaken by SWARCH for Darren Johnson (the Client)

Summary

South West Archaeology Ltd. was commissioned to undertake historic building recording and monitoring & recording at Devonia, High Bickington, Torridge, Devon. This work was undertaken prior to- and during- works associated with the demolition of the existing outbuilding and construction of a new residential property.

The existing barn is depicted on 19th century mapping, though its construction may date to a similar period as the surrounding 17th century buildings. The barn is a rustic building constructed in a traditional local form and may have origins in the later 17th century; though with later phases of remodelling in the 18th, 19th and 20th centuries. The fabric and fittings provide evidence that the barn has had several function during its history, including: as a threshing barn, animal stalls and stable, milking parlour and carpenters/undertakers workshop.

The archaeological monitoring identified three archaeological features, all ditches and likely reflecting phases of property division, including a former possible medieval burgge plot boundary, and two post-medieval boundaries.



May 2018

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ACKNOWLEDGEMENTS

ALAN PIDNER (THE CLIENT)
STEPHEN REED (DCHET)

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS
PROJECT MANAGER: DR. SAMUEL WALLS
HISTORIC BUILDING RECORDING: EMILY WAPSHOTT; PETER WEBB
REPORT: SEAN STEVENS; EMILY WAPSHOTT; PETER WEBB
FIELDWORK: DR. SAMUEL WALLS
EDITING: DR. SAMUEL WALLS

1.0 INTRODUCTION

LOCATION:	DEVONIA
PARISH:	HIGH BICKINGTON
DISTRICT:	TORRIDGE
COUNTY:	DEVON
NGR:	SS 59966 20452
PLANNING REF:	1/1288/2016/FUL
SWARCH REF:	HBV17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Darren Johnson (the Client), to undertake historic building recording and archaeological monitoring & recording in advance of and during groundworks associated with the development of the property at Devonia, High Bickington, Torridge, Devon. This work was undertaken according to a Written Scheme of Investigation (Boyd 2017) drawn up in consultation with Stephen Reed of Devon County Historic Environment Team (DCHET).

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located c.50m south-east of the parish church of St. Mary and c.35m north of the Methodist Chapel, west of the B3217. The site comprises a former workshop/barn building and surrounding garden on a west facing hillslope plateau at a height of approximately 160m AOD (Figure 1). The soils of this area are the well drained fine loamy soils of the Neath Association (SSEW 1983). These overlie the mudstone, siltstone and sandstone of the Bude Formation.

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

The parish of High Bickington, located to the west of the River Taw, is a sub-district of the district of Torrington, Devon and belonged to the Hundred of North Tawton and Winkleigh. Although the parish is thought to have originated in the early-medieval period the manor is first recorded in the Domesday Book of 1086 as the royal manor of 'Bichentone', and was subsequently given to Robert Fitzhamon. By 1150, the manor of High Bickington was under the ownership of Lady Joan Champernowne of UMBERLEIGH and was passed by successive female heirs to the Willington, Beaumont and Basset families. By the early 19th century the manor was the property of Joseph Davie Basset, Esq. of Watermouth (Lysons 1822).

The existing barn structure of Devonia is depicted on the mid 19th century tithe map and may be contemporary with post-medieval buildings in the vicinity which are believed to be of probable mid 17th century date.

1.4 METHODOLOGY

The historic building recording and archaeological monitoring and recording was conducted in accordance with the Written Scheme of Investigation (WSI (Boyd 2017) drawn up in consultation with Stephen Reed (DCHET) and in line with ClfA guidelines. A brief cartographic desk-based assessment follows guidance as outlined in: *Standard and Guidance for Archaeological Desk-*

Based Assessment (ClfA 2014a, Revised 2017). The building recording was undertaken with reference to ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014b) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). Archaeological monitoring and recording was carried out according to ClfA's *Standard and Guidance for Archaeological Field Evaluation and Standard and Guidance for an Archaeological Watching Brief* (2015).

The building recording was carried out in March 2018 by E. Wapshott and P. Webb. Groundworks comprised the reduction of ground levels by tracked mechanical excavator using a toothless grading bucket under archaeological supervision and were carried out in March and April 2018, and were monitored by S. Walls.

The works were carried out to provide a full record of the structure prior to its demolition, with the monitoring carried out to record the presence or absence, extent, depth, character and date of any *in situ* archaeological deposits within the site to provide preservation by record.

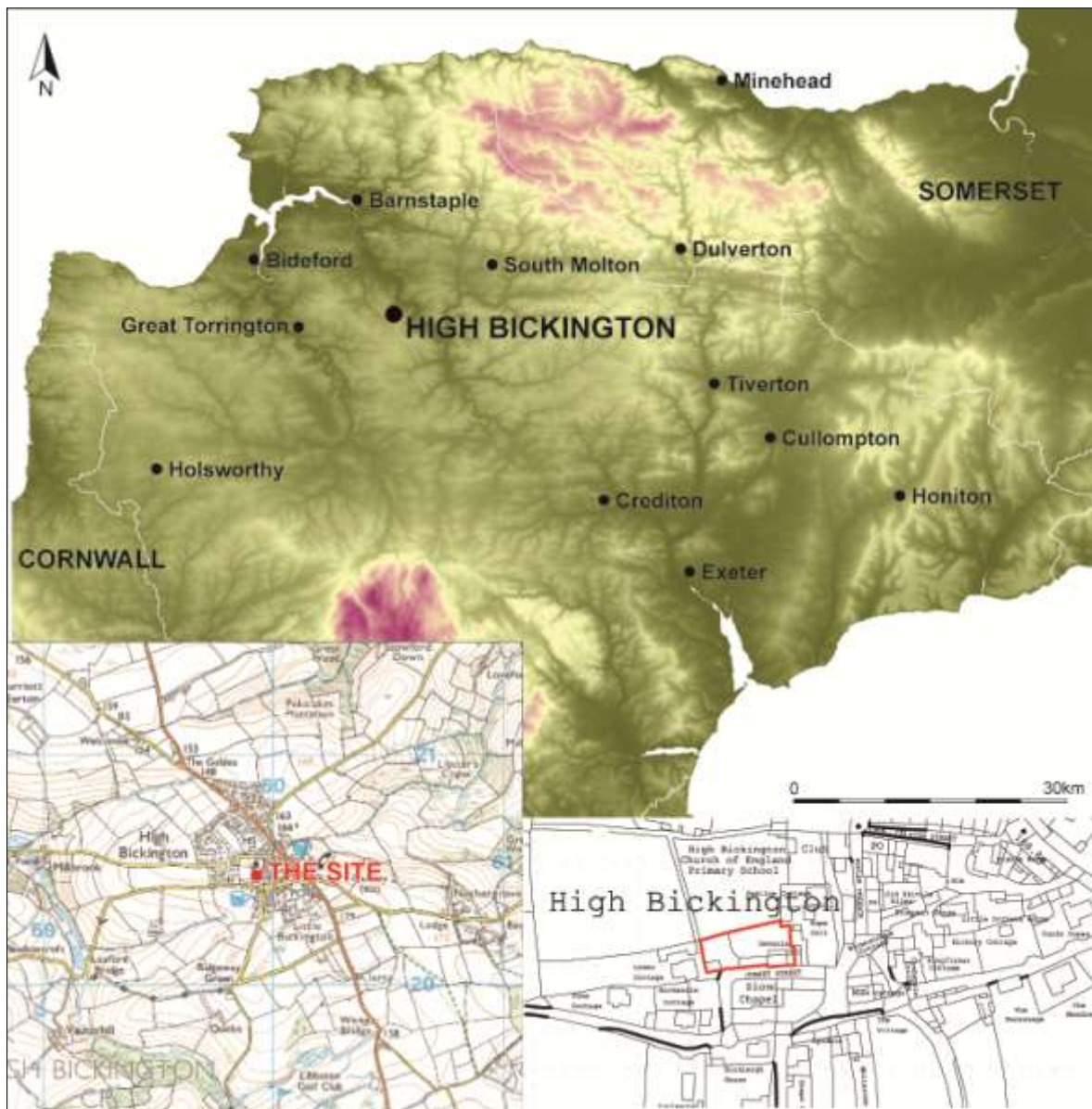


FIGURE 1: LOCATION MAP.

2.0 BRIEF CARTOGRAPHIC ASSESSMENT

2.1 DOCUMENTARY HISTORY

High Bickington lies in the Hundred of North Tawton and Winkleigh in the deanery of Barnstaple. The place-name, from the old English personal name *Bica/Beocca* and *tun* means 'Bica/Beocca's farm' (Gover *et al* 1932) and suggests that it had early-medieval origins. However, the settlement of *Bichentone* was first recorded in the Domesday Book of 1086, when it was a royal manor; later to be given to Robert Fitzhamon. By 1150 the manor belonged to Lady Joan Champernowne, passing by successive female heirs to the Willington, Beaumont and Basset families; and by the mid 19th century the manor belonged to Joseph Davie Basset, Esq. of Watermouth (Lysons 1822). The parish church, located approximately 50m to the north and sharing a boundary with the site, has 12th century origins with 14th century additions and substantial later alterations and restoration

2.2 CARTOGRAPHIC RECORDS

2.2.1 EARLY CARTOGRAPHIC SOURCES

The first map available to this study is the 1804 Ordnance Survey surveyors draft map (Figure 2) which shows the site towards the southern edge of the settlement of High Bickington. The village is situated within a wider landscape depicted as being largely agricultural: small farmsteads surrounded by fields with gently-curving boundaries suggestive of medieval strip-field origins, though divided and altered by later enclosure.

The 1840 High Bickington tithe map (Figure 3) suggests that there had been limited development of the settlement, the main focus remaining the triangle of roads to the east of the church; and confirming the impression of the curving boundaries of the medieval strip-fields divided through later enclosure suggested by the earlier Ordnance Survey map; but shows it in more detail, the straighter boundaries reflecting a greater amount of later enclosure.

The site itself is depicted as two plots of land to the east of the church (nos. 45 & 46) with buildings along the southern and eastern boundaries. The corresponding apportionment (Table 1) indicates the ownership and occupation of the surrounding land is fairly well divided, largely between Lord Rolle, the Pincombes Charity and as Glebe land. The two plots of the development site are shown as being a house and garden owned by Lord Rolle (leased and occupied by John Richards); and a house, barn and garden owned by the Pincombes Charity (leased to John Bremridge and occupied by Samuel Milford).



FIGURE 2: EXTRACT FROM THE 1804 ORDNANCE SURVEY SURVEYORS DRAFT MAP FOR ROBOROUGH (BL); THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

