

LAND SOUTH OF ATLANTIC VIEW ROAD KILKHAMPTON CORNWALL

Results of a Desk-Based Assessment & Walkover Survey



South West Archaeology Ltd. report no. 170904



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Land south of Atlantic View Road, Kilkhampton, Cornwall

Results of a Desk-Based Assessment & Walkover Survey

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Work undertaken by SWARCH for Debbie Newcombe of R.A. Rowe & Co. Ltd.
On behalf of Mr. Heywood.

SUMMARY

This report presents the results of a desk-based assessment and walkover survey carried out by South West Archaeology Ltd. on behalf of Debbie Newcombe of R.A. Rowe and Co. Ltd. on land south of Atlantic View Road, Kilkhampton, Cornwall, as part of the planning submission for a proposed residential development, PA17/03888.

The proposed development is located to the north of the historic settlement of Kilkhampton within a largely agricultural landscape and falls under the HLC characterisation of Anciently Enclosed Land, and as such there is a typically high probability of survival of buried archaeological remains in these areas. The site comprises a single field, though was historically part of a sub-division of four fields; and is now waste ground. The land to the north (part of the same historic field group) has been recently developed, the proposal site having been used for spoil storage.

The walkover survey failed to identify significant archaeological remains within the area of the development. A series of manhole covers were noted in the field and it is likely there has already been a reasonable level of disturbance from service trenching and spoil movement from the northern development.

*The archaeological potential of the site is unproven, and the impact of development on surviving buried archaeological remains would be **permanent/irreversible**. However, given the levels of disturbance, the overall impact of the proposed development is likely to be **negligible**.*



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1.0 INTRODUCTION

Location:	Land south of Atlantic View Road, Kilkhampton
Parish:	Kilkhampton
County:	Cornwall
NGR:	SS 25368 11644
Planning App:	PA17/03888
SWARCH ref:	KAV17

1.1 PROJECT BACKGROUND

This report presents the results of a desk-based assessment and walkover survey carried out by South West Archaeology Ltd. (SWARCH) on land south of Atlantic View Road, Kilkhampton (Figure 1). The work was commissioned by Debbie Newcombe of R.A. Rowe & Co. Ltd (the Agent) on behalf of Mr. Heywood (the Client) in order to establish the archaeological potential of the site and assess the potential impact of a proposed residential development.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Kilkhampton is a small town located on the A39 between Bideford and Bude close to the northern Cornish border with Devon. The site is located north of the historic core of the settlement, to the south of modern development, on a south-facing valley head overlooking the Atlantic coast at a height of c.155-165m AOD.

The soils of this area are the well drained fine loamy or fine silts soils of the Manod Association, bordering the well-drained fine loamy soils of the Neath Association and the slowly permeable seasonally waterlogged clayey soils of the Hallsworth 2 Association (SSEW 1983). These overlie the mudstone, siltstone and sandstone of the Bude Formation (BGS 2017).

1.3 HISTORICAL BACKGROUND

The site is located within the settlement and parish of Kilkhampton, in the deanery of Trigg Major and hundred of Stratton. The manor of Kilkhampton came to the Grenvilles in the medieval period, and remained in their hands until 1711, passing to the Carterets and subsequently to the the Thynnes. Kilkhampton ('circle farmstead') is a ribbon settlement established on a main road along the north coast of Cornwall, with pre-conquest origins and an as yet undated castle, but with evidence of 12th century structures. The town flourished from the 13th century, but declined during the 18th century. The site itself has remained agricultural into the 21st century, although housing developments to the north c.2007 resulting in the land becoming waste.

1.4 ARCHAEOLOGICAL BACKGROUND

Very little archaeological investigation has taken place in close proximity to the site, predominantly due to the limited development that has occurred within Kilkhampton; though the origins and history of Kilkhampton were considered during assessment for the Kilkhampton bypass (Thomas 1992) and appraisal of the conservation area (North Cornwall District Council).

The Cornwall and Scilly HER records evidence for human activity in the surrounding area from the prehistoric to post-medieval period. The Cornwall and Scilly Historic Landscape Characterisation (HLC) characterises the site as being *medieval farmland (part of Anciently Enclosed Land); the agricultural heartland with scattered farming settlements, with medieval or possible prehistoric origins; with 20th century settlement to the east extending from an older core; and with a small area of upland rough ground to the west.*

1.5 METHODOLOGY

This work was undertaken in accordance with recognised best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014; revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (Historic England 2017).



FIGURE 1: SITE LOCATION (CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2017).

2.0 DESK-BASED ASSESSMENT AND CARTOGRAPHIC ANALYSIS

2.1 DOCUMENTARY HISTORY

Kilkhampston, first recorded in 839 AD when land was given to the bishopric of Sherborne by King Egbert, is later referred to as *Chilchetone*, (from the Cornish *kylgh* + Old English *tun*, meaning 'circle farmstead/estate') and may refer to its location near a possible lost prehistoric settlement (Watts 2010).

