

SHIRCOMBE FARMHOUSE BROMPTON REGIS SOMERSET

Results of a Desk Based Appraisal &
Historic Building Assessment



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**Shircombe Farmhouse
Brompton Regis
Somerset**

**Results of a Desk Based Assessment &
Historic Building Recording**

For

Alex Stokes

By



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Summary

SWARCH were commissioned to undertake a desk-based assessment, historic building assessment and archaeological monitoring at *Shircombe Farmhouse, Brompton Regis, Somerset*. *This report presents the results of the historic building assessment.*

The Grade II Listed farmhouse at Shircombe is a largely mid-19th century re-build and enlargement of a 17th century three-cell cross-passage house with a lateral stack. The axial stack at the western end of the building is an 18th century addition. Between the addition of this stack and the mid-19th century enlargement, the building appears to have fallen into a semi-ruinous state.

The farmhouse retains a fairly complete survival of the 19th century decorative schema of the building, of a relatively simple style. These features are not noted necessarily for retention but in consideration of the analysis and recording of the building. The overall impression is of compromises being made within the layout and architectural details of the building, with the focus being upon the scale of the building as a statement of wealth and status.

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The staff of the Somerset Heritage Centre

1.0 Introduction

Location: Shircombe Farm
Parish: Brompton Regis
County: Somerset

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Alex Stokes to conduct a desk-based assessment, historic building assessment and archaeological monitoring and recording at Shircombe Farmhouse, Shircombe Lane, Brompton Regis, Somerset (Figure 1). These works are to be undertaken ahead of the proposed internal reordering and renovation of the house. This stage of the work entails a building assessment for the Farmhouse, with particular emphasis on the main staircase and the leaded windows.

The work was undertaken in order to understand the date, form, function and development of the building from its origins, with the aim of understanding the impact of any proposed development on the historic elements of the building.

1.2 Topographical and Geological Background

The site is located at the end of Shircombe Lane to the east of Winslade Wood. It sits in a valley next to the River Exe with the ground rising up on the eastern side towards Brompton Regis and on the west side towards South Hill, at approximately 280m AOD.

The underlying geology is the Morte Slates Formation (BGS 2013); these overlie the fine loamy or fine silty soils of the Denbigh 1 Association (SSEW 1983).

1.3 Methodology

The building survey was undertaken by Emily Wapshott and Colin Humphreys in September 2014 and April 2015 in accordance with English Heritage and ClfA guidelines on the recording of standing buildings and structures. The survey was based on an internal and external site inspection, using architect plans supplied by the client.

The desk-based appraisal was compiled by Victoria Hosegood in accordance with ClfA (2014) guidelines.

The project was carried out according to a brief and advise issued by Shirley Blaylock of Exmoor National Park Authority (ENPA).

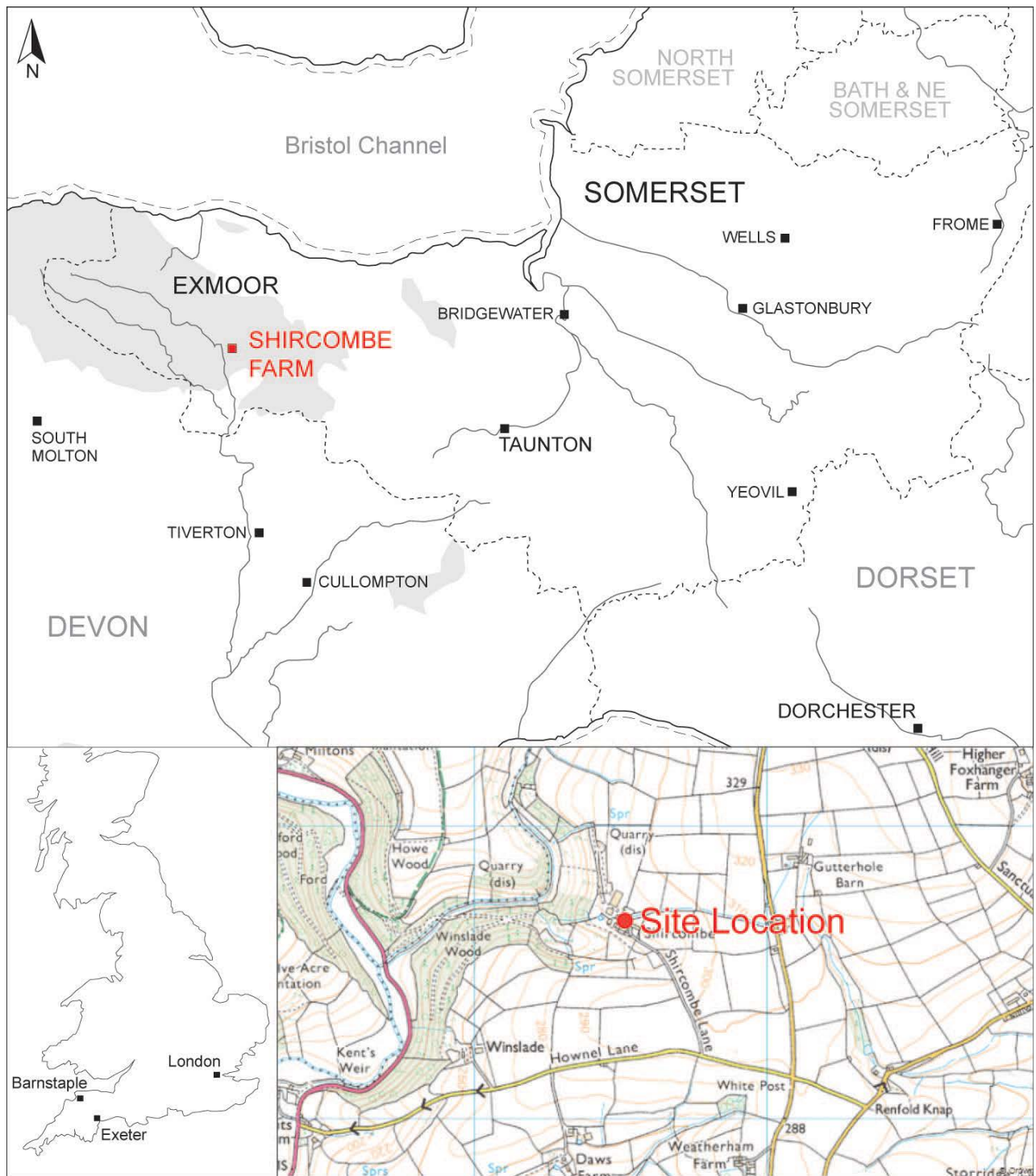


Figure 1: Location map, the site is indicated.