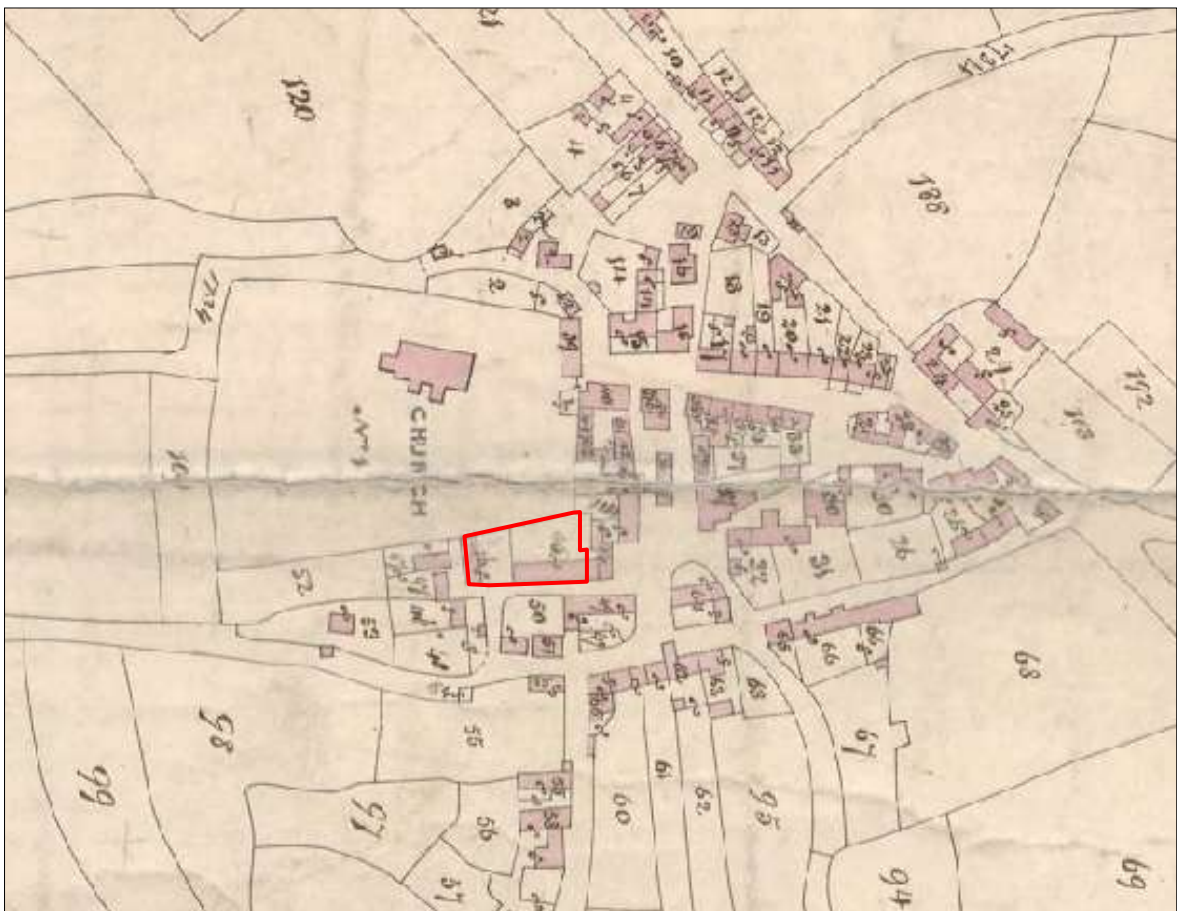


FIGURE 3: EXTRACT FROM THE 1841 TITHE MAP OF HIGH BICKINGTON (SOURCE: THE GENEALOGIST); THE SITE IS INDICATED.

Field No.	Owner	Tennant	Field Name	Field Use
1	Reverend William Palmer Stawell (Glebe)	Himself	Church & churchyard	-
44	Emanuel Cowman (lessee) Reverend Peter Johnson	Thomas Richards	House & garden	-
45	John Bremridge (lessee) Trustees of the Pincombes Charity	Samuel Milford	House, barn & garden	-
46	John Richards (lessee) Right Honourable Lord Rolle	John Richards	House & garden	-
47	Edmund Webber (lessee)	William Clement	House & garden	-
52	Trustees of the Pincombes Charity		Orchard	Orchard

TABLE 1: EXTRACT FROM THE 1840 HIGH BICKINGTON TITHE MAP (SOURCE: THE GENEALOGIST).

2.2.2 ORDNANCE SURVEY MAPS

The 1887 1st edition Ordnance Survey map (Figure 4) shows significant detail of the site. It shows that there has been limited development of the settlement, including some infilling between building plots alongside the alteration and expansion of existing building footprints and boundaries. The most significant development on the site itself was the demolition of the building within plot 46 and the addition of an extension to the north of the house within plot 45.

By the early 20th century the 2nd edition Ordnance Survey map (Figure 5) shows that there had been further limited development of High Bickington, including the loss of a series of buildings to the east of the churchyard. The development site itself saw the amalgamation of plots 45 and 46 into a single plot, a pair of small outbuildings constructed along the northern boundary.

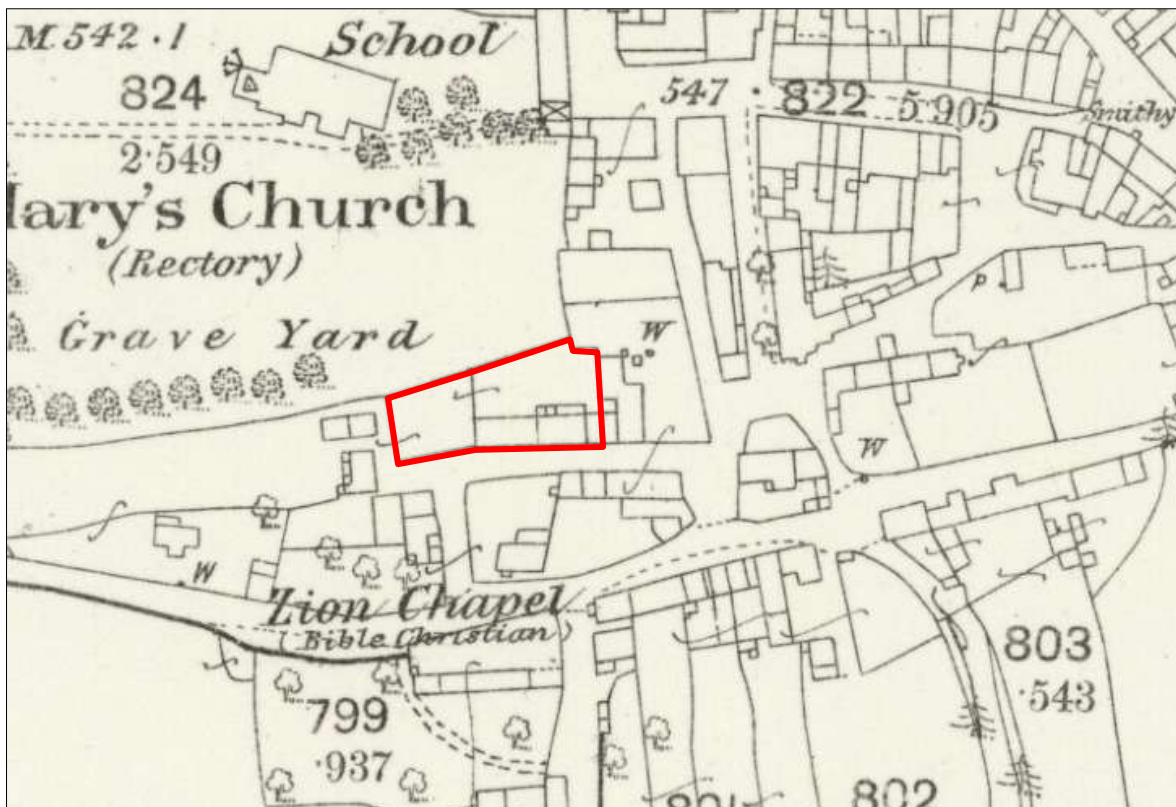


FIGURE 4: EXTRACT FROM THE 1887 ORDNANCE SURVEY 1ST EDITION MAP (NLS); THE SITE IS INDICATED.



FIGURE 5: EXTRACT FROM THE 1905 ORDNANCE SURVEY 2ND EDITION MAP (NLS); THE SITE IS INDICATED.

By the later 20th century there had again only been limited development and growth of High Bickington, including the re-development of the series of buildings to the west and south-west of the development site, which itself only appears to have developed through the construction of a corrugated metal garage structure in the south-west corner.

3.0 HISTORIC BUILDING RECORDING

3.1 INTRODUCTION

The building recording was undertaken on 27th February and 5th March 2018 by E. Wapshott and P. Webb. An initial site visit and photographic survey was carried out to establish the main structural phases and features of the barn structure (B1) at Devonia. The results of this indicated that more detailed recording was warranted, and a second visit was carried out to provide more detailed measured recording of the structure. What follows is a summary of the building recording, noting significant features where they occur; detailed building recording tables can be found in Appendix 1; and supporting photographs in Appendix 2.

3.2 SUMMARY

The structure subject to the building recording is an outbuilding attached to the western end of the residential property of Devonia (Figure 6). It is rectangular in plan orientated approximately east to west and stands to a height of one and a half storeys with a rendered cob upper half on a stone base (Figure 7). It is constructed in a traditional local form using vernacular materials, and appears to have a complex functional history. The structure appears to be of post-medieval date, possibly late 17th century, receiving a significant phase of remodelling in the later 18th or early 19th century when the roof was altered. The function of the building has changed over time, having been used as: a threshing barn; animal stalls and stable; milking parlour; and a carpenter's workshop (Figure 8).

3.3 SETTING

The site is located along the narrow side-street of Junket Street (Figure 9) in the heart of the village of High Bickington, to the south of the parish church. The building stands on an approximate east to west alignment, parallel to Junket Street with a double doorway in the south wall opening directly onto the thoroughfare. The building forms the south side of the large walled garden which backs onto the churchyard, with clear views to the church from the site. The town plots here follow a marked pattern: another farmhouse, lincage and walled yard and garden are situated on the south side of Junket Street.

The setting of the outbuilding is very cohesive, the settlement of High Bickington being of strong regional vernacular character, comprising rendered cob cottages with thatched roofs. Hope Cottage, to which Devonia is attached at its eastern end, is a Grade II Listed rendered cob and stone building of 17th century date. Devonia itself looks to be a post-medieval service range to this house, further extended in the early 19th century, and later becoming a separate dwelling. There are numerous scars and indications of further stone buildings within the walled garden. To the west of the site is a 20th century corrugated metal garage.

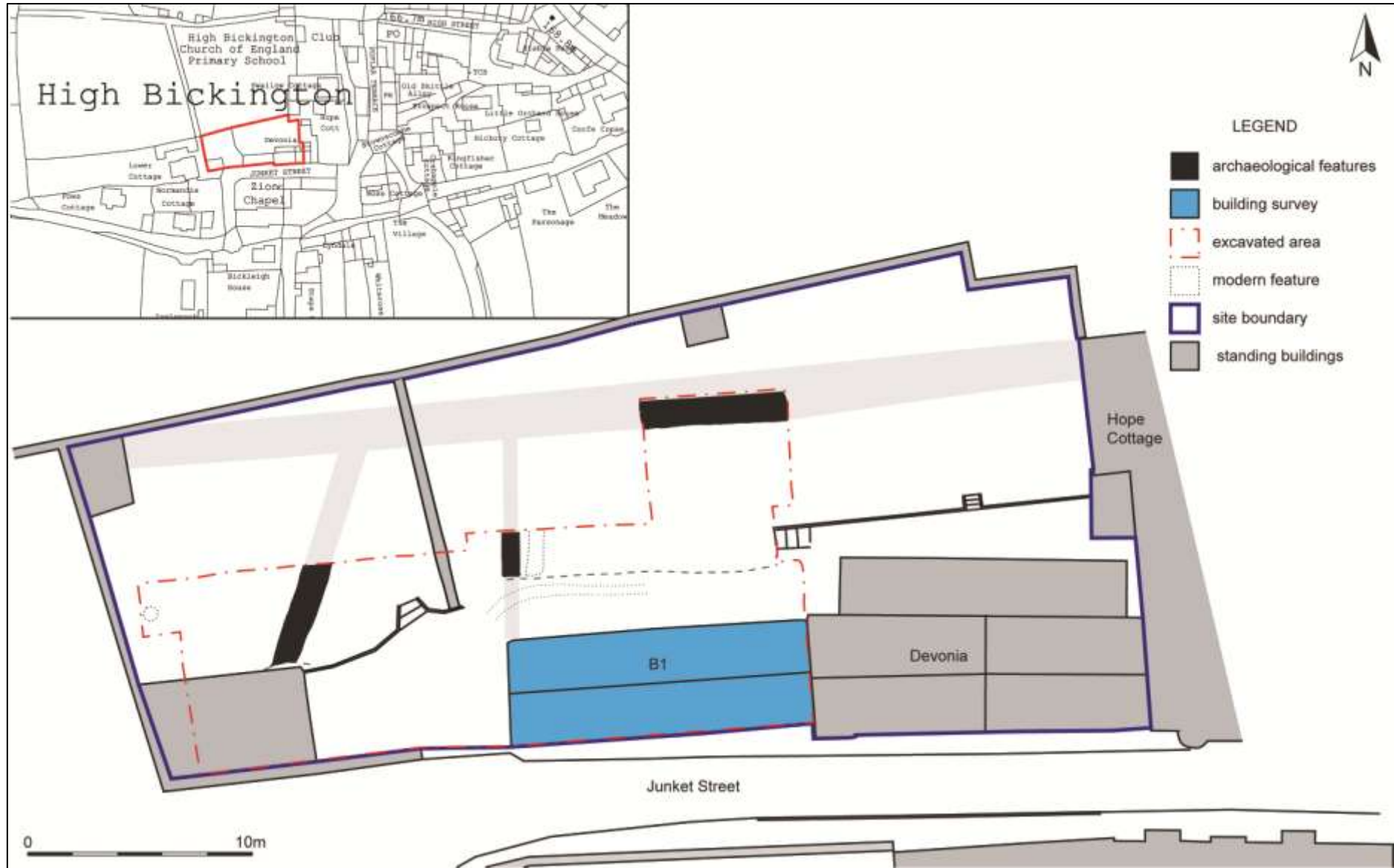


FIGURE 6: SITE PLAN SHOWING LOCATIONS OF WORKS CARRIED OUT AND ARCHAEOLOGICAL FEATURES.