The site is located at the northern limit of the settlement of Kilkhampston, in the parish of the same name; in the deanery of Trigg Major and hundred of Stratton. The manor of Kilkhampston was held by the King at the time of Domesday, with land for 40 ploughs, 9 ploughs, 20 slaves, 26 villagers; and 23 smallholders with 26 ploughs. It had 30 acres of meadow (Williams & Martin 2002). The manor was given by the king to the Earls of Gloucester, and subsequently to the Grenvilles following civil war between Stephen and Matilda; remaining in the family until 1711, when the Kilkhampston estate passed by marriage to the Carterets, and in 1776 to Henry Frederick Thynne (Lysons 1814). Kilkhampston Castle, to the west of the main settlement, may have Norman origins, unpublished excavation evidence suggesting 12th century activity; though it has also been suggested as having been built during the civil war between Stephen and Matilda; or by the Grenvilles, who established a medieval market in the town (Thomas 1992).

As is clear from the cartographic record (see below), the site of the proposed development has been agricultural for at least the last 150 years, being situated on a steep hillslope to the north of the main settlement of Kilkhampston. Land to the north was developed in c.2007, resulting in the site itself becoming scrub and waste.

At the time of the 1840 tithe the site was owned by Lewis William Buck, (MP for Exeter between 1826-1832 and for North Devon 1839-1857) whose family owned land and property throughout Devon (historyofparliamentonline.org); and occupied by Richard Martin, a mason, and his family; who continued to live at Hill Park Cottage through 1851.

2.2 EARLY CARTOGRAPHIC SOURCES

There are a number of early county maps for Cornwall, but none of these depict the landscape in any meaningful detail. The first cartographic sources to show the area around the site in any detail is the 1804 Ordnance Survey surveyors draft map (see figure 2), which shows the site within enclosed fields at the northern edge of the settlement of Kilkhampston.



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



FIGURE 3: EXTRACT FROM THE 1840 KILKHAMPTON TITHE MAP (SOURCE: CRO); THE SITE IS INDICATED.

In contrast, the tithe map of c.1840 for Kilkhampston (Figure 3) provides a detailed cartographic account of the site and the surrounding fields. The proposal site itself encompasses all (or parts) of four separate fields, all belonging to Lewis William Buck and occupied by Richard Martin, the house of 'plot 644' being located to the east of the proposal site. The fields themselves are

relatively square with straight boundaries, indicative of post-medieval enclosure rather than the long curving fields to the south which preserve in outline the layout of a medieval open field system. The repetition of 'Hill Park' in several of the field names (see Table 1) suggests, however, enclosure of a larger field which may itself have been sub-divided as an open field or been open as pasture. Most of the field names are relatively prosaic, relating to land use, nearby features or the local topography.

TABLE 1: EXTRACT FROM THE TITHE APPORTIONMENT FOR KILKHAMPTON; THE FIELDS OF THE SITE ARE HIGHLIGHTED.

Number	Landowner	Tenant	Field Name	Cultivation
556	Lord Carteret	James Woodley	Townsend Close	Arable
649		William Trewin	Pouch Park	Pasture
772		John Brock	Lower Plot	Arable
778		William Wickett	Plot	Arable
779			Plot	Arable
780		William Barrett	Pool Close	Meadow
783			Garden	Garden
639		Lewis William Buck Esquire	John Grigg	Hill Park
640	Richard Martin		Hill Park	Arable
642			Hill Park	Meadow
644			House & Pasture	Pasture
645			Nursery	Garden
646			Hill Park	Meadow
793			Daisey Show Mead	Arable
641	Henry Francis		Hill Park	Meadow
647			Hill Park	Meadow
648	Feoffees of Kilkhampton Church Lands		John Hockridge	Parish Ground

2.1 ORDNANCE SURVEY MAPS

The 1884 OS maps (Figure 4) indicate very limited development had occurred within this landscape, most notably the construction of the building complex and associated parkland at Penstowe to the south-west of Kilkhampton; and a new dwelling to the east of that of *plot 644*. Elsewhere there had only been limited field boundary loss, including those between *plots 644/645* and *645/646*.

Later OS maps (Figure 5) demonstrate very limited development of the landscape into the early 20th century, and it is not until the later 20th century (not illustrated) when the 19th century Penstowe estate was developed into a holiday park that significant alteration occurred. Of direct impact to the proposal site, the early 21st century the expansion of Kilkhampton into the fields immediately to the north and north-west resulted in the land of the site being used as the spoil receptacle area.



FIGURE 4: EXTRACT FROM THE 1884 1ST EDITION ORDNANCE SURVEY 25" MAP (CRO); THE SITE IS INDICATED.



FIGURE 5: EXTRACT FROM THE 1907 2ND EDITION ORDNANCE SURVEY 25" MAP (CRO); THE SITE IS INDICATED.