2.0 Results of a Desk-based Appraisal

2.1 Historical Summary

The parish of Brompton Regis is within the hundred of Williton and Freemanners and in the Rural Deanery of Dunster. Brompton was formerly the centre of its own hundred and was an ancient market 'town'. The pattern of settlement surrounding the village also has medieval origins. A study which assessed the historic settlement pattern in this region, based on the 1327 Lay Subsidy of West Somerset, notes that many of the medieval farmsteads and hamlets that were described, have survived through to today as farms and settlements (Aston 1983).

The village of Brompton Regis (also known as Kings Brompton) is situated approximately one kilometre from Shircombe Farm. The Domesday Book states that the king's manor of Brompton (*Bruneston*) had been held before the conquest by Gytha Thorkelsdóttir, mother of Harold Godwinson (King Harold). By the later 12th century Brompton Regis had been granted to William de Say, who founded Barlynch Priory in the west of the parish.

The Listing for Shircombe Farmhouse suggests a date of c.1840 for the present house. It also makes the suggestion that there was an earlier house set to the north-west, but that it had been largely destroyed in a fire. Shircombe was formerly part of the holdings of the Baronsdown Estate, which once owned many of the farms within the surrounding landscape.

The house at Baronsdown was built by the Joyce family in around 1656, out of the remains of the Barlynch Priory, which may suggest that Shircombe had been historically part of the holdings of the Priory. The Baronsdown estate enjoyed mixed fortunes throughout its history and passed through several ownerships until it was finally broken up and sold in 1919.

2.2 Cartographic History

2.2.1 Brompton Regis Tithe map 1841

The first detailed cartographic source available for this study is the 1841 tithe map (Figures 3-4). The buildings apparent on this map display little resemblance to the buildings which are present today. In fact the present farmhouse does not appear to have existed at this date, as it should be shown within the detached (un-numbered) enclosure above the field numbered 937. The small building which abuts this un-numbered enclosure is not depicted on later cartographic sources, but would be located at the approximate western end of the present house. It is possible that this building was the farmhouse at this date, with the un-numbered field forming the garden.

The access track appears in the same location as it is today and there is a small rectangular building located at the end of this track. This building does not appear to relate to the East Barn, however which should be shown below (to the east) of this building, and follow an opposing orientation. The larger group of buildings may represent the present South Barn, Mill and North Barn, although the building to the north is depicted on a slightly different alignment to the present North Barn.



Figure 2: Extract from the 1839 Tithe map.



Figure 3: Detailed extract from the tithe map showing detail of the buildings at Shircombe Farm. The approximate location of the present farmhouse is arrowed.

The accompanying tithe apportionment suggests that Shircombe and the fields surrounding the farm were all owned by Stuckley Lucas of Baronsdown, and leased to a William Carter. The apportionment describes the enclosure numbered 936 as *House, Barns and Gardens*, suggesting that there was a house on the site. However, it should be noted that in a transcription of the 1841 census there is a William Carter, living at a Great Thurcombe Farm, although it is not clear if the name Great Thurcombe actually refers to Shircombe.

Field	Owner	Occupier	Name	Landuse
927	Stuckley Lucas	William Carter	Lower Shut Close	Arable
934			Shircombe Cleeve	Pasture
935			Lower Graddon	Pasture
936			House, Barns and Gardens	-
937			Lower Horse Park	Arable
1027			Home Meads	Meadow
1028			Middle Mead	Meadow
1029			Pond Mead	Meadow

Table 1: Extracts from the Brompton Regis Tithe Apportionment.

2.2.2 First Edition Ordnance Survey map of 1888

The First Edition Ordnance Survey Map of 1888 more closely resembles the buildings as they are today (Figure 4). The North Barn, Mill and South Barn are depicted, as is the farmhouse and the East Barn for the first time. The forge also appears to be shown as a very small structure against a field boundary. It appears that many of the other smaller buildings, such as the building set along the track to the south-east, and in the fields to the north-east have since been demolished.



Figure 4: Extract from the 1st edition OS map of 1889. The farmhouse is arrowed.

The farmhouse is depicted as a rectangular building with a small projecting (porch) to the south. There are footpaths depicted to both the south and north of the house, providing

access from the farmyard to the west. The path to the north is defined by a solid line, whilst that to the south is dotted.

The 1871 census lists a Tom Webber (30 years old) and his younger sister Mary as living at Shircombe Farm, which is described as 380 acres. Tom is described as employing 5 men, 4 boys and 3 women. By the time of the 1891 census, Shircombe is farmed by brothers Edward and Albert Davey.

2.2.3 Second Edition Ordnance Survey 1906

There are no major changes between the first edition OS Map of 1889 and the Second Edition OS Map of 1905 (Figure 5).