3.4 DESCRIPTION

The building survives as three elevations of a rectangular structure situated on an approximate east to west alignment close to parallel to the street and abutting the west wall of the main Devonian residence (the west gable wall of Devonian forming the east wall).

The long south elevation (Figures 10 and 11) is slightly battered at the base and constructed of rendered cob on a stone base, with two large windows either side of a central doorway. The window to the east has two lights, with a pair of vertically overlapping panes to each light; the large square window to the west has seven lights, and each is glazed with multiple overlapping panes. The central double doorway has sturdy early to mid 20th century plank-framed doors set within an older frame, with a heavy timber lintel which has been externally boarded over.

The rendered west gable end of the building is blind and was constructed with a distinct batter which has been emphasised by cob slumping from a poor quality repair (Figure 12), clear build lines being visible in both the north and south walls.

The north wall is not externally rendered and provides the most detailed evidence for the building's functional chronology (Figures 10 and 11). It is constructed of cob on a fine regularised rubble stone base, exhibiting several distinct phases of alteration and repair, including a blocked central doorway. There is a clear build raise of a more yellow coloured cob raising the height of the wall, which is also visible internally on the southern wall. The stonework is of a form and quality which indicates an older post-medieval building, possibly late 17th or 18th century in date, rather than being of the looser rubble found in 19th century structures. A series of large round socket holes in the western half of the north wall indicate a former loft intended to carry significant weight; whilst a single smaller socket is evident to the east.

Internally the building shows a more irregular rectangular plan, now a single open space partially divided by a short timber plank screen attached to the north wall within the area of the blocked doorway (Figure 13). The western half of the building has a tiered concrete floor, lowered to the south with post-sockets suggesting further former divisions and the location of a substantial workbench. To the east the floor plan is divided into two, the central portion has a cobble floor surface with coarsely (to the south) and well laid cobbles (to the north) set on a broad north to south orientation, with raised edging to the a further concrete surface up to the eastern end. A drain has been cut through the eastern concrete and cobble surfaces from north of the doorway to a sink in the south-east corner of the building.

The structure has been largely stripped of fittings through several historic changes of use and recent clearance. Beneath the western window there are the trace scars of a heavy workbench, whilst against the western end of the northern wall are the scars and remains of troughs and milking stalls. To the east is a section of surviving cobbled floor with evidence for sockets suggesting further partitions, possibly indicating use of the building as stables. A ceramic sink is located in the south-east corner.

The roof structure is of timber A-frame construction with slate scantle tiling and has an oddly flat and shallow pitch. The truss blades are visibly sagging in places from the weight of the slates and it is clear from the raise in the cob walls that this is a secondary roofline, intended once to be steeper. The trusses are surprisingly lightweight and only crudely shaped, appearing very agricultural in character with a mixture of square pegged and spiked joints. This roof marks the transition of build styles and is usually associated with the later 18th to early 19th centuries; and is the only datable feature surviving in the building.

3.5 FUNCTION

B1 is an example of a building which has been in single-family ownership since the 19th century, functioning for most of that time as part of an in-town farmstead. Most recently it has been used as a workshop and store following from the current owner's father using it as a carpenters and coffin-making workshop in the mid to late 20th century. In the late 19th and early 20th century the owner's grandfather used it as a milking parlour and potato store. There is also evidence to suggest the use of the building as a stable earlier in the 18th or 19th century, with relatively good cobbled floors and slot and socket holes for stalls. The suggestion of a loft to the west end may also indicate earlier use of the structure as a barn with a possible hay loft and threshing floor served by the large double and possible winnowing doors.

3.6 RELATIONSHIPS

The building physically abuts Devonia to the east, and the rebuilt west wall may suggest that the structure forms the remains of a larger building truncated at its western end. However the phasing is more complex than the current appearance of the building would suggest, the building having been significantly remodelled, either from a possible free standing structure or following significant damage to the eastern end resulting in its need to be rebuilt. Devonia itself is in two marked phases, being a post-medieval rear service block to Hope Cottage which has then been extended to the west with an additional long low structure, possibly a dairy, added to the north in the early to mid 19th century. It was at this time that the barn was either extended to abut Devonia, or its east end rebuilt.



FIGURE 7: THE EXTERNAL ELEVATION OF THE NORTH WALL OF B1 SHOWING PHASES OF THE STONE AND COB CONSTRUCTION, WITH BLOCKED DOORWAY TOWARDS THE CENTRE; VIEWED FROM THE NORTH (2M SCALE).



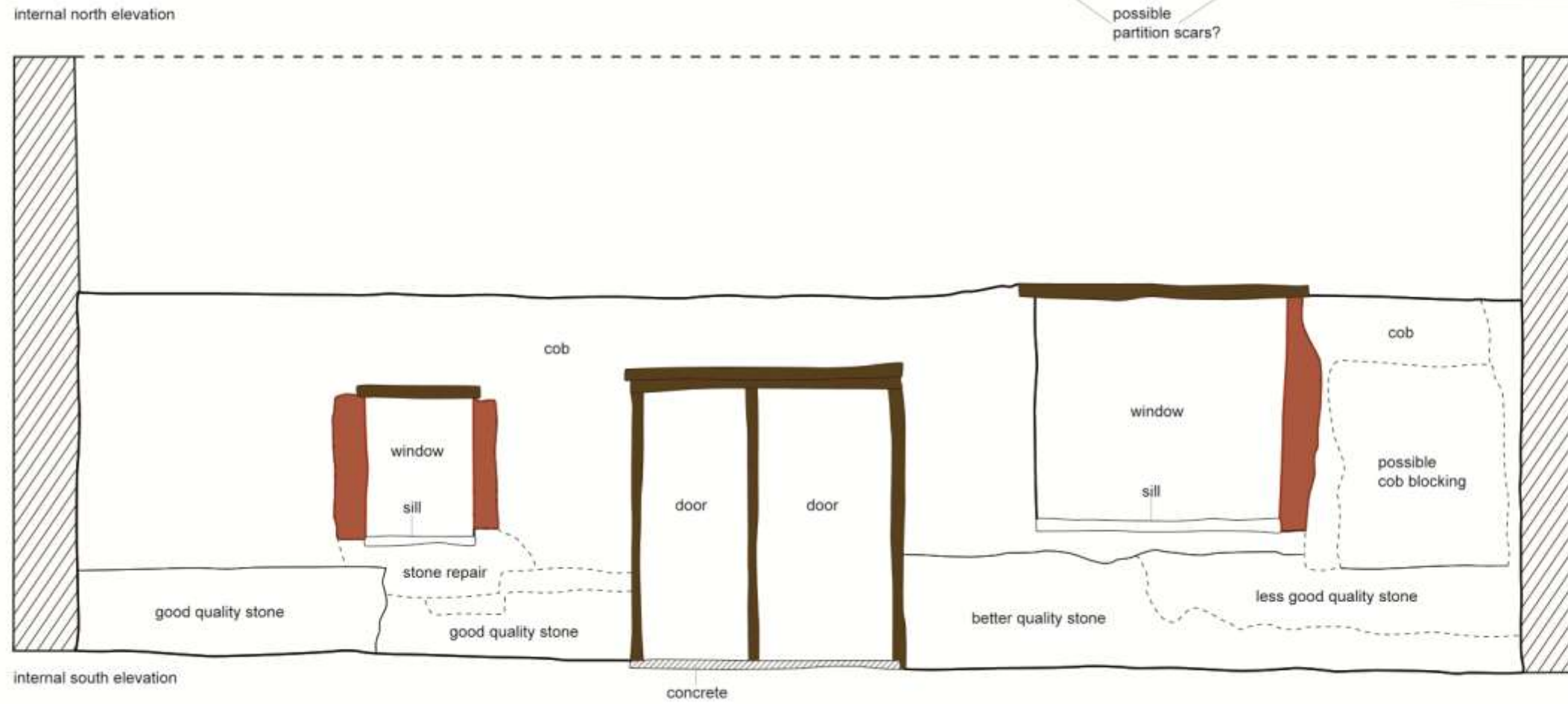
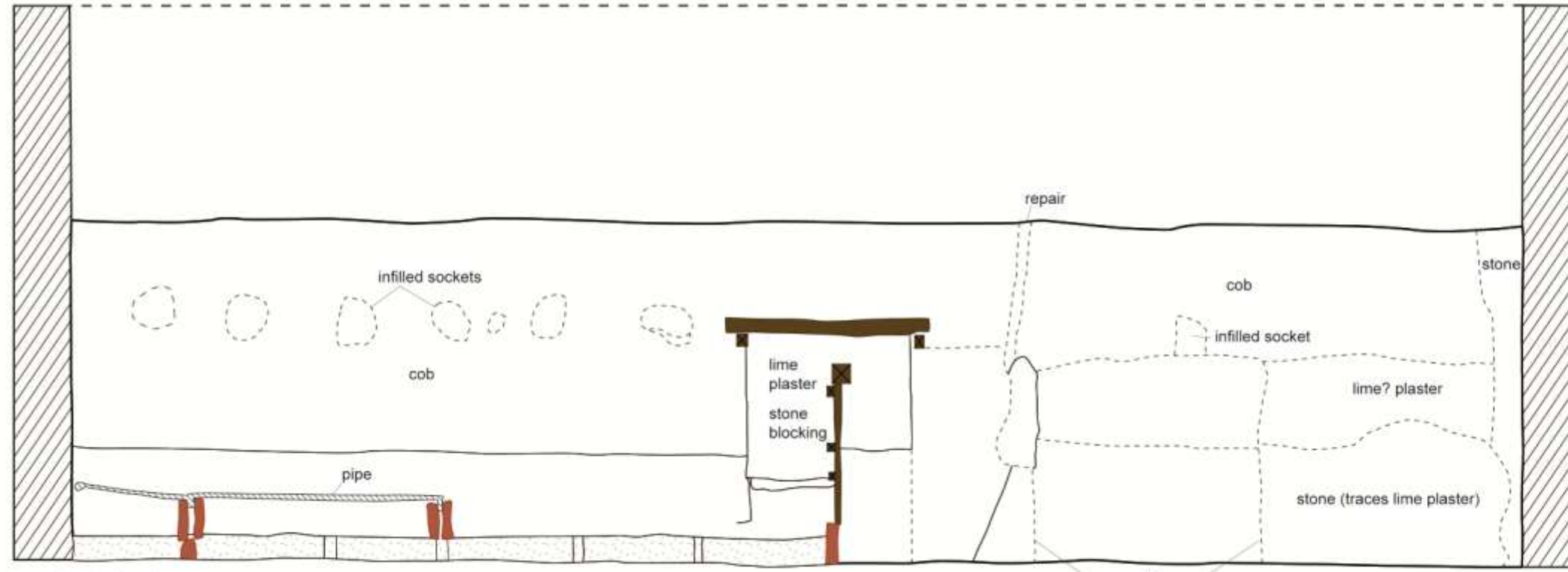
FIGURE 8: THE INTERIOR OF B1, SHOWING EVIDENCE OF ITS LATEST USE AS A WORKSHOP; VIEWED FROM THE EAST.



FIGURE 9: VIEW OF B1 IN CONTEXT, SHOWING THE STREET FRONTAGE AND THE ABUTMENT OF THE WEST GABLE OF DEVONIA; VIEWED FROM THE SOUTH-WEST.



FIGURE 10: EXTERNAL ELEVATIONS OF B1 SHOWING DETAIL OF CONSTRUCTION.





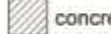


- LEGEND
-  stone
 -  brick
 -  concrete
 -  concrete render
 -  wood



FIGURE 11: INTERNAL LONG WALL ELEVATIONS OF B1 SHOWING DETAIL OF CONSTRUCTION.