3.0 ARCHAEOLOGICAL BACKGROUND

3.1 BASELINE DATA

Very little archaeological investigation has taken place in close proximity to the site, predominantly due to the limited development that has occurred within Kilkhampton; a single recorded watching brief on West Street identifying 19th century disturbance and 13th century pottery; the origins and history of Kilkhampton were considered during assessment for the Kilkhampton bypass (Thomas 1992) and appraisal of the conservation area (North Cornwall District Council).

The Cornwall and Scilly HER records evidence for human activity in the surrounding area from the prehistoric to post-medieval period (see Figure 8 and Table 2). The Cornwall and Scilly Historic Landscape Characterisation (HLC) characterises the site as being part of *medieval farmland: the agricultural heartland with scattered farming settlements, with medieval or possible prehistoric origins; with 20th century settlement* to the east extending from an older core; and with a small area of *upland rough ground* to the west.

The site is located to the north of the Conservation Area of Kilkhampton, which includes: the Grade I listed Church of St. James (List1141826) with its associated Grade II listed features (List1141827, 1230484, 1230488, 1328551); and eight Grade II listed structures: 4 the Square (List1141828), 30 The Square (List1141829), 31-34 The Square (List1328553), Cob Cottages and Hideaway (List1230489), The Old Carteret Arms (List 1230493) and adjoining house (List1328552), the War Memorial (List1447306), and West Cottage (List1230495). Further afield, to the west of the site is the Scheduled Ancient Monument of Kilkhampton Castle (SAM1003079); and to the south two further Grade II listed buildings: Pristacott (List1230350), and the Old Rectory (List1141824).

3.1.1 PREHISTORIC & ROMANO-BRITISH

Evidence for early Prehistoric occupation in the area is relatively sparse, with very little – both in terms of settlement or monuments – relating to the earlier periods of later prehistory. It is not until the Bronze Age that there is evidence for Prehistoric activity in the area, with two barrows (MCO2253 and MCO2254) recorded to the south. By the Iron Age and Romano-British periods settlement was becoming more evident at the southern end of Kilkhampton (MCO8921) and possible settlement of the period to the east (MCO40210) and north-east (MCO40223).

3.1.2 EARLY MEDIEVAL

The early medieval history of the area is poorly understood. British kingdoms were established in the centuries following the end of Roman rule, and the place-names in the area are a mix of Old English and Cornish. The archaeological evidence for early medieval settlement is almost entirely lacking, but the early estate centres listed in the Domesday Book (e.g. Kilkhampton) had presumably been in existence for some time prior to 1066 and indicates that this was an occupied and utilised landscape. Many of the surrounding field systems (e.g. MCO40204, MCO40208, MCO40232) are believed to have origins in this period. Whilst the existing church at Kilkhampton (List1141826) has 12th century origins, it is likely to have been built on the site of an earlier church no longer surviving.

3.1.3 MEDIEVAL

By 1086 the basic structure of the medieval landscape had already come into being, with settlement centres located in sheltered mid-slope locations, including Barn (MCO13325), East Herdacott (MCO14352), Herdacott (MCO14852), Ilcombe (MCO15051), and Thorne (MCO16979). These settlements were associated with strip field systems (MCO21116, MCO21117, MCO39529,

and MCO40233); some of which survive in the existing field patterns and boundaries today, extending towards the motte and bailey castle (SAM1003079) which is believed to have 12th century origins.

3.1.4 POST-MEDIEVAL

Limited development and growth of the settlement of Kilkhampton occurred through the 16th and 17th centuries, a number of the surviving buildings within the historic core of Kilkhampton showing early origins, including at Pristacott (List1230350), Kilkhampton Rectory (List1141824), and West cottage (List230495). Despite the increasing population of the 19th century, led by improved transport links (indicated by mileposts MCO52490, and MCO52491), industry remained small scale with only a blacksmiths (MCO9121, MCO9122), and mill (MCO23037) situated within the town; quarries being situated further afield (MCO40205, and MCO40217), and agriculture remained the principal employer.

3.1.5 20TH CENTURY

The 20th century has seen limited changes occur within this landscape, mostly through the increased urbanisation of the settlement, and changes caused by the tourism industry resulting in the conversion of Penstowe Manor into a holiday village.