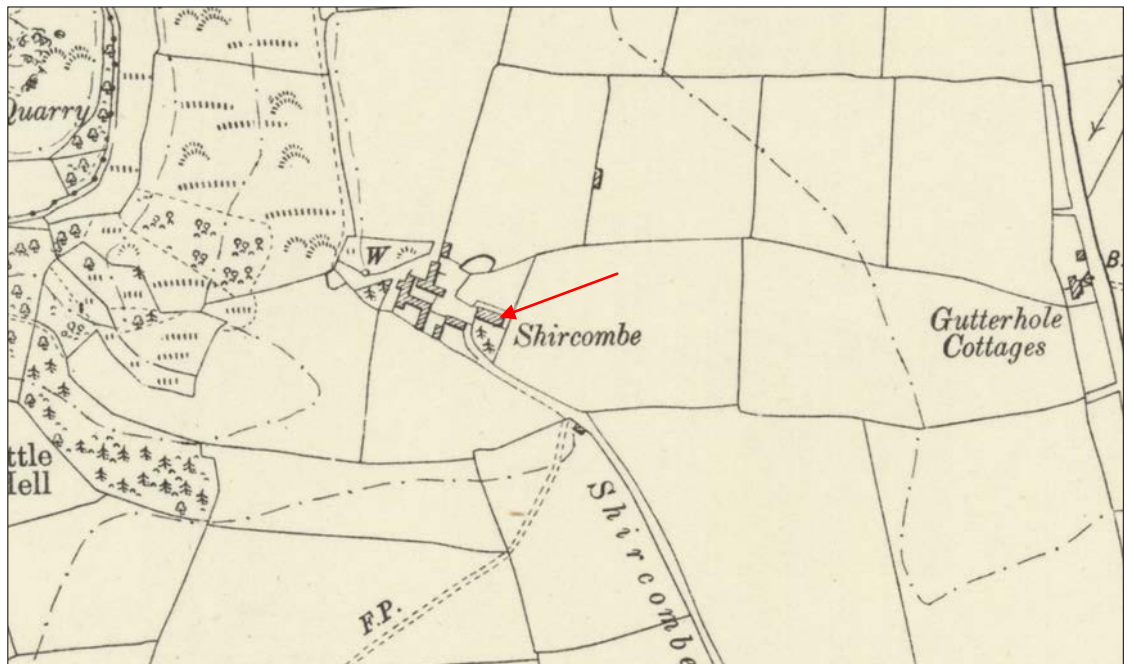


Figure 5: Extract from the 2nd Edition OS map of 1905. The farmhouse is arrowed.

2.2.4 Subsequent Changes

After 1962 the large animal sheds (Sheds 1-7) began being constructed, by 1972 the 1:2500 map shows that Sheds 1, 2, 6 and the eastern part of Shed 3 had been built. This resulted in the removal of many of the smaller buildings evident on the tithe map and later cartographic sources (see Figure 6). The carport is first shown on the 1972 map, and at this stage this building extended to adjoin the farmhouse.

There are no other notable details evident on later cartographic sources.

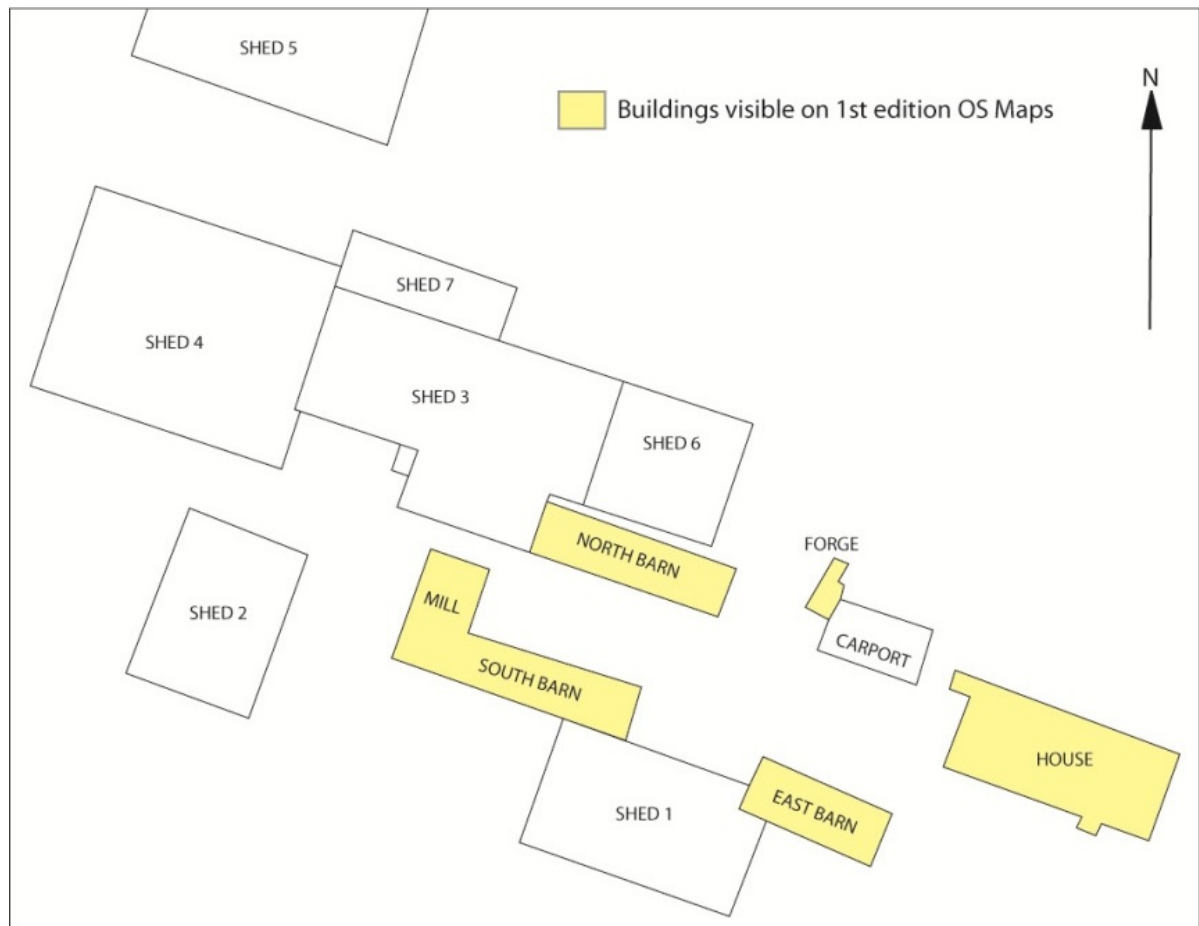


Figure 6: Modern plan of buildings with structures apparent on the First edition OS map indicated in yellow.

3.0 Building Assessment

3.1 Introduction

Shircombe Farmhouse is a Grade II Listed, 19th century farmhouse, with earlier origins, lying on a west facing slope in a combe, east of the River Quarme Valley, just outside of Brompton Regis on the edge of Exmoor National Park. The building assessment and recording was conducted with particular focus on the main staircase and the leaded windows to the rear of the house. A room-by-room guide or architectural details is given in Appendix 3.

3.1.1 Exterior

Render, over stone rubble construction under a slate roof, with some decorative terracotta ridge tiles. Deep over-hanging eaves with a mixture of modern and cast iron guttering and down pipes. Brick stacks of later 19th or early 20th century date, axial stack to west, gable end stack to east and an off-set central stack to rear (north).

There are sixteen pane horned sash windows in the south elevation, with a later addition of a projecting off-set porch, with pitched roof. The east elevation has a door giving access to the cellar, and one small window in the apex of the gable. There are various two light casement windows to the north elevation, including four unusual leaded windows. The north elevation is abutted by timber and corrugated sheet lean-tos to the west end. The west elevation has two small single light casement windows and one small slit window with fixed glazed pane.