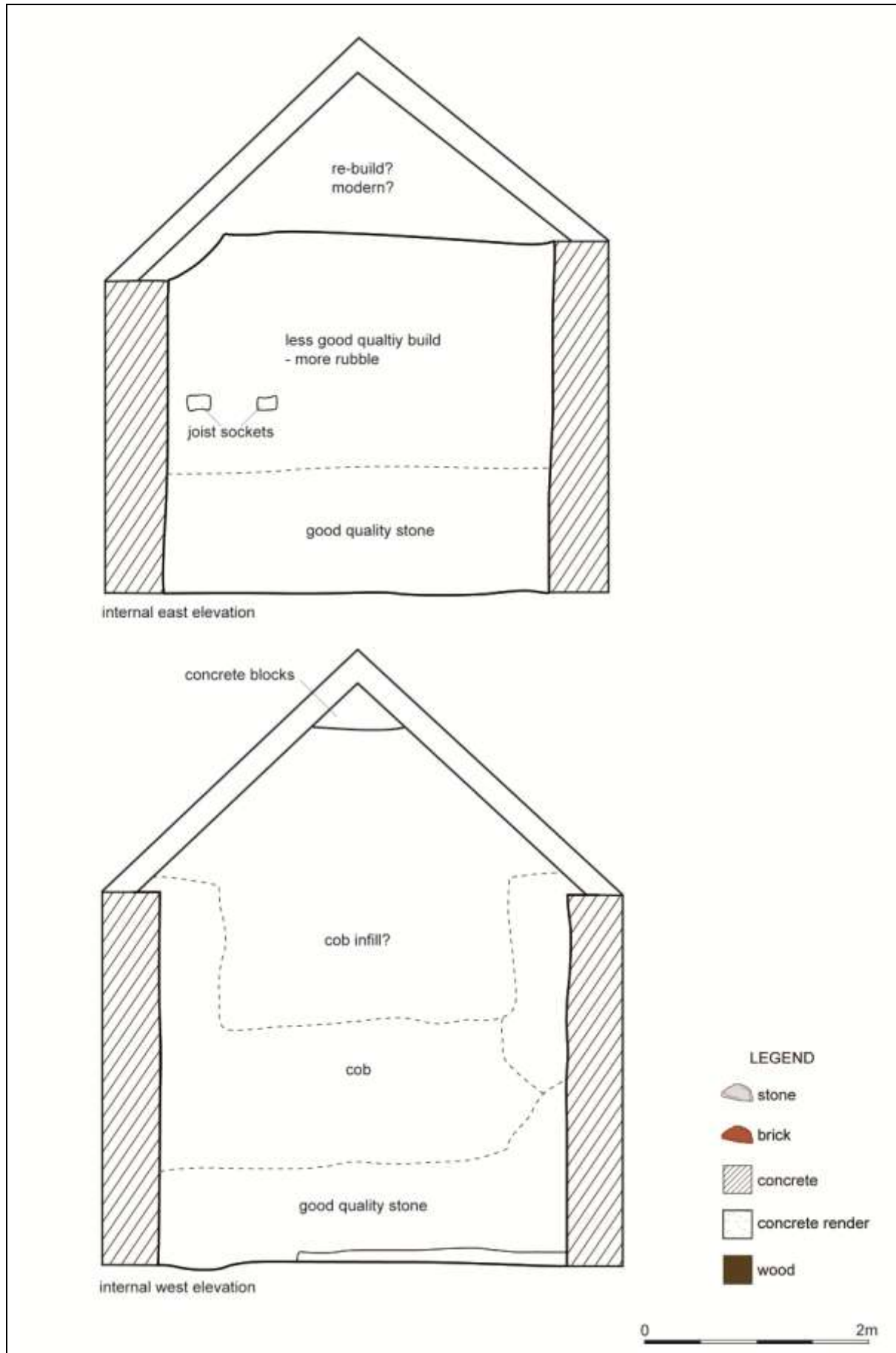


FIGURE 12: INTERNAL GABLE WALL ELEVATIONS OF B1 SHOWING DETAIL OF CONSTRUCTION.

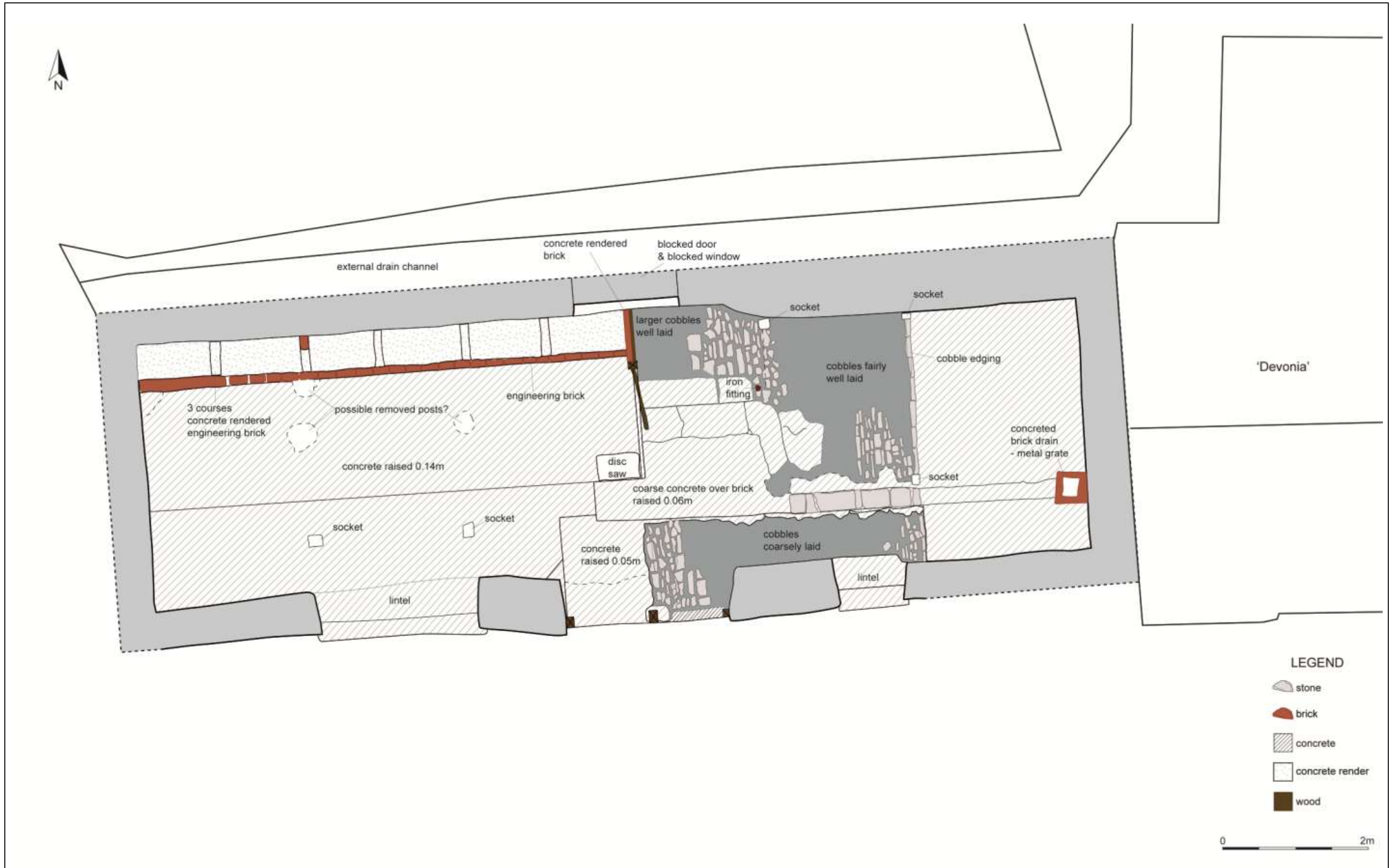


FIGURE 13: PLAN OF B1 SHOWING DETAIL OF CONSTRUCTION AND FEATURES.

3.7 PHASING

3.7.1 PHASE 1 – 17TH-18TH CENTURY CONSTRUCTION

B1 is of a traditional form, constructed of vernacular regional materials, and is agricultural in character. To the west and centre, where it is less altered and repaired it exhibits fine regularised semi-coursed slate-stone stonework in both the northern and southern walls, which have been topped with good quality faced cob (Figure 14). This first phase build rises to one storey, with sockets for heavy beams to the west of the north and south elevations indicating a loft within the roof structure; the wide double doorway to the south with opposing narrower doorway to the north suggesting a threshing floor. This would suggest a first incarnation as a post-medieval threshing barn, possibly of later 17th or early 18th century date, serving a small in-town smallholding or farm. This barn was of one storey, with the loft within a steeper roofline, sat on lower cob walls. It is likely this was thatched, and may have been part of a longer range of buildings, as the western gable wall represents a rebuild.

3.7.2 PHASE 1A – 18TH CENTURY PARTIAL REBUILD

At some point after the original construction of B1, the west gable wall was rebuilt. Whilst this was likely carried out in the same materials, it was crudely undertaken and the failure to adequately tie this wall into the rest of the building has resulted in significant slumping of the cob, and there are clear build lines in both the cob and stonework.

3.7.3 PHASE 2 – LATE 18TH-EARLY 19TH CENTURY CHANGE OF USE / REMODELLING

A significant phase of alteration can be seen in the deep raise to the three walls of the structure, carried out in a more yellow-coloured cob with chopped straw and heavy clay content providing a different texture compared to the previous phase. This raise lifted the building to a height of one and a half storeys and required a new roofline with a shallower pitch, the roof now likely of slate. The interior was significantly reworked at this time: the loft appearing to have been removed, the round socket-holes in the north and south walls being infilled. The doorway in the north wall was also partially blocked, turning it into a window.

The current five roof trusses, of lightweight pine scantling, pegged and spiked at the joints, are the clearest indication of a date for this phase. The roof structure is still quite vernacular in construction, using a combination of pegs and spikes to affix joints and over-lapping on the collars, but is of a poorer and cruder quality than would be expected in an earlier building, and it is likely that this phase dates to the later 18th century or early 19th century.

3.7.4 PHASE 2A – EARLY 19TH CENTURY (c.1800-1840) PARTIAL REBUILD OR EXTENSION

The walls and roof at the very eastern end of B1 where it abuts Devonia may date to this phase, and appear as a significant repair or alteration (possibly resulting from the extension of Devonia) having been constructed of looser rubble stonework with more clay based cob. This repair or extension is why the earlier structure of B1 appears to abut the 19th century gable of Devonia. The roof at this point also used poorer quality rafters, probably fashioned on site.

The cobbled floors, with regular stalls indicated by a single socket for a large beam within the north wall directly over a raised cobble kerb within the floor, probably date to this phase as they run across the now partially blocked doorway/window, there being no threshold stone at the base of the blocked doorway. The stalls may have been for cows or horses, though the position of a possible window visible as a slate slab sill at the east end of the external elevation of the north wall may indicate the eastern half was for horses as they require more light. Cows may have been housed to the west end.

3.7.5 PHASE 3 – LATE 19TH-EARLY 20TH CENTURY CHANGE OF USE TO MILKING PARLOUR

In the late 19th to early 20th century the west end of B1 was adapted to provide a more modern milking parlour: the walls and roof structure were whitewashed; the floor concreted over; troughs built along the north wall; the north doorway fully blocked; and the eaves infilled to prevent drafts.

At this point the building was still agricultural in character, but mixed with some domestic use: the eastern end being used as a potato store and wash house. It is likely that the two windows in the south wall were forced, or existing openings enlarged during this phase as both are patched to the sides in brick, similar to the build of the troughs and have a handmade and vernacular character not expected later in the 20th century. The large window lit the milking parlour; the smaller window lit the service end.

3.7.6 PHASE 4 – MID 20TH CENTURY CHANGE OF USE TO WORKSHOP

In the mid 20th century the milking parlour partitions at the western end of the building were stripped out and the trough structures removed to provide a wider working area. A heavy duty timber workbench was fitted to the south wall, under the large window and a tall timber partition was erected centrally dividing the open space into two; the western end becoming a carpenter's and coffin-making workshop; the eastern end remaining of semi-domestic or service function. The doors to the double doorway in the south wall were probably built and installed at this time and the roof was re-slatted, some rafters and battens replaced and the roof braced by a long structural ridge plank, no longer sitting on the apex of the older trusses.