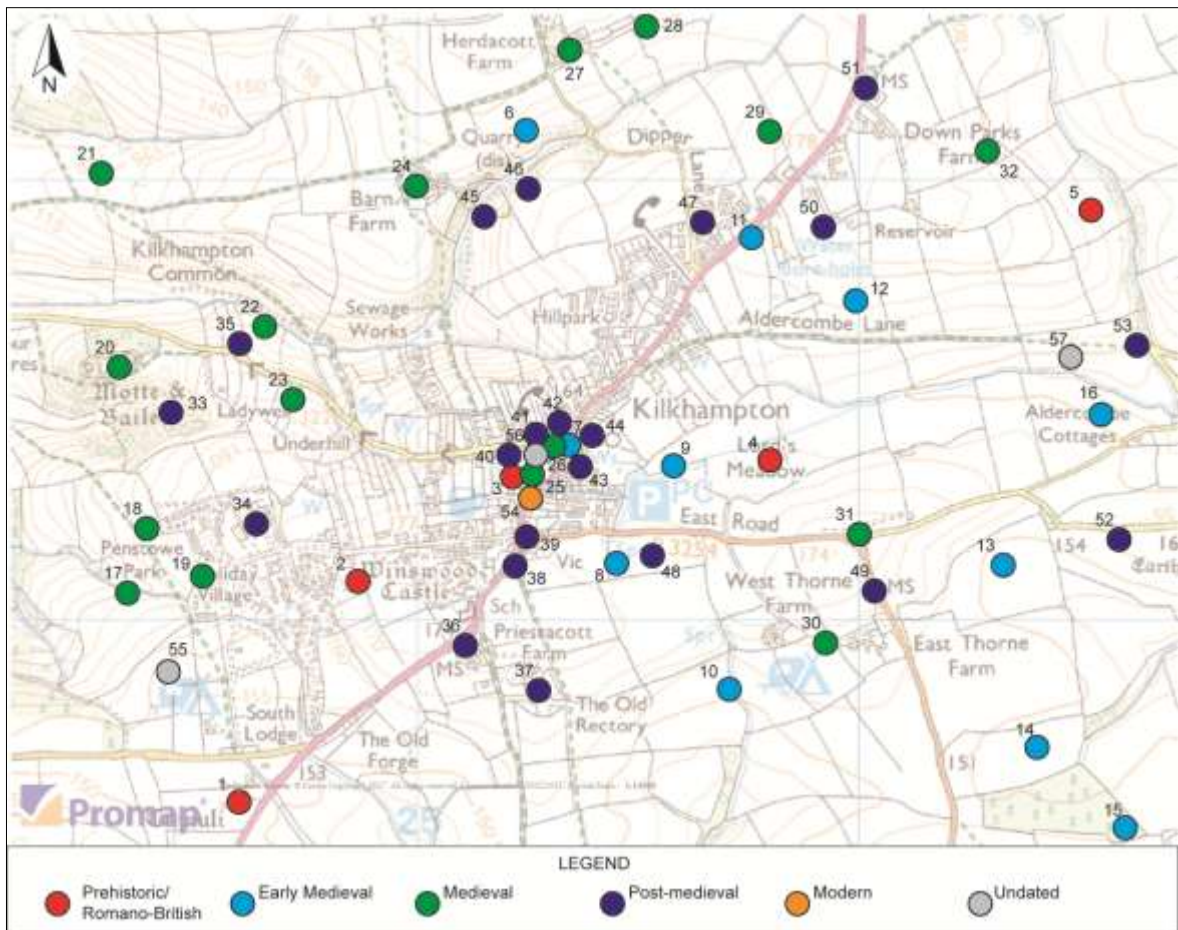


FIGURE 6: NEARBY HERITAGE ASSETS (SOURCE: CORNWALL & SCILLY HER).

TABLE 2: TABLE OF HER RECORDS (SOURCE: CORNWALL & SCILLY HER).