3.1.2 Interior

Simple chamfered deep skirtings, plain four panel doors, or plank doors and narrow plain chamfered door frames are a feature of the house. Small brass door knobs survive on many doors, as well as iron latches or bolts. The doors in the wide ground floor hallway are the exception, with simple beading and quarter-ovolo moulding to both the frames and the panels of the doors.

None of the rooms in the house have plaster cornices or decorative mouldings, although the lathe and plaster ceilings are high, as expected for the period. The back stairs have stick balusters, a polished timber handrail and sloping chamfered newel post; the main staircase balustrade has been replaced in the 20th century.

On the ground floor, the east gable end stack has a 20th century fireplace inserted into it; the lateral stone stack has a large open hearth, the back of which has been foreshortened, and the ovens have been reshaped and blocked in the 20th century. The axial stack to the west has a large, stone rubble open hearth, surrounded by a simple beaded timber surround, with a blocked oven to the north and an extant oven, with cast iron door to the south.

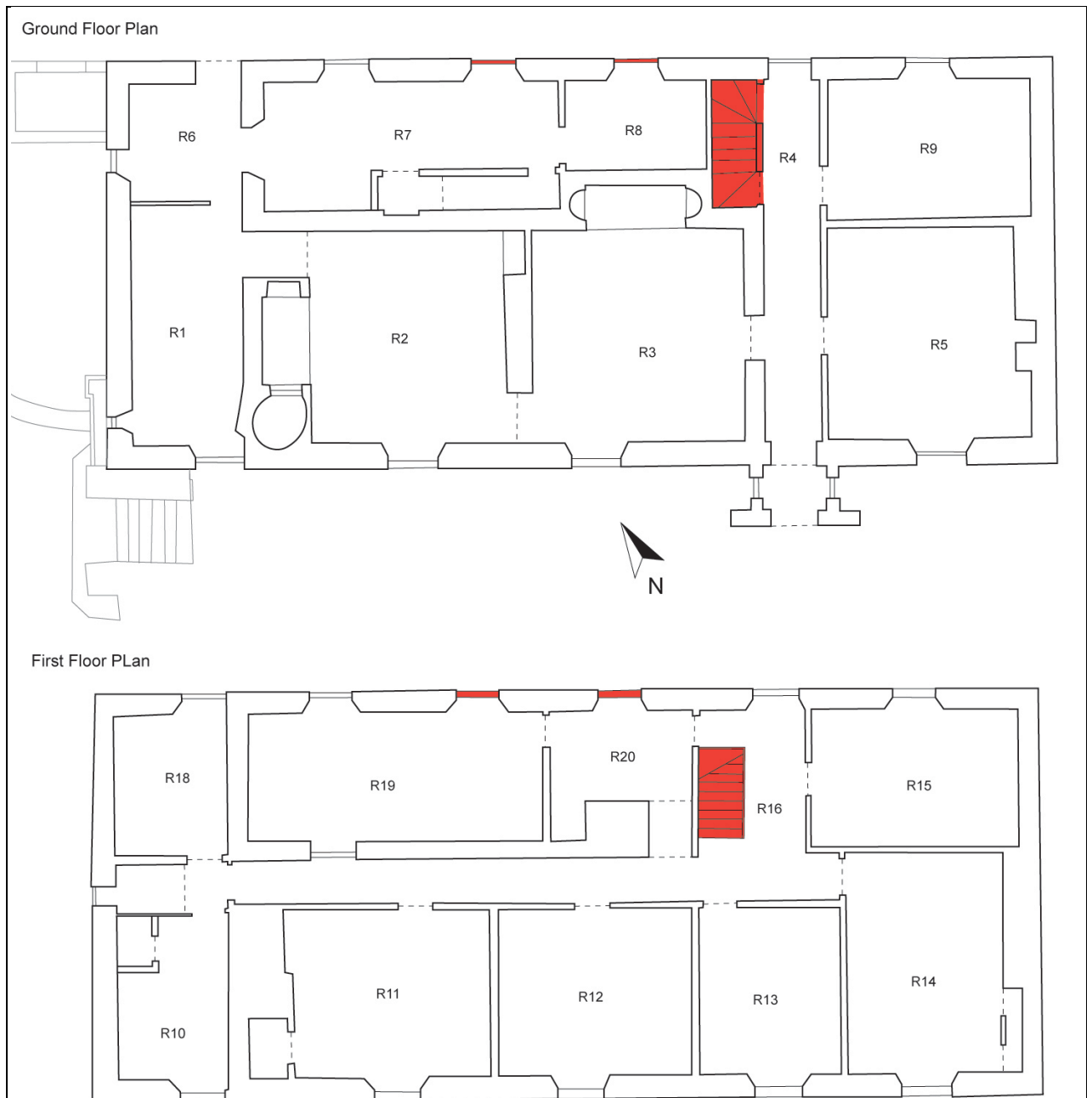


Figure 7: Plan of the building showing room numbers. The architectural features highlighted in red were subject to detailed recording and photography.

3.1.3 Plan/Layout of the Building

The planned layout of the building is very unusual; a thick spine wall, with large lateral stone chimney stack, runs on an east-west alignment, dividing the house. Reception/living space is therefore found to the south (front) and east and 'service'/domestic space to the north (rear) and west; with cellarage space below the east end (Basement). The two parts of the house do not easily interact. The layout can be taken as part of the evidence supporting two phases of construction. It would be a highly unusual planned layout for a building built in one constructional phase as the rooms do not allow for easy passage through the building.

An internal window in the possible former exterior wall at first floor level (now the south wall of Room 19), further supports a two-phase construction for the building, as does the room and cupboards (Room 20) built around the central lateral stack.

To the south, on the ground floor, there are two main connecting heated reception rooms (Rooms 2 and 3), divided from a third reception room to the east (Room 5) by a wide hallway (Room 4). A narrow room, now a kitchen (Room 1), adjoins the axial stack to the west of this three-room range. There are then a range of service rooms to the rear (north) of the building, which envelop the lateral stack which serves the central reception room. These have limited access, with a small rear hallway to the west (Room 6) providing access on the ground floor. These rooms consist of a long dairy/scullery (Room 7), with slate slab floor, and a storeroom (Room 8), with plain lathe and plaster wall and ceiling and rear stair providing access to the first floor. To the north-east of the ground floor a small single room (Room 9) is accessed separately via the main hallway (Room 4).