3.7.1 PHASE 5 – LATER 20TH CENTURY REPAIRS

During the later 20th century the building underwent slight repair and restoration, a series of cracks being infilled and a cement render covering the eastern half of the north external elevation, possibly indicating the presence of a lean-to structure.

3.8 SIGNIFICANCE OF BUILDING

This is an undesignated heritage asset of local significance; it is a good example of a small non-domestic outbuilding in a village context. Where it perhaps differs from similar local examples is that successive different uses did not efface the evidence for previous usages *i.e.* the agricultural character of the building is still evident, despite the fact the structure was clearly adapted for use as a workshop in the early 20th century. The evolution of this structure is apparent through the evidence for the removal of lofts of different weightings and changes in arrangements of stalls, and this reflects wider social and economic changes seen in rural society.

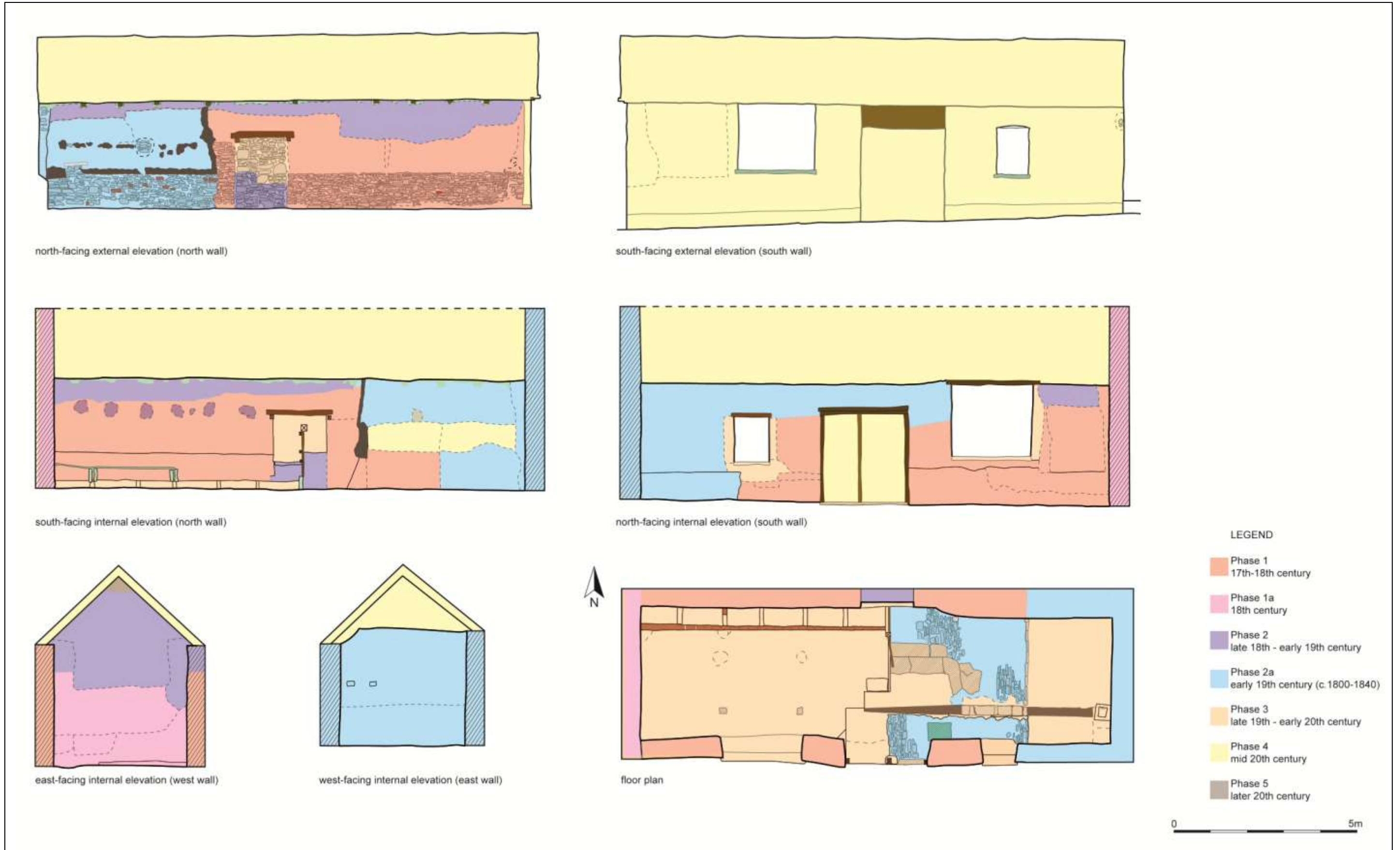


FIGURE 14: PHASED ELEVATION AND PLAN DRAWINGS OF B1.

4.0 ARCHAEOLOGICAL MONITORING & RECORDING

4.1 INTRODUCTION

The archaeological monitoring & recording was undertaken between 7th March and 30th April 2018 by S. Walls. The footprint of the development area was stripped by tracked mechanical excavator using a toothless grading bucket to the depth of archaeological deposits and weathered natural under archaeological supervision. Exposed archaeological deposits were hand-excavated in accordance with the WSI (Boyd 2017) and ClfA guidelines. What follows is a summary of the archaeological monitoring; see Appendix 3 for detailed context descriptions; Appendix 4 for full finds concordance; and Appendix 5 for a set of baseline photographs.

The results of the monitoring were limited, with only a small number of features identified, including three ditches; the trace remains of a modern flower-bed; a modern post-hole; and modern water pipe (see Figure 15 and 16).

4.1.1 DEPOSIT MODEL

The stratigraphy of the site was consistent across the whole area. A dark brown silt-clay topsoil (100) c.0.30m thick; overlay mid grey-brown moderately stony silt-clay subsoil (110), c.0.10m thick; and the weathered natural (111). Finds recovered from these layers included: 1 sherd (2g) of medieval pottery, and 36 sherds (755g) of post-medieval pottery from topsoil (100).

4.2 ARCHAEOLOGICAL FEATURES

4.2.1 DITCHES

A total of three ditches were identified across the site. Ditch [101] was a linear feature located towards the western end of the site on an approximate north-north-east to south-south-west alignment. It measured 1.35m wide and 0.28m deep with a moderately sloping south-east edge and steep to near vertical stepped north-west side; and slightly concave base. It contained two fills: upper deposit (102), dark grey-brown firm-friable clay-silt with common large angular stone inclusions, 0.12m thick; and lower deposit (103), mid grey-brown soft-friable clay-silt 0.16m thick.

Extending north from the middle of the site on a north to south alignment ditch [104] measured 0.75m wide and 0.19m deep with vertical sides and flat base. It contained a single fill: (105), mid-dark brown-grey friable-soft silt-clay with occasional sub-angular stone inclusions.

Towards the north-eastern corner of the site ditch [106] was orientated approximately east to west and measured 1.15+m wide (extending beyond the northern limits of excavation) and 0.98m deep with steep sloping southern side and slightly concave base (Figure 17). It contained three fills: upper deposit (107) 0.44m thick, mid deposit (108) 0.42m thick, and lower deposit (109) 0.12m thick, mid grey-brown clays with occasional to common sub-angular stones. Finds recovered from this feature included: 5 sherds (36g) of medieval pottery from upper fill (107).

4.2.2 MODERN FEATURES

Three modern features were identified within the excavation area: a linear feature orientated approximately north to south to the immediate east of ditch [104], measuring c.0.70m wide and appearing as a shallow hollow in the ground. This was interpreted as the base of a modern flower-bed. Towards the north-western corner of the site was a sub-circular modern post-hole measuring c.0.60m in diameter; whilst to the immediate north of the barn structure a disturbed area of ground contained a modern water pipe.

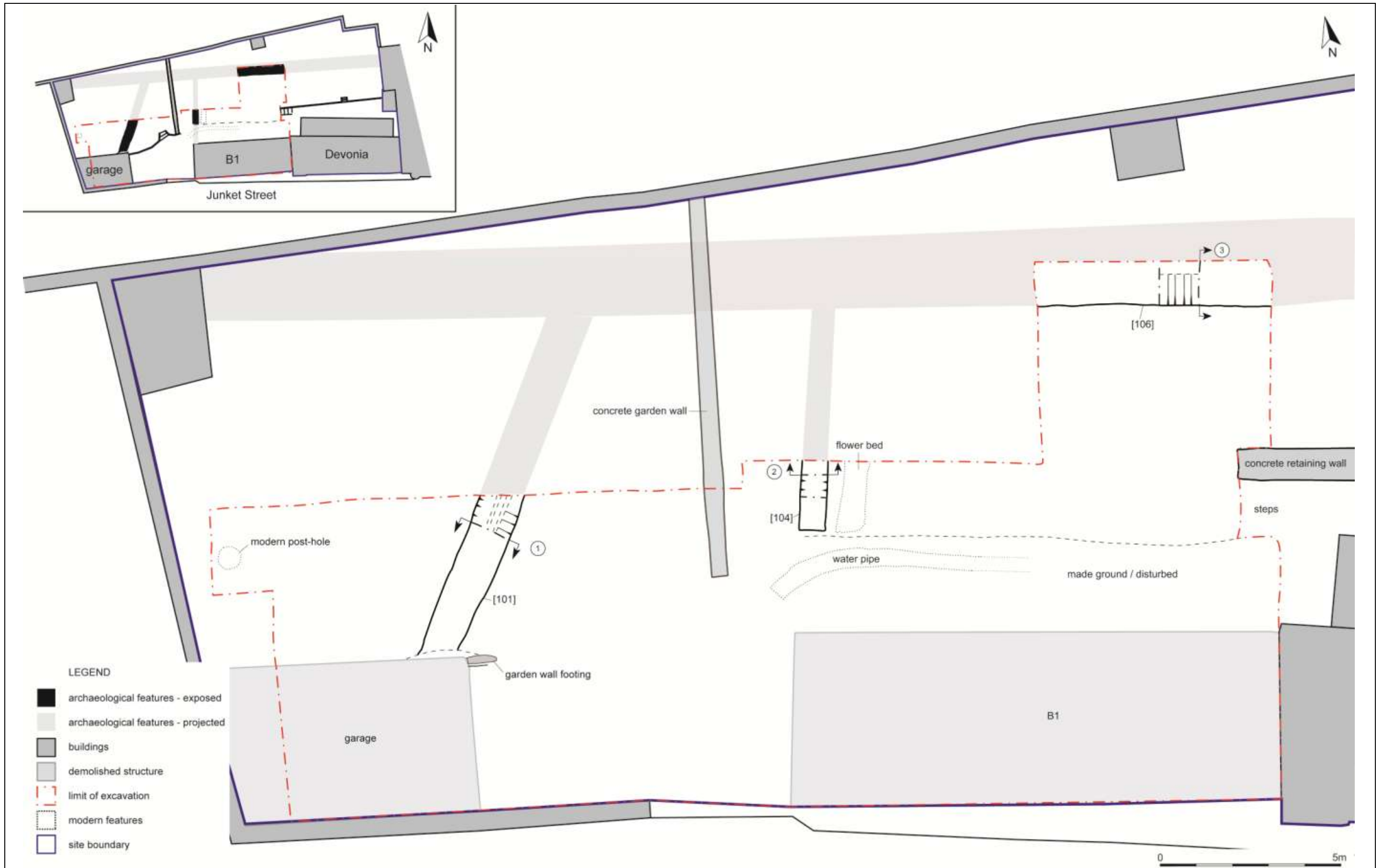


FIGURE 15: SITE PLAN SHOWING EXTENT OF EXCAVATION AND ARCHAEOLOGICAL FEATURES, WITH LOCATIONS OF RECORDED SECTIONS NOTED.