No	Mon ID.	Name	Record	Details
1	MCO2253	Brentspool – Bronze Age barrow	Earthwork	Bowl barrow survives as extant earthwork.
	MCO2254	Brentspool – Bronze Age barrow	Earthwork	Bowl barrow survives as extant earthwork.
2	MCO8921	Winswood Castle – Iron Age/Romano-British round	Earthwork	The remains of a ploughed out round surviving as extant earthworks.
3	MCO826	Kilkhampston – Romano-British findspot	Findspot	A Roman coin was found in Kilkhampston churchyard.
4	MCO40210	Lords Meadow – Prehistoric/early medieval settlement	Cropmark	The earthwork remains of a complex of trackways and enclosures are visible on aerial photographs. May be prehistoric or medieval settlement.
5	MCO40223	Kilkhampston – Iron Age/Romano-British round	Cropmark	A circular enclosure is visible on aerial photographs is interpreted as a round.
6	MCO40232	Herdacott – Early medieval/medieval field system	Cropmark	The remains of a field system are visible on aerial photographs.
7	MCO11198 MCO23034	Kilkhampston – Early medieval/medieval settlement, medieval manor	Documentary	The settlement and manor of Kilkhampston is first recorded in the Domesday survey of 1086, when it is spelt <i>Chilchetone</i>
8	MCO40207	Pristacott – Early medieval/post-medieval ridge & furrow	Cropmark	The remains of ridge & furrow are visible on aerial photographs.
	MCO40208	Pristacott – Early medieval/post-medieval field system	Cropmark	The remains of a field system are visible on aerial photographs.
9	MCO40209	Kilkhampston – Early medieval/medieval ridge & furrow	Cropmark	The remains of ridge & furrow are visible on aerial photographs.
10	MCO40166	Pristacott – Early medieval/post-medieval ridge & furrow	Cropmark	The remains of ridge & furrow are visible on aerial photographs.
11	MCO23031	Bidney Well – Early medieval well	Structure	The earthwork remains of a well are visible, with suggested early medieval origins.
12	MCO40222	Kilkhampston – Early medieval field system/medieval field boundary	Cropmark	The remains of a field system are visible on aerial photographs.
13	MCO40204	Abbey Bridge – Early medieval/medieval field system	Cropmark	The remains of a field system are visible on aerial photographs.
	MCO40206	Thorne – Early medieval/post-medieval ridge & furrow	Cropmark	The remains of ridge & furrow are visible on aerial photographs.
14	MCO40167	Thorne – Early medieval/post-medieval ridge & furrow	Cropmark	The remains of ridge & furrow are visible on aerial photographs.
15	MCO40168	Lymsworthy – Early medieval field system/post-medieval field boundary	Cropmark	The remains of a field system are visible on aerial photographs.
16	MCO40215	Kilkhampston – Early medieval/post-medieval field boundary	Cropmark	A field boundary is visible on aerial photographs.
17	MCO39522	Penstowe – Medieval field system	Cropmark	The remains of a field system are visible on aerial photographs.
18	MCO39524	Penstowe – Medieval field system	Cropmark	The remains of a field system are visible on aerial photographs.
19	MCO15051	Ilcombe – Medieval settlement	Documentary	The settlement of Ilcombe is first recorded in 1296, when it is spelt <i>Ivelcombe</i> .
20	SAM1003079 MCO23052	Kilkhampston Castle – Medieval motte & bailey	Scheduled Monument	The earthwork remains of a motte & bailey castle which is likely to have been built between 1066 and the end of the 12 th centuryAD.
21	MCO39529	Kilkhampston Common – Medieval field system	Cropmark	A field boundary is visible on aerial photographs.
22	MCO39528	Kilkhampston – Medieval field boundary	Cropmark	A field boundary is visible on aerial photographs.
23	MCO7003	Lady Well – Medieval holy well	Documentary	The site of a well recorded in 1588, of which there is now no trace.
	MCO21117	Kilkhampston – Medieval field system	Structure	The enclosed strips of a medieval open field system survive between Kilkhampston and the castle.
24	MCO13325	Barn – Medieval settlement	Documentary	The settlement at Barn is first recorded in 1256 when it is spelt <i>Attheberne</i> .
25	List1141826 MCO6342	Church of St. James Kilkhampston – Medieval church	Listed Building	Grade I listed building. The parish church has 12 th and 15 th century elements though was largely rebuilt in 1860.
	List1141827	Memorial to Michael Chuke	Listed building	Grade II listed headstone to Michael Chuke. Dated 1679-1742.
	List1230484	Lych gate south of St. James Church	Listed building	Grade II listed lych gated dated c.1860.