On the first floor a long corridor runs along the south side of the thick spine wall, serving small bedrooms (Rooms 11, 12, 13 and 14). To the north, a long possible accommodation room for staff (Room 19) is accessed via the ground floor scullery, with a linking door to a small storeroom (Room 20), accessed via a single door in the stair hall (Room 16) to the east. These service rooms (Rooms 19 and 20) are long and narrow, of unusual proportions, with access to the attic. To the east of the stair-hall is a further bedroom (Room 15). To the eastern end is a bathroom (Room 10), WC (Room 17) and further small bedroom (Room 18).

3.1.4 The Main Staircase

The main stair in Shircombe Farmhouse, in the eastern half of the building, rises from the main entrance hall (Room 4), to the first floor landing (Room 16). An additional service stair is to be found in the western half of the building (Room 7).

The stair is accessed through an ovolo and bead moulded doorframe from the main entrance hall. The stair is set to the north side of the building, built around the east side of the large axial stack, which serves Room 3. It has three wide, turning 'winder steps' to the base, then a short straight flight of ten steps, rising to the south, to the first floor landing. The stair treads and risers are formed from wide uneven width planks of wood.

The detailing of the string of the stair is similar to the skirting elsewhere in the building suggesting that the stair may be of similar date as the remodelling. A moulded banister rises up the west side of the stair, affixed to the stack. This appears to be nailed into place, has a deep moulded top, with bands of shallow cavetto and ogee mouldings beneath. A banister rail encloses the stair on the first floor landing, with later rectangular-profile stick balusters. A moulded handrail is supported by two column newel posts with bands of beaded and rounded tops. The handrail is pegged into the newel posts but the balusters appear to be nailed into position and have been reset.

The basic structure of the stair would appear to be 19th century and is contemporary with the remodel of the house. The stair is surprisingly narrow and enclosed, seemingly out of proportion with the size of the farmhouse created during the 19th century works and it may be that remodelling around the 17th century building remains (specifically the lateral stack) required a compromise on the stair. The stair may also be located to directly replace the stair

which had served the former farmhouse, which would again explain its narrow width. The first floor landing banister looks to be replaced and may be 20th century.

3.1.5 The Leaded Windows

There are four surviving 19th century leaded windows in the north elevation. These are found in the scullery and store (Rooms 7 and 8), on the ground floor and store and bedroom (Rooms 15 and 20), on the first floor.

The windows are two-light mullioned casements (the opening casement to the east), within wide timber chamfered frames and with pegged joints.

Each light was designed with fifteen leaded sub-rectangular panes, arranged in five rows, three panes wide. These leaded lights are handmade and the panes differ slightly in size and shape between rows within each.

The ends of the leaded rows are shaped and finished with a simple diamond bracket, nailed or spiked to the main outer frame. The catch is opened by turning a handle of intricate, coiled detail, which moves the bar fastener, opening the casement.

All survive in part, there is no complete window remaining; all are set within large openings, decorated by typical 19th century bead moulding, with shallow sloping reveals:

- In Room 7 only the opening casement to the east survives. It has all fifteen panes, but the catch and fastener have been replaced.
- In Room 8 the window is boarded externally, with nine panes surviving in the west fixed light, twelve panes surviving in the east, the catch and fastener replaced.
- In Room 15 the window survives with both lights, twelve panes to the west and nine panes surviving to the east, opening casement. All window furniture survives.
- In Room 20, the window also survives with both lights, twelve panes to the west and seven panes to the east, to the opening casement. All window furniture survives.

These windows are contemporaneous with the 19th century remodel of the house; the north elevation being of more functional style than the principal south front, which was fitted with fashionable sash windows. Similar windows are noted at the Holnicote Estate, at Selworthy, suggesting a regional, Exmoor style.

3.2 Phasing

3.2.1 17th Century (or earlier)

A farmhouse of three cell and cross passage plan, with a lateral stack to the north of the central room.

3.2.2 18th Century

An axial stack was added to the western end. In the later 18th or early 19th century the house appears to have been abandoned (according to the Listing text as a result of a fire).

3.2.3 Late 18th/early 19th Century

The farmhouse does not appear on the tithe map, suggesting a period of abandonment of the building, presumably following the fire.

3.2.4 19th century

The farmhouse was re-built and enlarged around the remains of the 17th century house, with rooms added to the north and west of the existing building. The cellars were probably added at this time, and as a result the eastern end of the 17th century building was probably largely rebuilt. The first floor was also probably largely rebuilt although the south elevation may retain elements of the earlier build.

3.2.5 20th century

The porch was added on the south elevation. A small number of repairs and changes likely relate to this phase.