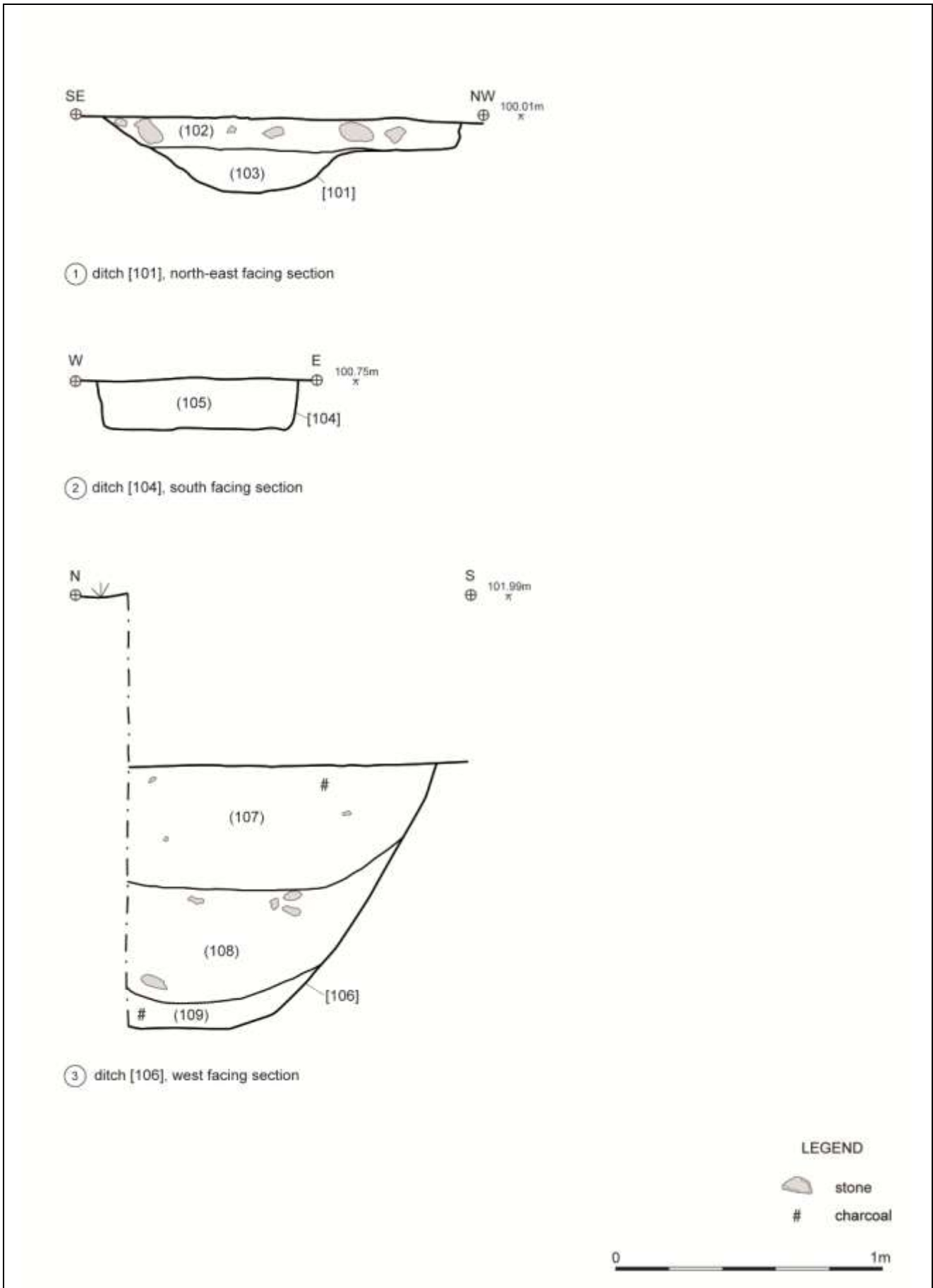


FIGURE 16: SECTIONS OF ARCHAEOLOGICAL FEATURES. HEIGHTS BASED ON AN ARBITRARY TBM OF 100.00M AOD.



FIGURE 17: DITCH [106]; WEST FACING SECTION; VIEWED FROM THE WEST (2M SCALE).

4.3 FINDS

A relatively small collection of finds were recovered from the excavations, including from topsoil (100): 1 sherd (2g) of medieval pottery, 5 sherds (256g) of 18th century pottery, 3 sherds (39g) of 19th century pottery, 2 sherds (95g) of 20th century pottery, and 27 sherds (327g) of post-medieval pottery; 1 fragment (31g) of pantile; 3 metal objects (5256g); and a composite light-switch fitting (105g); and from ditch fill (107) 5 sherds (36g) of medieval pottery.

The finds indicate that ditch [106] was medieval in origin, and likely relates to the medieval churchyard or burgage plot boundary. The artefacts from the topsoil are largely domestic and reflect continued occupation of the site from the medieval period through the post-medieval period and into the 20th and 21st centuries.

4.4 DISCUSSION

The archaeological monitoring identified a small number of features most likely associated with former property division across the site. Only ditch [106] contained artefactual evidence, finds recovered from the upper fill indicating that the feature was medieval in date. Whilst there were no stratified artefacts to date the remaining features, cartographic evidence suggests that they may reflect three separate phases of boundary. The earliest, ditch [106] may be medieval in date reflecting the early churchyard boundary running between the existing north-west corner of the site and towards the northern wall of Hope Cottage. More likely it reflects the former division of the site into several burgage plots running east-west. The tithe map also shows a boundary extending from the west wall of the house and barn within plot 45, which corresponds with the position of ditch [104], and which may be contemporary with the structures.

Towards the western end of the site ditch [101] does not follow the alignment of any mapped boundaries across the site, though similar nature of its fills to those of ditch [104] suggest that it is likely to be post-medieval in date, perhaps a drainage feature. Given the alteration in alignment of a pair of boundaries to the south of Junket Street on the 1887 Ordnance Survey map to an alignment similar to that of ditch [101], it is possible that this feature formed a similar but shorter-lived boundary change from the same period; the stony nature of the surface of the feature perhaps suggesting the former presence of a demolished wall.

The barn appeared to be slightly terraced into the natural to create the level floor; the cobble surfaces sitting on an earth bedding layer.

5.0 CONCLUSIONS

The barn structure at Devonia (B1) is a rustic building constructed in traditional local form using vernacular materials, and appears to have had a complex functional history. The structure appears to be of post-medieval date, of possible later 17th or early 18th century origin; though being remodelled in the later 18th or early 19th century when the roof was altered. The function of the building has changed, having been used as a possible threshing barn, animal stalls, milking parlour and latterly as a workshop; trace evidence of each phase of use surviving within the building.

The archaeological monitoring identified a total of three archaeological features, all reflecting former division of the site dating to the medieval and post-medieval use of the site. No archaeological remains were identified beneath the floor surface of the barn though it is possible that any earlier features were destroyed when the barn was constructed as it appears to have been slightly terraced into the natural.

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APPENDIX 1: BUILDING RECORD – DEVONIA BARN, HIGH BICKINGTON

BUILDING 1		General Description
Function/Summary:		Outbuilding to Devonia, in High Bickington village centre.
Dating Evidence:		Style and form of building, documentary evidence, desk-based research.
Figure Numbers:		
B1 Exterior		
B1 Elevation NORTH		Description
Fabric Description:		<p>Long one and a half storey elevation, cob on stone rubble base.</p> <p>Regularised slate stone rubble base (c.1.25m high), in a beige brown cob and lime mix mortar, neat and good quality stonework from west end, as far as the central doorway. Beyond the doorway for another short section, c.1.5m long there is a small returning section of good stonework but much taller, (rebuilt?) standing 1.5-1.75m high. Looser rubble stonework to the east end, between Devonia and the rest of the outbuilding, a rebuild area?</p> <p>Above stonework is cob, to the west end, a regular pale brown colour, with lots of small slate stones and some crushed slate fragments, neatly faced to exterior. Dense, good quality cob.</p> <p>Cob of a slightly chunkier form to the east and above the central doorway, stonier, more clay in the mix, slightly browner-beige in colour.</p> <p>To the extreme east end cob has a grey tone and is much more stony, associated with the repaired or rebuilt looser rubble stonework, but noticeably more yellow-coloured to the exteriors if patched later.</p> <p>There has been repointing in cement along this elevation, where repairs have been needed.</p>
Roof Covering		Rag slate scantle roof, with a ridge of red unglazed terracotta plain tiles. Gabled to west. White plastic or plastic-timber composite barge boards.
Blocked Openings -	2	<p>One large central (slightly offset to the east end) doorway, unusual tapered opening, narrower to top, wider to bottom, chunky timber lintels to interior and exterior. Good stonework to sides of door, higher to east side, addresses opening, but no formal quoins. Cob is seen to be rounded into this doorway.</p> <p>The doorway is blocked by two phases of infill, to the base, a loose rubble, 19th century in character, above rubble in cement, a 19th-20th century repair or consolidation of the blocking? The rubble is repointed in cement.</p> <p>To the east end of the wall a slate sill suggests the position of a blocked window, though any blocking appears the same as the surrounding cob.</p>
Drainage/Guttering		White plastic guttering and downpipes.
Significant Details:		<p>To the east end, there is only one large socket hole, roughly to the middle of the 'eastern half' of the outbuilding, this runs throughout the cob wall, visible patched on the exterior.</p> <p>Below and to the east there is a long scar as if there has been a small lean-to structure abutting the barn, there is also a smaller round socket hole and again above this a long slate projecting slab, either a sill to a blocked opening, although this is unclear, but it may be a drip mould for a pentice, again or a lean-to?</p>
Relationships:		<p>The north elevation is abutted by the rebuilt west gable end, with a clear build line between elevations. The north elevation technically abuts Devonia to the east.</p> <p>However there is an area of rebuilt 19th century infill between the outbuilding and house, suggesting there may have been an alleyway here or that the relationship has changed, possibly due to weather damage or structural issues, the outbuilding's roof battens and rafters have been replaced at this end.</p>
B1 Elevation SOUTH		Description
Fabric Description:		Long one and a half storey elevation, painted cream, pebble dash coarse mix render over a regularised slate stone rubble base and cob upper. Deep plain render plinth to base, projects slightly from wall, painted taupe.
Roof Covering:		Rag slate scantle roof, with a ridge of red unglazed terracotta plain tiles. Gabled to west. White plastic or plasticised timber barge boards.
Openings – Doors:	1	One large roughly central (slightly offset to east end) pair of doors, to double

		opening. Chunky plain timber frame, pegged corners and spiked to stonework at sides. Heavy iron pintles to exterior of frame for doors. Central formerly removable support post to doorway, now braced and affixed with a block of attached wood on exterior face, door to right (east) also looks to now be fixed closed too. Chunky double timber lintels, sit on timber pads within cob to sides. Doors themselves have been remade, in pine planks, ledged to rear and braced, with two light windows inset in upper part of door, heavy strap hinges, and bolts. Probably early to mid 20 th century doors.
Opening – Windows:	2	One narrow rectangular two light window to the east side, with deep sloping concrete sill, straight reveals, rendered into window, some cement patching. Handmade timber window frame, pegged and nailed, narrow plain central mullion, with each light having two overlapping glass panes, no glazing bars. Very large square window to west end, concrete sill, straight reveals, rendered into window. Handmade timber window frame, pegged and nailed, six narrow plain central mullions form seven very narrow long tall lights, each set with graduated overlapping panes, between 7-9 to each light.
Drainage/Guttering		Plastic white guttering.
Significant Details:		To the east end, where the building abuts the house (Devonia) the wall changes character, no longer really battered and almost slopes inwards at the base, thinner and smoother in facing this looks like a section of infill between the barn and house, or 19 th century rebuild/repair?
Relationships:		The south elevation is contemporary to the north elevation, they are both abutted by the rebuilt west gable end and both abut the house Devonia to the east.
B1 Elevation EAST		Description
Relationships		The outbuilding now abuts the west gable wall of Devonia.
B1 Elevation WEST		Description
Fabric Description		Narrow gable end elevation of one and a half storeys. More obviously projecting rendered plinth here. Rough cob upper, chunky cob, of a dark greyer-brown colour, lots of stone. No attempt to face or smooth the cob to present regular walls, very lumpy, markedly battered, slopes out to base. Clear line where there have been repairs in a yellower cob, with lots of chopper straw and an infill at the eaves with several concrete blocks.
Roof Covering		Gable end elevation. Rag slate scantle roof, with a ridge of red unglazed terracotta plain tiles. White plastic or plastic-timber composite barge boards.
Relationships		The west end of the building has been truncated and foreshortened at some point, the gable representing a later rebuild, of poorer quality, which is not tied in to north or south walls, hence significant cracking and movement at this end.