	List1230488	Memorial to William Trick	Listed building	Grade II listed headstone to William Trick, buried 1731.
	List1328551	Churchyard gate	Listed building	Grade II listed mid 19 th century gate and gate piers.
26	MCO825	Kilkhampston – Medieval find spot	Find spot	Medieval pottery has been found at Kilkhampston.
26	MCO21116	Kilkhampston – Medieval field system	Structure	An open strip field system surrounds Kilkhampston and extends west towards the castle.
27	MCO14852	Herdacott – Medieval settlement	Documentary	The settlement of Herdacott is first recorded in 1308, when it is spelt <i>Hurdecote</i> .
28	MCO14352	East Herdacott – Medieval/post-medieval settlement	Documentary	The settlement at East Herdacott is recorded on the Stowe Atlas of c.1690. The buildings are recorded on the 1840 tithe, but are demolished by 1880.
29	MCO40233	Tayors Cross – Medieval field system	Cropmark	The remains of a field system are visible on aerial photographs.
30	MCO16979	Thorne – Medieval settlement	Documentary	The settlement of Thorne is first recorded in 1413, the sub-division of East Thorne is first mentioned in 1580 and West Thorne in 1602.
31	MCO5200	East Thorne – Medieval cross	Documentary	The field name 'Cross Park' suggests the site of a cross, but there are no remains.
32	MCO14294	Down Park – Medieval settlement	Documentary	The site of a deserted farm is recorded.
33	MCO15052	Ilcombe – Post-medieval settlement	Documentary	The site of a deserted farm is recorded.
34	MCO11281	Penstowe – Post-medieval manor house	Structure	The current structure at Penstowe incorporates materials from the 17 th century manor house at Stowe, which was demolished in 1720.
34	MCO39523	Penstowe Manor – Post-medieval garden	Cropmark	An ornamental garden is suggested by aerial photographs in the grounds of Penstowe Manor.
35	MCO39527	Kilkhampston – Post-medieval spoil heap/mound	Earthwork	An earthwork mound is visible on aerial photographs.
36	MCO52491	Kilkhampston – Post-medieval milestone	Structure	A dressed milestone dated 1895.
	List1230350	Pristacott	Listed building	Grade II listed building. Former slatestone rubble and cob house, now outbuilding dated c.1600.
37	List1141824	Rectory & adjoining walls	Listed building	Grade II listed building. Mid 19 th century former rectory, now house, with 17 th century elements.
38	MCO53219	Kilkhampston – Post-medieval school	Structure	National school built 1855.
39	MCO9121 MCO9122	Kilkhampston – Post-medieval blacksmiths workshop	Documentary	The site of a blacksmith's is recorded as this location.
40	MCO23037	Kilkhampston – Post-medieval horse engine	Documentary	The site of a horse mill is recorded at this location.
41	List1230495	West Cottage	Listed building	Grade II listed building. Early 16 th century house with later rebuild and alterations.
	MCO53220	Kilkhampston – Post-medieval school	Structure	School built 1850. No longer a school.
42	MCO23036	Carteret Arms – Post-medieval malt house	Structure	The remains of a malthouse, now a public house.
	List1141828	4 The Square	Listed building	Grade II listed building. House with 17 th century core and later additions.
	List1230489	Cob Cottages and Hideaway	Listed building	Grade II listed building. Two 17 th century houses, formerly part of the old poorhouse.
	List1230493	The Old Carteret Arms	Listed building	Grade II listed building. 17 th century former public house, now a house.
	List1328552	House adjoining the Old Carteret Arms at the west	Listed building	Grade II listed building. 17 th century house, formerly part of poorhouse.
43	MCO32619	Kilkhampston – Post-medieval non-conformist chapel	Structure	A late 19 th century gothic style Wesleyan chapel.
44	List1141829	30 The Square	Listed building	Grade II listed building. Early 19 th century cottage.
	List1328553	31-34 The Square	Listed building	Grade II listed building. Row of early 19 th century cottages, some now converted to shops.
	MCO23035	Kilkhampston – Post-medieval malt house	Documentary	A malt house is recorded on the tithe apportionment.
45	MCO23032	Dipper Lane – Post-medieval quarry	Documentary	A linear group of quarries are listed on the parochial checklist and shown on OS mapping.
46	MCO40231	Kilkhampston – Post-medieval quarry	Cropmark	A series of quarries is visible on aerial photographs.
47	MCO18333	Whitcroft – Post-medieval settlement	Documentary	The site of a deserted farm is listed on the parochial checklist.
48	MCO23033	Kilkhampston – Post-medieval brickworks	Documentary	The site of a brickfield is suggested as being at this location.

49	MCO52534	East Thorne Farm – Post-medieval milestone	Structure	A milestone survives at this location.
50	MCO40230	Kilkhampston – Post-medieval quarry	Cropmark	A quarry is visible on aerial photographs.
51	MCO52490	Taylor's Cross – Post-medieval milestone	Structure	A dressed milestone dated 1895 survives at this location.
52	MCO40205	Abbey Bridge – Post-medieval quarry	Cropmark	A quarry is visible on aerial photographs.
53	MCO40217	Kilkhampston – Post-medieval quarry	Cropmark	A quarry is visible on aerial photographs.
54	List1447306 MCO58796	Kilkhampston – 20 th century war memorial	Listed building	Grade II listed structure. A 20 th century war memorial commemorating the Fallen of the First and Second World Wars.
55	MCO39521	Penstowe – Prehistoric/early medieval trackway	Cropmark	Linear feature visible as a ditch and bank cropmark on aerial photography. Suggested as possible prehistoric or early medieval trackway.
56	MCO8130	Kilkhampston – Iron Age round? Modern spoil heap	Earthwork	The alleged remains of a prehistoric earthwork in the churchyard is probably a refuse mound from the 19 th or 20 th centuries.
57	MCO40216	Kilkhampston – Iron Age round, Romano-British round	Cropmark	A rectilinear enclosure is visible as a cropmark on aerial photographs and has been suggested as the site of an Iron Age or Romano-British round. Not enough evidence for positive identification.

4.0 WALKOVER SURVEY

4.1 WALKOVER SURVEY

The proposed development site was visited on the morning of 1st September 2017 and a walkover survey undertaken. Additional photographs can be found in Appendix 1.

The site is located to the north of the historic core and conservation area of Kilkhampston, to the immediate south of 21st century residential development. It constitutes a rectangular field with an approximate north by south orientation.

The site slopes steeply down from a relatively level plateau at the northern end and is currently an area of waste/scrub. There is no official access to the site, former entrances through the western overgrown earth hedgebank having been recently blocked; the northern modern boundary comprising a wooden fence stretching its entire length; the eastern (wooden panel fence and wire and post fence) and southern (earth hedgebank with ditch) boundaries backing onto residential properties. The site is currently waste/scrub; being heavily overgrown with reeds along the western half and with brambles/nettles towards the east, south, and western boundaries (Figure 7). The surface of the site can be seen to have been roughly stoned to allow vehicle movement (Figure 8). A spoil mound is located in the south-western corner and there are signs that the rest of the site has been covered by levelled spoil heaps; manhole covers indicating drainage having been installed across the site. Despite the suggestion of levelled spoil heaps being spread across the site, it is unclear as to whether the site was stripped prior to movement of spoil.