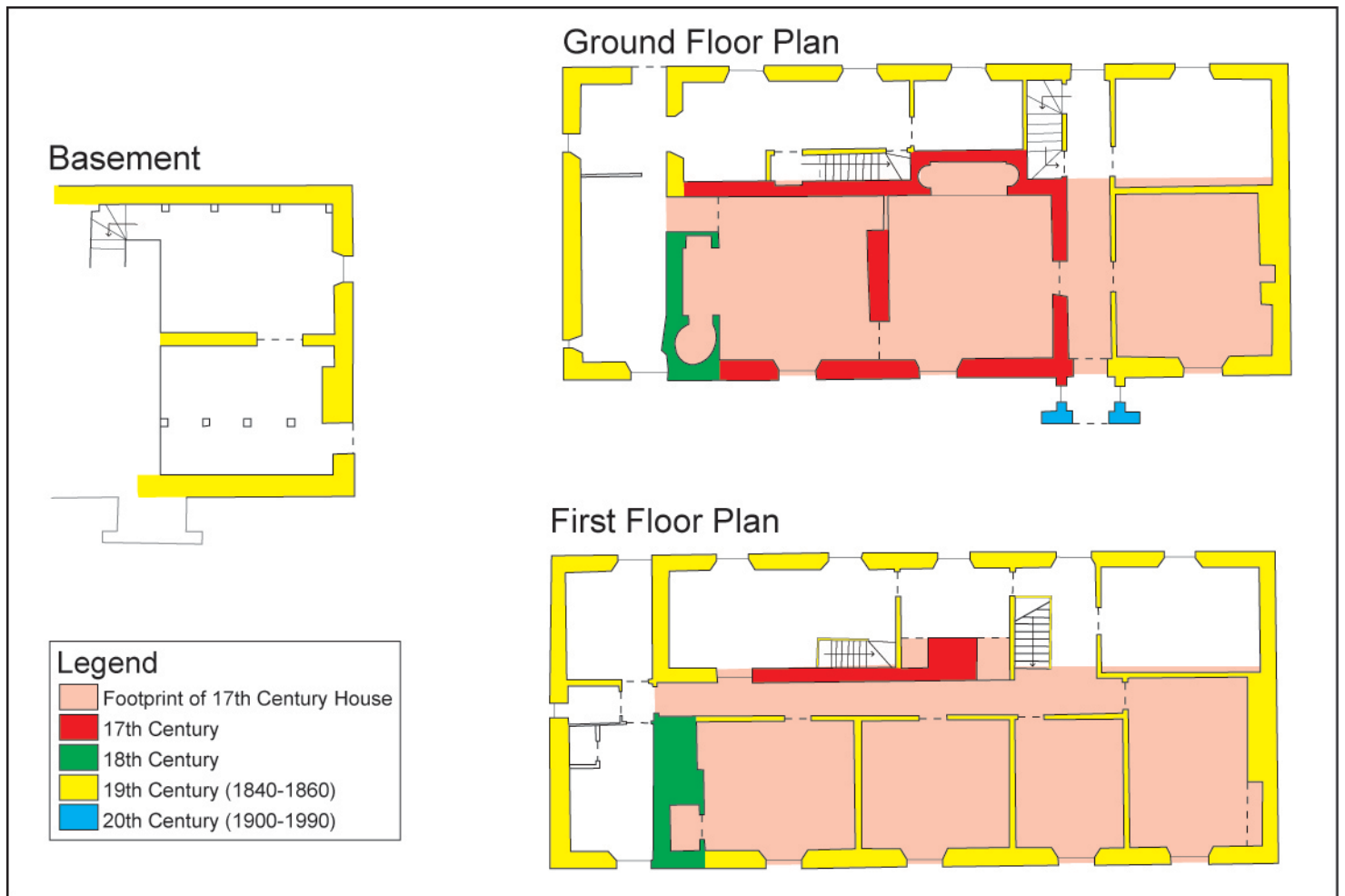


Figure 8: Phased plans.

4.0 Conclusions

4.1 Conclusion

The farmhouse is Grade II Listed, statutorily protected by the government as a building of local and national importance of special architectural and historic interest, designated as of 'medium' significance. The building is Listed as an example of an early-mid 19th century farmhouse, on a farmstead with earlier origins.

The Listing text records that an earlier farmhouse may have occupied the site, possibly to the north-west of the current building. The three cell and cross passage plan seen in the three-room range to the south, on the ground floor, is of a more traditional style expected in the 16th and 17th century farmhouses of Exmoor. This could suggest that the earlier farmhouse actually lies within the current building.

The farmhouse retains a fairly complete survival of the 19th century decorative schema of the building, of a relatively simple style. These features are not noted necessarily for retention but in consideration of the analysis and recording of the building.

The farmhouse is surprisingly plain in style for the scale of the house. There are no particular internal features of special interest within the building. The overall impression is of compromises being made within the layout and architectural details of the building, with the focus being upon the scale of the building as a statement of wealth and status.

A few surviving windows in the north elevation (four viewed) are of note; being of a unique early 19th century regional style. These are similar to windows on the Holnicote Estate, near Minehead.

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<http://www.britishlistedbuildings.co.uk>

The National Archives
<http://apps.nationalarchives.gov.uk>

UK Census Online
<http://www.ukcensusonline.com>

Appendix 1

WRITTEN SCHEME OF INVESTIGATION FOR DESK-BASED ASSESSMENT, HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING AT SHIRCOMBE FARM, SHIRCOMBE LANE, SOMERSET.

Location: Shircombe Farm, Shircombe Lane, Brompton Regis
Parish: Exmoor National Park
County: Somerset
NGR: SS 92967 31220
Planning Application No: 6/3/14/115 & 116LB
Proposal: Proposed internal reordering, new window and door openings, re-construct car port and form glass link to house with veranda to rear together with works to the east barn to convert ground floor to domestic use and renovation of first floor with general fabric upgrade.
Date: 4th September 2014

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 Alex Stokes (the Client). It sets out the methodology for desk-based assessment, historic building recording and archaeological monitoring and recording to be undertaken ahead of and during the proposed works, and for related off-site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in consultation with Shirley Blaylock of Exmoor National Park Authority (ENPA). Application number 6/3/14/115 refers to Shircombe Farmhouse, for which planning has been granted based on the condition below. Application 6/3/14/116LB refers to the barn and is still in progress, the report produced may be submitted as part of this process.

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012), and then Local Development Framework Policy on archaeology, planning has been granted providing the following condition has been met; as worded below based on model Condition 55 as set out in Appendix A of Circular 11/95, whereby:

No development shall take place until the applicant (or their heir or successor in title) has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out at all times in strict accordance with the agreed scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure that an appropriate record is made of archaeological evidence that may be affected by the development.

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 Shircombe Farmhouse is Grade II Listed and dates to circa 1840. It is believed that an earlier farmhouse stood to the north-west and was largely destroyed in a fire.

To the south-west of the farmhouse the OS map of 1904 shows buildings which are believed to be a Post Medieval mill (MMO992). A former landowner of the property demolished a clay-built structure in this area, believed to be Medieval due to the recovery of Medieval pottery. The OS map also shows a pond, annotated as sluice. A nearby linear ditch is also recorded, possibly a Medieval leat, visible as earthworks on vertical aerial photographs. This linear may relate to the possible mill.

3.0 AIMS

3.1 Undertake a desk-based assessment of the site;

3.2 To make a record of the historic buildings prior to the commencement of the works;

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

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

4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based appraisal:

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; *Ordnance Survey maps and the Tithe Map(s) and Apportionments* to provide an analysis of map regression of the buildings concerned. Locally held documents will also be consulted where available.