B1 Interior		Description
Inner Face of South Wall		
Walls: Stonework		The stonework at the west end of the south wall, as seen to the north is very fine, of neat shaped blocky stones, semi-coursed or regularised rubble. Indicates a post-medieval date as fine stonework, possibly as early as late 17 th century or early 18 th century. A stretch of approximately 1m returns beyond the central doorway in this fine build. The wall then becomes more battered for about 2m, sloping outwards and has been crudely repointed. There is then a clear build line and for the rest of the wall, it has a thin straight profile and is of very 19 th century character, slate stone slab loose rubble build. This rubble abuts the west gable of Devonia. The inner face is whitewashed to the west end.
Walls: Cob		Above the stonework to the west end the cob is a pale brown-beige colour and has been carefully laid and faced to the interior. This cob has been raised with a later phase, in a yellow colour, with lots of chopped straw. At the eaves there is then a greyish coloured cob, possibly mixed with a hard mortar. This also patches the cracks to the south-west corner. To the east end the cob is lumpier and stonier, a slightly browner coloured cob, and it appears repaired with yellow cob patches in

		<p>and around the eastern window.</p> <p>This stretch of cob has also been raised in the yellow cob layer and again patched at the eaves with a greyer harder layer of cob, possibly mixed with a hard mortar. The inner face is whitewashed to the west end.</p> <p>This indicates the walls have been raised at least once and then repaired, so the roof relates to this raise, the roofline would once have been steeper.</p>
Opening – Doors:	1	<p>One large roughly central (slightly offset to east end) pair of doors, to double opening. Chunky plain timber frame, pegged corners and spiked to stonework at sides. Central support post to doorway, door to right (east) now appears to be fixed closed.</p> <p>Chunky double timber lintels, sit on timber pads within cob to sides. Cob is rounded to interior side of doorway; stonework is neatly finished with softened edges to both interior and exterior. Concreted threshold.</p> <p>Doors themselves have been remade, in pine planks, ledged to rear and braced, with two light windows inset in upper part of door, heavy strap hinges, and bolts. Probably early to mid 20th century doors.</p>
Opening – Windows:	2	<p>One narrow rectangular two light window to the east side, with deep sloping concrete sill, brick patching to cob to the sides, in a pale grey cement hard mix mortar. Handmade timber window frame, pegged and nailed, narrow plain central mullion, with each light having two overlapping glass panes, no glazing bars.</p> <p>Very large square window to west end, concrete sill, brick patching to cob to the sides, in a pale grey cement hard mix mortar. Handmade timber window frame pegged and nailed, six narrow plain central mullions form seven very narrow long tall lights, and each set with graduated overlapping panes, between 7-9 to each light.</p>
Significant Details:		<p>To the west end, the large window has been forced into much of the cob but two large socket holes can still be seen between the window and south-west corner. These are blocked with the later phase of yellow cob.</p> <p>Beneath the large west window there is much scarring and disturbance to the stonework with some large sockets, this is for a now removed heavy duty carpenter's work bench, installed by the current owner's father when he made coffins and used the outbuilding as a carpenter's workshop.</p>
B1 Interior		Description
Inner Face of North Wall		
Walls: Stonework		<p>Regularised slate stone rubble base (c.1.25m high), in a beige brown cob and lime mix mortar, neat and good quality stonework from west end, as far as the central doorway. Beyond the doorway for another short section, say 1.5m long there is a small returning section of good stonework but much taller, rebuilt? Standing as much as 1.5-1.75m high. Then there is a curving section which projects, as if respecting an opening, or being a linhay pillar, also set in a pale beige clay/lime mix but repaired in cement pointing.</p> <p>Beyond this the stonework is then disturbed with battered profile, sloping out, there is then a build line and typical rubble loose infill beyond, where the wall drops back, straight in profile, of a more 19th century character, more of a lime mix mortar. The inner face is whitewashed, to the west end.</p>
Walls: Cob		<p>Above the stonework is cob, to the west end of a regular pale brown colour, with lots of small slate stones and some crushed slate fragments, neatly faced, smoothed. Dense, good quality cob. Cob of a slightly chunkier form the other side and above the central doorway, stonier, more clay in the mix, slightly browner-beige in colour.</p> <p>To the extreme east end cob has a grey tone and is much stonier, associated with the repaired or rebuilt looser rubble stonework.</p> <p>Above the doorway and to the east side, where the stonework is disturbed the cob is repaired with a later phase of yellow coloured cob, with lots of clay and lots of chopped straw.</p> <p>All along the elevation there is a much harder probably 20th century mix of cob/cement mortar, of a pale grey-beige, mixed with a hard mortar mix to</p>

		toughen? This is at eaves and in cracks, wherever has been repaired. The inner face is whitewashed, to the west end.
Blocked Openings:	1	One large central (slightly offset to the east end) doorway, unusual tapered opening, narrower to top, wider to bottom, chunky timber lintels to interior and exterior. Good stonework to sides of door, higher to east side, addresses opening, but no formal quoins. Cob is seen to be rounded into this doorway. The doorway is blocked by two phases of infill, to the base, a loose rubble, quite 19 th century in character, above rubble in cement, a 20 th century repair or consolidation of the blocking? The rubble is repointed in cement.
Significant Details:		To the west end of the wall there is a row of large round socket holes, crudely patched with the later phase yellow coloured cob. These are closely set and indicate heavy beams for a loft, expected to carry quite a weight. Two sockets also survive to the south wall. There is one large socket hole to the east end as well, which runs right through the cob, the sockets to the west end are not visible on the exterior. The doorway has been blocked in two phases, maybe 19 th century rubble below first forming a window, and then 20 th century rubble above. To the east end, the disturbed battered section of wall is echoed in the south wall, is this battered as it formally wrapped around to an heavy end gable or is it evidence of another set of opposing doors, an earlier phase, crudely and heavily over-blocked?
B1 Interior		Description
Inner Face of West Gable End Wall		
Walls: Stonework		Rubble stone base, using a mix of rough and reused shaped stones, loosely set, very irregular, lots of cob used as mortar and a grey-beige coarse lime mix mortar. Stonework only rises c.0.5m high. Use of one very smooth stone block with curving end, this looks like it has been used as a tool of some sort in the past? Whetstone?
Walls: Cob		Rough cob upper, chunky cob, of a dark greyer-brown colour, lots of stone. No attempt to face or smooth the cob to present regular walls, very lumpy, markedly battered, slopes out/slumps to base. Clear line where there have been repairs in a yellower cob, with lots of chopper straw and an infill at the eaves with several concrete blocks. The inner face is whitewashed.
Significant Details:		The gable end is not cohesive or built into the north and south walls, there is modern cracking and movement but it can be seen that the stonework is not tied in, this wall is either a crude later rebuild or the wall has been truncated, the building foreshortened. The end bay of the roof is noticeably much narrower at this west end.
B1 Interior		Description
East Wall		Outer Face of West Gable End of Devonia (house) viewed within Barn
Walls:		Neat stone rubble to the base of the wall, rising approx 1.5m, regularised and shows evidence of shaped stones, closely set. Above this are increasingly loose layers of repaired or even rebuilt slate stone rubble, in a mix of yellow clay and lime mix mortar and later cement mortar repairs. 19 th century in character, is this a rebuilt gable or has the building been altered here?
Significant Details:		Two quite regular square sockets to the north side, indicating some kind of timber bracing or fitment within the outbuilding. 20 th century ceramic sink and timber cupboard and framework with piping in the south-east corner, abutting this wall.
Relationships:		This gable wall is abutted by the outbuilding.
B1 Interior		Description
Roof		
Roof Structure:		Five A-frame trusses, of pine. Quite crudely shaped truss blades and collars, scantling is quite lightweight, unusually shallow pitch (where walls have been raised in height). ½ lapped joints to collars, with peg and spike fixings. Overlapping ridge, pegged. 18 th century.

		<p>Two purlins to each pitch, butt and overlapping purlins, some square and quite chunky, look original to trusses, others look more lightweight, even being split braches and are later repairs.</p> <p>Above these trusses but of a different phase (early 20th century) there is a batten and rafter roof carrying good quality dark slates directly nailed to the battens with iron tacks. Rafters and battens look regular and machine cut.</p> <p>To the east end there are rafters which are still embarked and this section of roof is of poorer quality and appears to be infill or a later repair.</p>
B1 Interior		Description
Floor		
West End		<p>To the west end of the building there is a tiered concrete floor. To the north side there is a wide raised flat plinth, terraced into the natural slope of the ground. On top of this and along the north wall there are the remains of a small row of brick-built troughs for cows. These are built using a pale grey cement mix and using recycled bricks of different types, many being air bricks or early handmade bricks. A darker coarse cement or render mix is used to cap the edges of the trough. These are likely early 20th century.</p> <p>To the south side, there is also a concrete floor but set down, forming a drain and access corridor. This lower section of the concrete also reflects the natural slope down to the south-west, whereas the raised plinth is flat for the cows.</p> <p>To the south side there are also two large sockets cut into the concrete, evidence of the former heavy-duty carpenter's workbench which was recently removed from this space.</p> <p>The concrete at this west end looks more substantial and it is likely the historic floors were dug away when it was installed.</p>
Middle Section		<p>Around the central doorway in the south wall, there are several layers and levels of concrete slabs, laid over historic floor surfaces, these are stepped down and seem to respect the timber partition screen which divides the space into two.</p>
East End		<p>There is a thin concrete screen to this east end, laid directly over the cobbled floors. Between this and the central partition screen there is a surviving cobbled floor, of fine quality, with shaped slate stone blocks, laid in a regular pattern, with edging stones and raised kerbs forming bracing to the bottom of missing partitions, identified by the socket holes. There is a stone slab drain to the south side.</p>
Significant Details/Dating Evidence		<p>This floor indicates the west part of the barn was used as a milking parlour in the 20th century.</p> <p>The floor indicates either cattle stalls or horse stalls within the barn to the east end, although this was obviously a secondary function as the stalls run across the original blocked doorway in the north wall.</p>

APPENDIX 2: SUPPORTING PHOTOGRAPHS – BUILDING RECORDING



1. VIEW SHOWING B1 IN CONTEXT, AS APPROACHED ALONG JUNKET STREET; VIEWED FROM THE SOUTH-WEST (NO SCALE).



2. VIEW SHOWING B1 IN CONTEXT, WITH THE CLOSE PROXIMITY OF CHURCH BEHIND THE GARDEN WALL; VIEWED FROM THE SOUTH (NO SCALE).



3. VIEW SHOWING B1 IN CONTEXT; WITH DEVONIA, THE ADJACENT ATTACHED HOPE COTTAGE, AND THE REAR GARDEN PLOTS; VIEWED FROM THE NORTH-WEST (NO SCALE).



4. THE SOUTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE SOUTH-EAST (2M SCALE).



5. DETAIL OF THE TWO LIGHT WINDOW TO THE EAST END OF THE SOUTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE SOUTH (NO SCALE).



6. DETAIL OF THE CENTRAL DOUBLE DOORWAY IN THE SOUTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE SOUTH (NO SCALE).



7. DETAIL OF IRONWORK DOOR FURNITURE TO THE DOUBLE DOORS IN SOUTH WALL OF B1; VIEWED FROM THE SOUTH (NO SCALE).



8. DETAIL OF THE WESTERN WINDOW IN THE SOUTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE SOUTH (NO SCALE).



9. THE WEST EXTERNAL GABLE END OF B1; VIEWED FROM THE WEST (2M SCALE).



10. THE NORTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE NORTH (2M SCALE).



11. DETAIL OF THE BLOCKED DOOR OFF-CENTRE IN THE NORTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE NORTH (NO SCALE).



12. DETAIL OF THE DISTURBED COB AND LOOSER RUBBLE 'INFILL' AT THE EASTERN END OF THE NORTH EXTERNAL ELEVATION OF B1; VIEWED FROM THE NORTH (NO SCALE).



13. THE INTERIOR OF B1; VIEWED FROM THE WEST (NO SCALE).



14. THE INTERIOR OF B1; VIEWED FROM THE EAST (NO SCALE).



15. INTERNAL NORTH ELEVATION OF SOUTH WALL OF B1; VIEWED FROM THE NORTH-EAST (2M SCALE).



16. DETAIL OF THE INTERNAL ELEVATION OF THE SOUTH WALL OF B1 SHOWING DETAIL OF THE GOOD QUALITY SHAPED BLOCKY SEMI-COURSED EARLY POST-MEDIEVAL STONEMWORK BENEATH THE LARGE WINDOW; VIEWED FROM THE NORTH (NO SCALE).



17. DETAIL OF THE SOUTH-WEST CORNER OF B1, SHOWING THE LARGE WINDOW WITHIN THE SOUTH WALL; VIEWED FROM THE NORTH-EAST (2M SCALE).