FIGURE 7: VIEW ACROSS THE NORTHERN END OF THE SITE SHOWING ITS CURRENT STATE OF CULTIVATION; VIEWED FROM THE NORTH (NO SCALE).



FIGURE 8: VIEW ACROSS THE NORTHERN END OF THE SITE SHOWING THE STONED NATURE OF THE GROUND SURFACE; VIEWED FROM THE NORTH-EAST (1M SCALE).

4.2 ARCHAEOLOGICAL POTENTIAL

The site is located to the north of the well preserved burgage plots of the historic town of Kilkhampton, though there is little evidence to suggest that they extended this far north. Cartographic evidence suggests that site was former agricultural land enclosed during the post-medieval period, three historic field boundaries crossing the site; there being the potential for the survival of buried archaeological remains. However, the area around the site has seen significant post-industrial development during the 20th century; including the construction of domestic properties on land immediately to the north, the proposal site being earmarked as a future phase of the development. As a result the proposal site was used for spoil storage for the development and service trenching was conducted across the site; all of which activity is likely to have affected the survival and preservation of early archaeological deposits and features, the spoil levelling masking any potential earthwork features. However, it is unclear as to whether the site was stripped prior to this activity and buried archaeological features may survive between the areas affected by service trenching. In terms of archaeological potential therefore, the likelihood of encountering significant early material or features is *low to negligible*.

5.0 CONCLUSION

The proposed development would be located on former agricultural land located to the north of the historic core and conservation area of Kilkhampton. There is no evidence on the historic mapping of structures on the site, nor of the burgage plots extending as far north as the site; though there is evidence of the site having formerly being sub-divided as part of a post-medieval field system.

Whilst limited development (service trenching) has occurred on the site itself, residential development immediately to the north (the proposal site being earmarked as a following phase of the development) led to the site being utilised for spoil storage (subsequently spread across the site); mains sewers also being constructed (visible in manhole covers). It is likely that groundworks associated with the creation of spoil heaps and their subsequent spread across the site to an unknown depth; and the groundworks associated with the installation of drains would have truncated any below ground archaeology, surviving buried archaeological remains being masked from non-intrusive survey (e.g. geophysical survey) by the levelled spoil.

Both the designated and undesignated heritage assets in the wider area are located at such a distance or topographical location such as to minimise the impact of the proposed development; most being insulated from the effects by a combination of local blocking from trees, or buildings.

The archaeological potential of the site is unproven, and the impact of development on surviving archaeological remains would be **permanent/irreversible**. However, given the levels of disturbance described above, the overall impact of the proposed development appears **negligible** and it does not appear necessary to undertake further archaeological investigation of the site.