- This information will be presented as part of the final report along with the results of the fieldwork.
- 4.2 Historic building recording:
A record shall be made of the historic fabric of the buildings affected by the development. This work shall conform to an appropriate level of recording as set in *Understanding Historic Buildings: A guide to good recording practice* - English Heritage 2006 (available on-line at <https://www.english-heritage.org.uk/publications/understanding-historic-buildings/>).
Previously prepared architect's plans will be used as the basis of any historic building fabric recording, provided they are of adequate scale and accuracy.
- 4.2.1 Shircombe Farmhouse will be subject to a level 3 recording, which is an analytical record and will include a systematic account of the building's origins, development and use; along with scaled drawings and an appropriate photographic record.
- 4.2.2 The Barn will be subject to a level 2 recording which is a descriptive record of the building, both interior and exterior, including appropriate photographs and drawings if pertinent.
- 4.3 A photographic record of the historic buildings will be prepared. This will include internal and external photographs of the buildings concerned, including each room and each external elevation, illustrating the principal architectural features and any findings, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The drawn and written record will be on an appropriately archivable medium.
- 4.4 Comprehensive archaeological monitoring and recording (present during all groundworks):
All groundworks will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket where possible, **under the supervision and control of the site archaeologist**, to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed, machining will cease in that area to allow the site archaeologist to investigate the exposed deposits. The work shall be carried out in accordance with the *IfA Standard and guidance for an Archaeological Watching Brief* (1994), as amended (2008).
Should archaeological features and deposits be exposed, they will be excavated by the site archaeologist by hand:
- 4.4.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 4.4.2 Spoil will be examined for the recovery of artefacts.
- 4.4.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines.
- 4.4.4 If archaeological features are exposed, then *as a minimum*:
i) small discrete features will be fully excavated;
ii) larger discrete features will be half-sectioned (50% excavated);
iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features.
- 4.4.5 Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.
Any variation of the above or decisions regarding expansion will be considered in consultation with the Client and ENPA
- 4.4.6 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.
- 4.4.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.4.8 Human remains must be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.4.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice

(2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.

- 4.5 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 4.6 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
 - 4.4.1 Appropriate PPE will be employed at all times.
 - 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.

5.0 REPORTING

- 5.1 A report will be produced, including the following elements:
 - 5.1.1 A report number, date and the OASIS record number;
 - 5.1.2 A copy of this WSI;
 - 5.1.3 A summary of the project's background;
 - 5.1.4 A description and illustration of the buildings location;
 - 5.1.5 A methodology of the works undertaken;
 - 5.1.6 Plans and reports of all documentary and other research undertaken;
 - 5.1.7 A summary of the project's results;
 - 5.1.8 An interpretation of the results in the appropriate context;
 - 5.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 5.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
 - 5.1.11 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
 - 5.1.12 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately;
 - 5.1.13 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;
 - 5.1.14 A consideration of evidence within its wider context;
 - 5.1.15 Any specialist assessment or analysis reports that were undertaken;
- 5.2 ENPA will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with the ENPA.
- 5.3 On completion of the final report, in addition to copies required by the Client, hard copies of the report shall be supplied to the ENPA on the understanding that one of these copies will be deposited for public reference in the ENPA. In addition to the hard copies of the report, one copy shall be provided to the ENPA in digital format - in a format to be agreed in advance with the ENPA - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 5.4 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological investigations*) database under reference southwes1-176547 within 6 months of completion of fieldwork.

6.0 PUBLICATION

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the ENPA.

7.0 MONITORING

- 7.1.1 SWARCH shall agree monitoring arrangements with the ENPA and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 7.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 8.0 below.
- 7.1.3 SWARCH will notify the ENPA 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 ENPA and Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation.
- 8.2 The archive will consist of two elements, the digital archive and the material archive.
 - 8.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.
 - 8.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the Museum of Somerset (MOS), and in a timely fashion.
 - 8.2.3 If the MOS wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the MOS 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 MOS, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 8.4 If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 8.5 SWARCH will notify the ENPA 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 MOS 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 Colin Humphreys; 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

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List of specialists

Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

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Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com

Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Exeter Tel: 01392 665356

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Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 c.j.knusel@ex.ac.uk

Animal Wendy Howard Department of Archaeology, University of Exeter w.j.howard@exeter.ac.uk

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

Roman Alex Croom, Arbeia Roman Fort and Museum, South Shields, Tel: (0191) 454 4093

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

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Appendix 2

Details of the DoE Building listing

Shircombe Farmhouse

Grade II

Farmhouse. Circa 1840. Roughcast over flat bedded rubble, slate roof, overhanging eaves with sprockets on facade, shortened at rear, decorative ridge tiles with a few plain tile replacements, brick stacks gable ends and between first and second bays left. Plan: 3-cell and cross passage. Two storeys, 4 bays, 16-pane sash windows, gabled porch with 4-centered arch head opening, ribbed early C20 door inserted. It is believed that an earlier farmhouse stood to the north-west and was largely destroyed in a fire.

Listing NGR: SS9355731651

Appendix 3

Table of Surviving Features

Room Number	Function of Room	Surviving Features
Ground Floor		
Room 1	Kitchen	<p>Later 18th or early 19th century 'style' plain plank door, ledged to rear, with painted LH iron hinges in simple plain timber frame, painted iron thumb latch (leads to room 2)</p> <p>19th century 8 x 8 pane horned sash window in front (south) wall. This is set within a forced opening, up against the axial west stack.</p>
Room 2	Dining Room	<p>19th century four panel door, stripped of paint, in beaded frame with two inset beaded panels above, with brass door knob (leads to room 3).</p> <p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>Large, open, stone rubble fireplace in stone stack, partial beaded timber surround. Brickwork blocked oven opening to north side of hearth; complete oven to south, with cast iron door and latch. Brick hearth base. Small rectangular alcove in back of hearth to north side. This fireplace appears earlier than 19th century and may be an 18th century addition to an earlier building.</p> <p>Beaded panelled cupboard. 19th century.</p> <p>Deep skirting boards, with simple chamfer. 19th century.</p> <p>Door to room 1, as described with that room.</p>
Room 3	Drawing Room	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>Large, open, stone rubble hearth, partly whitewashed, recut/shaped timber lintel with mantelpiece on brackets. Blocked oven openings shaped for decorative effect. Reset, raised slate hearth on bricks. This may be a 17th century lateral stack, part of the remains of the earlier farmhouse, which has received extensive 19th and 20th century alteration.</p> <p>19th century plain four panel door, with brass door knob, in plain frame (leads to room 4 - hallway)</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>Door to room 2, as described above</p>
Room 4	Hallway	<p>Four, 19th century four panel doors, with quarter ovolo moulding to panels (lead to rooms 3, 5, 9 and cellar)</p> <p>Five 19th century beaded and quarter ovolo moulded architraves, one to main staircase without door.</p> <p>19th century beaded door frame to exterior door, leading to the porch. Six panel beaded front door, with brass door knob and inset four pane rectangular fanlight above.</p>