18. INTERNAL ELEVATION OF THE WEST GABLE END OF B1; VIEWED FROM THE EAST (2M SCALE).



19. DETAIL OF THE INTERNAL WEST GABLE END OF B1 SHOWING THE UPPER REBUILT COB, IN A DIFFERENT MARKEDLY YELLOW COLOUR AND THE DEEP BATTERED SLOPE, POSSIBLY CAUSED BY COB SLUMPING DUE TO POORER QUALITY; VIEWED FROM THE EAST (NO SCALE).



20. DETAIL OF THE LOW AND POORLY BUILT LOOSE RUBBLE TO THE BASE OF THE WEST GABLE WALL OF B1; VIEWED FROM THE EAST (NO SCALE).



21. DETAIL OF THE INTERNAL ELEVATION OF THE WEST GABLE WALL OF B1 SHOWING THE SLUMPING OF THE COB AND CLEAR BUILD LINES; VIEWED FROM THE NORTH-EAST (NO SCALE).



22. INTERNAL SOUTH ELEVATION OF THE NORTH WALL OF B1, WEST END, SHOWING THE INFILLED LARGE SOCKET HOLES FOR HEAVY BEAMS TO SUPPORT A LOFT FLOOR, EXPECTED TO CARRY A HEAVY LOAD; VIEWED FROM THE SOUTH-EAST (2M SCALE).



23. DETAIL OF THE TWO PHASES OF BLOCKING OF THE DOOR WITHIN THE NORTH WALL OF B1, AND THE TIMBER PARTITION SCREEN CURRENTLY DIVIDING THE INTERIOR SPACE WITHIN THE OUTBUILDING; VIEWED FROM THE WEST (2M SCALE).



24. DETAIL OF THE BLOCKED DOORWAY IN THE NORTH WALL OF B1, SHOWING DETAIL OF THE TAPERED OPENING, WIDER TO BOTTOM; VIEWED FROM THE SOUTH (2M SCALE).



25. DETAIL OF THE COMPLEX PHASES OF BLOCKING OF THE DOORWAY WITHIN THE NORTH WALL OF B1 AND THE TIMBER SCREEN WHICH CURRENTLY DIVIDES THE INTERIOR SPACE OF THE OUTBUILDING; VIEWED FROM THE SOUTH-EAST (2M SCALE).



26. DETAIL OF THE INTERNAL ELEVATION OF THE NORTH WALL OF B1, WEST END, SHOWING MARKED PHASING, REBUILD AND INDICATION OF ALTERED USE; VIEWED FROM THE SOUTH (2M SCALE).



27. DETAIL OF THE INTERNAL NORTH-EAST CORNER OF B1, SHOWING THE RELATIONSHIP OF NORTH WALL AND WEST GABLE OF HOUSE; VIEWED FROM THE SOUTH-WEST (2M SCALE).



28. DETAIL OF THE CLEAR BUILD LINE IN THE INTERNAL ELEVATION OF THE SOUTH WALL OF B1, WHERE THE GOOD BATTERED STONWORK ENDS AND IS ABUTTED BY A SHORT STRETCH OF 19TH CENTURY CHARACTER RUBBLE; VIEWED FROM THE NORTH-EAST (NO SCALE).



29. THE WEST GABLE OF DEVONIA, FORMING THE EAST WALL OF B1, SHOWING THE MESSILY REBUILT RUBBLE STONE; VIEWED FROM WEST (2M SCALE).



30. DETAIL OF THE BRICK AND LIME/CEMENT MIX BUILT CATTLE TROUGH, USING A MIX OF RECYCLED BRICKS, SOME HANDMADE, WITH RAISED CONCRETE PLINTH INDICATING THE WEST END OF THE OUTBUILDING WAS USED FOR A TIME AS A MILKING PARLOUR IN THE EARLY 20TH CENTURY AND POSSIBLY EARLIER; VIEWED FROM THE EAST (2M SCALE).



31. DETAIL OF THE CONCRETE SCREED AND ORIGINAL GOOD QUALITY COBBLE FLOORS TO THE EAST OF B1, SHOWING PARTITION SLOTS AND SOCKETS; VIEWED FROM THE WEST (2M SCALE).



32. DETAIL OF THE SURVIVING COBBLED SECTION OF FLOOR WITHIN B1; VIEWED FROM THE SOUTH (2M SCALE).



33. DETAIL OF THE DRAIN CUTTING THE COBBLED FLOOR WITHIN B1; VIEWED FROM THE WEST (2M SCALE).



34. VIEW OF THE ROOF STRUCTURE WITHIN B1; VIEWED FROM THE EAST (NO SCALE).



35. VIEW OF THE ROOF STRUCTURE OF B1; VIEWED FROM THE WEST (NO SCALE).



36. DETAIL OF THE ROOF STRUCTURE WITHIN B1 SHOWING THE APEX OF THE TRUSS AND HOW THE RIDGE PLANK, RAFTERS AND BATTENS BELONG TO A MORE MODERN ROOF RESTING ON THE TRUSSES AND ARE NOT CONTEMPORARY, THE TRUSS APEX NOT SUPPORTING IT; VIEWED FROM THE EAST (NO SCALE).

APPENDIX 3: CONTEXT LIST

CONTEXT	DESCRIPTION		RELATIONSHIPS	DEPTH/THICKNESS	SPOT DATE
(100)	Topsoil	Topsoil – dark brown friable-firm silt-clay with occasional sub-angular stone.	Overlies (110)	c.0.30m thick	C20
[101]	Cut	Ditch – linear ditch orientated approximately north-north-east to south-south-west. Measures 1.35m wide × 0.28m deep with a moderately sloping south-east edge and steep to near vertical stepped north-west side; slightly concave base.	Filled by (102), (103); cuts (111)	0.28m deep	Post-medieval?
(102)	Fill	Upper fill of ditch [101] – dark grey-brown firm-friable clay-silt with common large angular stone inclusions.	Overlain by (110); overlies (103); fill of [101]	0.12m thick	Post-medieval?
(103)	Fill	Lower fill of ditch [101] – mid grey-brown soft-friable clay-silt.	Overlain by (102); fill of [101]	0.16m thick	Post-medieval?
[104]	Cut	Ditch – linear ditch orientated approximately north to south. Measures 0.75m wide × 0.19m deep with vertical sides and flat base.	Filled by (105); cuts (111)	0.19m deep	Post-medieval?
(105)	Fill	Fill of ditch [104] – mid-dark brown-grey friable-soft silt-clay with occasional medium sub-angular stone inclusions.	Overlain by (110); fill of [104]	0.19m thick	Post-medieval?
[106]	Cut	Ditch – linear ditch orientated approximately east to west. Measures 1.15+m wide × 0.98m deep with steep sloping southern side and slightly concave base.	Filled by (107), (180), (109); cuts (111)	0.98m deep	Medieval?
(107)	Fill	Upper fill of ditch [106] – mid grey-brown firm clay with occasional sub-angular large stone inclusions.	Overlain by (110); overlies (108); fill of [106]	0.44m thick	Post-medieval?
(108)	Fill	Mid fill of ditch [106] – mid grey-brown firm clay.	Overlain by (107); overlies (109); fill of [106]	0.42m thick	Medieval?
(109)	Fill	Lower fill of ditch [106] – mid grey-brown firm clay with common sub-angular large stone inclusions.	Overlain by (108); fill of [106]	0.12m thick	Medieval?
(110)	Layer	Subsoil – mid grey-brown friable-firm silt-clay with moderate sub-angular stone inclusions.	Overlain by (100)	c.0.10m thick	-
(111)	Natural	Natural – mid slightly brown-yellow firm clay with frequent sub-angular large stone inclusions.	Cut by [101], [104], [106]	-	-
(112)	Layer	Bedding for cobble floors within B1 – mid brown soft-friable clay-silt.	Overlain by B1 floors; overlies (111)	-	Post-medieval

APPENDIX 4: FINDS CONCORDANCE

		POTTERY				OTHER			DATE
Context	Notes	Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes		
(100)	Topsoil	1	2g	North Devon medieval pottery – body sherd	1	31g	Ceramic - pantile fragment	Modern	
		3	115g	North Devon Gravel Free pottery – body sherds – 18 th century	1	4g	Metal - copper alloy keyhole fitting		
		2	141g	North Devon Gravel Tempered pottery, body sherds, 18 th century	1	4493g	Metal - iron shoe former		
		2	11g	Bridgewater redware pottery – base sherds – 19 th century	1	759g	Metal - iron spike		
		1	28g	Jackfield type redware pottery teapot – body sherd – 19 th century	1	105g	Plastic & metal composite - part bakelite light switch fitting – British Brass Fittings, G.N. Sperryn – 1925 design – patent no. 257461		
		2	95g	Red earthenware pottery – possible Torquay studio produced – 20 th century teapot – joining fragments	1	11g	Metal - iron? Slag		
		1	17g	Bristol & Staffordshire yellow slipware – plate base – coarse					
		1	5g	Bristol & Staffordshire yellow slipware – body sherd					
		1	63g	Refined redware teapot – spout					
		2	5g	White Refined Earthenware – base sherds					
		20	179g	Industrial whitewares – mix of body, base and rim sherds – includes bone china, transfer print, sponge decoration, mocha style					
		1	6g	North Devon Gravel Free pottery with yellow slip – rim sherd – post-medieval cup – heavily eroded					
		1	52g	North Devon Gravel Tempered coarseware pottery – rim with handle spring – possible Type 7 potty					
		(107)	Ditch fill	2	7g	North Devon medieval coarseware – body sherds			
3	29g			North Devon medieval coarseware – body sherds – with mica inclusions					

APPENDIX 5: SUPPORTING PHOTOGRAPHS – ARCHAEOLOGICAL MONITORING



1. GENERAL SITE WORKING SHOT; VIEWED FROM THE WEST (NO SCALE).



2. DETAIL OF THE WEST END, POST SITE STRIP; VIEWED FROM THE WEST (1M SCALE).



3. VIEW ACROSS THE WEST END OF THE SITE; VIEWED FROM THE WEST (1M SCALE).



4. DITCH [101] PRE-EXCAVATION; VIEWED FROM THE NORTH-EAST (1M SCALE).



5. DITCH [101] NORTH-EAST FACING SECTION; VIEWED FROM THE NORTH-EAST (1M SCALE).



6. DITCH [104] POST-EXCAVATION; VIEWED FROM THE SOUTH (1M SCALE).



7. DITCH [104] SOUTH FACING SECTION; VIEWED FROM THE SOUTH (1M SCALE).



8. VIEW ACROSS THE EAST END OF THE SITE SHOWING DITCH [104] WITH SHALLOW HOLLOW OF LIKELY FLOWER-BED IMMEDIATELY TO THE EAST; VIEWED FROM THE WEST (1M SCALE).



9. VIEW ACROSS EAST END OF SITE SHOWING DISTURBED GROUND ALONG LINE OF MODERN WATER PIPE; VIEWED FROM THE WEST (1M SCALE).



10. SOUTH FACING SITE SECTION SHOWING GENERAL STRATIGRAPHIC LAYERS; VIEWED FROM THE SOUTH (1M SCALE).



11. DITCH [106] WEST FACING SECTION; VIEWED FROM THE WEST (1M SCALE).



12. (LEFT) DITCH [106] POST-EXCAVATION; VIEWED FROM THE EAST (1M SCALE).

13. (RIGHT) DITCH [106] POST-EXCAVATION SHOWING ALIGNMENT OF DITCH WITH NORTH-WEST CORNER OF HOPE COTTAGE; VIEWED FROM THE WEST (1M SCALE).



14. EAST FACING SITE SECTION FOLLOWING FULL SITE EXCAVATION, SHOWING DITCH [106] CONTINUING BEYOND THE LIMITS OF EXCAVATION; VIEWED FROM THE WEST (NO SCALE).



15. VIEW OF THE WEST WALL OF DEVONIA FOLLOWING DEMOLITION OF THE OUTBUILDING, SHOWING EARTH BASE LAYER IDENTIFIED BENEATH THE FLOOR LAYERS; VIEWED FROM THE WEST (NO SCALE).

DEVONIA, HIGH BICKINGTON, TORRIDGE, DEVON



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

TEL: 01769 573555
EMAIL: MAIL@SWARCH.NET