		19 th century deep skirting boards, with simple chamfer.
Room 5	Billiards Room	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>19th century beaded, timber framed former cupboard, with missing doors, set into alcove to south of fireplace.</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>19th century picture rail.</p>
Room 6	Rear Hallway	<p>Later 19th century single light beaded timber casement window with simple coiled latch and bar fastener.</p> <p>19th century timber plank door, ledged to rear face, on long iron painted strap hinges, iron thumb latch and later bolt and lock.</p>
Room 7	Scullery/Dairy	<p>19th century slate slab floor.</p> <p>Later 19th century plain chamfered timber casement window, with two lights, single panes.</p> <p>Timber casement window. Late 19th/early 20th century.</p> <p>Timber plank door to under stair cupboard, ledged to rear with thumb latch, the same to back stairs. 19th century.</p> <p>Door to room 8, described with that room.</p>
Room 8	Store/Tack room	<p>19th century, 15 pane, leaded light casement in timber frame with coiled 'heart shaped' catches Window boarded externally, many panes missing.</p> <p>19th century plain plank door, ledged to rear, iron thumb latch, plain timber frame (leads to room 7).</p>
Room 9	Store/Sitting room/Study	<p>19th century, 15 pane, leaded light casement in timber frame with coiled 'heart shaped' catches. Window boarded externally, many panes missing.</p> <p>19th century, deep skirting boards, with simple chamfer.</p> <p>Door to room 4 - hallway, as described with that room</p>
	Main Staircase	<p>Carpeted over timber plank treads, early-mid 20th century moulded handrail on brass brackets, turned balusters and newel post, also early-mid 20th century in landing.</p> <p>19th century, simple deep stair plate, as skirtings, with simple chamfer.</p>
	Back Stairs	<p>Wide, uneven width pine plank treads and risers, stick balusters and polished wood handrail, sloping chamfered newel post, 19th century.</p> <p>Served by a simple, 19th century timber plank door, ledged to rear, with iron thumb latch.</p>
First Floor		

Room 10	Bathroom	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>19th century narrow beaded door frame, with two inset beaded panels above, four panel plain door, with brass door knobs (leads to room 16 – hallway).</p> <p>19th century deep skirting boards, with simple chamfer.</p>
Room 11	Bedroom	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>19th century plain four panel door, with brass door knob, in plain frame to cupboard built around west axial stack.</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>19th century plain four panel door, with brass door knob, in plain chamfered door frame (leads to room 16 - hallway).</p>
Room 12	Bedroom	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>19th century plain four panel door, with brass door knob, in plain chamfered door frame (leads to room 16 - hallway).</p>
Room 13	Bedroom	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>19th century, deep skirting boards, with simple chamfer.</p> <p>19th century plain four panel door, with brass door knob, in plain chamfered door frame (leads to room 16 - hallway).</p>
Room 14	Bedroom	<p>19th century 8 x 8 horned sash window to front (south) wall.</p> <p>19th century plain panelled double cupboards built into alcove to south of east gable end stack.</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>19th century plain four panel door, with brass door knob, in plain chamfered door frame (leads to room 16 - hallway).</p>
Room 15	Bedroom/Store	<p>19th century, 15 pane, leaded light casement in timber frame with coiled 'heart shaped' catches. Internal glazing, many panes missing.</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>Plain four panel door, with brass door knob, in plain chamfered door frame (leads to room 16 - hallway). 19th century.</p>
Room 16	First Floor Corridor and Landing	<p>Plain four panel doors in plain chamfered door frames lead to rooms 10-18, 20. 19th century.</p> <p>19th century deep skirting boards, with simple chamfer.</p> <p>19th century internal window to room 19, 8 panes, beaded frame.</p>
Room 17	Toilet	<p>Narrow 19th century beaded door frame, with two inset beaded panels above, four panel plain door, with brass door knobs (leads</p>

		to room 16- hallway).
		19 th century deep skirting boards, with simple chamfer.
		Later 19 th century single light timber casement window with coiled catch and bar closing.
Room 18	Store/Bedroom	19 th century narrow beaded door frame, four panel plain door, with brass door knobs (leads to room 16- hallway).
		19 th century deep skirting boards, with simple chamfer.
		Timber two light casement window. Later 19 th century or possibly early 20 th century.
Room 19	Storeroom/ possible former staff accommodation?	Two timber two light casement windows. Later 19 th century or possibly early 20 th century.
		Plain, 19 th century timber plank door, ledged to rear with thumb latch to attic stairs.
		Internal window opening, fixed beaded window frame, 8 panes, narrow glazing bars, as sashes on south elevation. 19 th century.
		Door to room 20, as described with that room.
Room 20	Storeroom	19 th century 15 pane, leaded light casement in timber frame with coiled 'heart shaped' catches. Internal glazing, many panes missing.
		Plain panelled, timber plank cupboards built either side of the stone chimney stack. 19 th century.
		Plain, 19 th century four panel door in plain frame (leads to room 19).
		Plain 19 th century four panel door in plain frame (leads to room 16 – hallway).
		19 th century deep skirting boards, with simple chamfer.
	Attic Stairs	Door as described, with room 19.
		Split rough embarked timbers brace the sides, lath and plaster between, timber plank treads and risers. 19 th century.

Appendix 4

Historic Building Assessment: Supporting photos



The west elevation of the farmhouse; viewed from the south-west.



Detailed shot of sash window, in the south elevation, at the east end; viewed from the south-east.



The south elevation of the farmhouse; viewed from the south-east.



The plank door into the cellar, in the east elevation; viewed from the south-east.



Shot of the fixed 8 pane internal window from the hallway into Room 19; viewed from the east-south-east.



The wooden planks under the carpet on the winder stair; viewed from the south.



Shot of the stair from the first floor lobby (Room 16); viewed from the south-east.



Shot down the stair; viewed from the south-east.



Shot of the winder stair; viewed from the east.



Detail of the balusters, set into the hand rail; viewed from the south-west.



The door leading under the stair, which provides access to the cellar; viewed from the south-south-east



The extensive 20th century repairs below the stair structure; viewed from the east.



Shot of the base of the stair, the winder steps, showing 20th century bracing; viewed from the south-east.



Shot of the window in Room 15; viewed from the south-east.



Shot of the window in Room 20; viewed from the south.



The window in Room 7, with the only surviving casement; viewed from the south-east.



Shot of the boarded window in Room 8; viewed from the south.



Later 19th century casement window in Room 16; viewed from the south-south-east.



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