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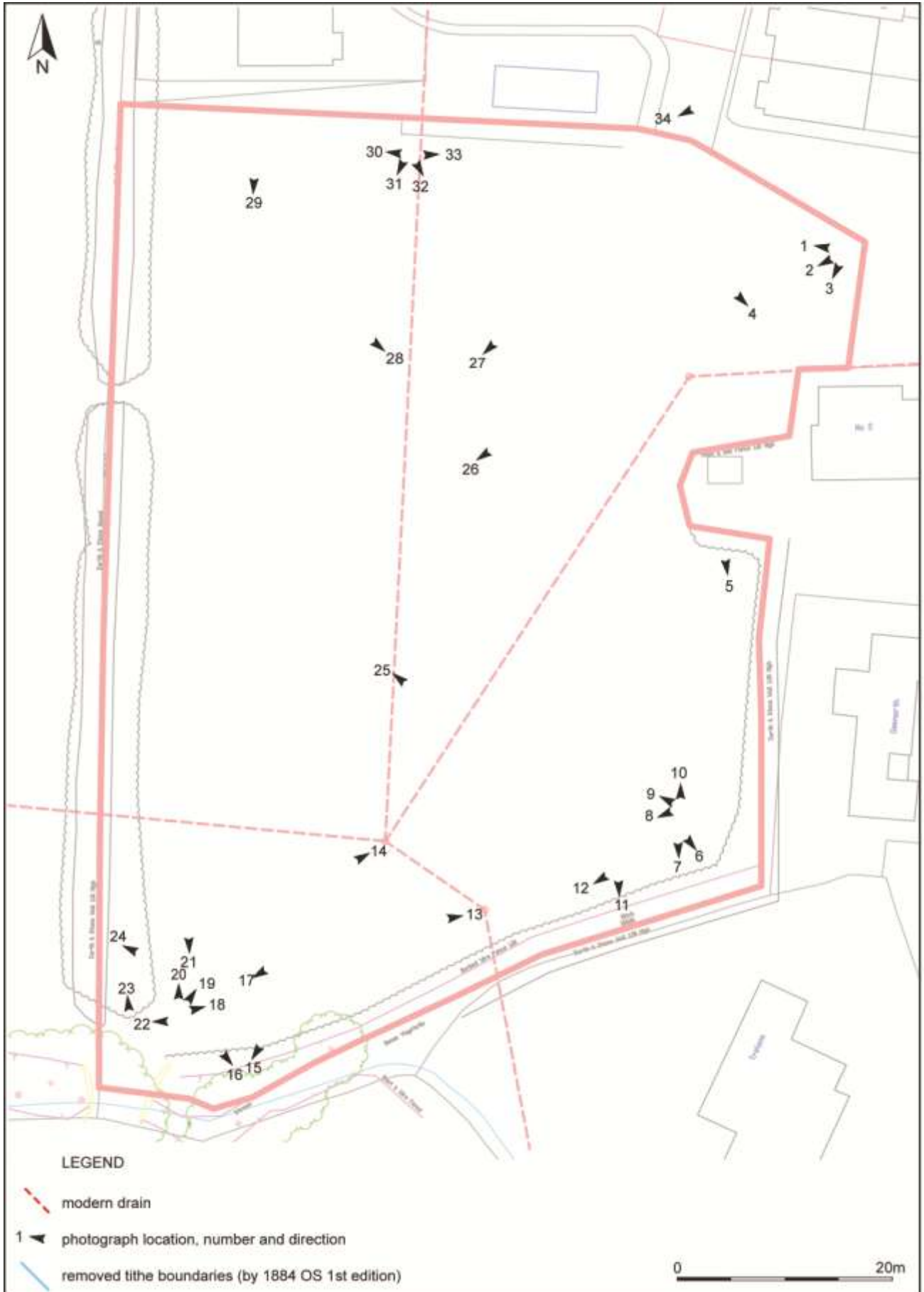
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APPENDIX 1: SUPPORTING PHOTOGRAPHS: WALKOVER



WALKOVER PHOTOGRAPH LOCATION AND DIRECTION.



1. View across the site from the north-east corner; viewed from the east (no scale).



2. View across the site from the north-east corner; viewed from the north-east (no scale).



3. View along the overgrown east site boundary in the north-east corner of the site; viewed from the north (no scale).



4. View of the cottage shown on the 19th century tithe map, to the east of the site; viewed from the north-west (1m scale).



5. View along the east site boundary, showing the overgrown south-east corner; viewed from the north-west (1m scale).



6. View of the overgrown south-east corner of the site; viewed from the north-west (1m scale).



7. View of the overgrown south-east corner of the site; viewed from the north (1m scale).



8. View along the southern site boundary; viewed from the north-east (no scale).



9. View across the site from the south-east corner; viewed from the south-east (no scale).



10. View along the east site boundary; viewed from the south (no scale).



11. Detail of the earth bank behind a shallow ditch forming the southern site boundary; viewed from the north (1m scale).



12. View along the south site boundary, showing the spoil heap in the south-west corner; viewed from the north-east (1m scale).



13. Detail of a modern man-hole cover for the drainage system installed across the site; viewed from the south-west (1m scale).



14. Detail of a modern man-hole cover for the drainage system installed across the site; viewed from the south-west (1m scale).



15. Detail of the south-west corner of the site showing the modern brick wall associated with the drainage system which drains into the ditch at the southern site boundary; viewed from the north-north-east (1m scale).



16. Detail of the modern brick wall associated with the drainage system which drains into the ditch at the southern site boundary; viewed from the north-west (1m scale).



17. Detail of the former entranceway into the site from the south-west corner, showing the modern fence with bank blocking; viewed from the east (no scale).



18. View along the southern site boundary; viewed from the west (no scale).



19. View across the site from the south-west corner, showing the slope of the ground; viewed from the south-west (no scale).



20. View along the west site boundary, showing the slope of the ground and the reed overgrowth; viewed from the south (no scale).



21. Detail of the spoil-heap in the south-west corner of the site; viewed from the north (1m scale).



22. Detail of the blocked former entrance into the site in the west site boundary; viewed from the east (1m scale).



23. Detail of the made-ground spoil spread at the point of the blocked access towards the south-west corner of the site; viewed from the south (1m scale).



24. Detail of the overgrown wooded hedgebank west boundary; viewed from the south-east (no scale).



25. Detail of the reed growth along the western half of the site; viewed from the south-east (1m scale).



26. Detail of the small undulations of the plateau at the northern end of the site; viewed from the north-east (1m scale).



27. Detail of the plateau at the northern end of the site, showing the 'stoned' ground and slight undulations of the spoil spread; viewed from the north-east (1m scale).



28. View across the plateau at the northern end of the site; viewed from the north-west (1m scale).



29. Detail of the overgrowth in the north-west corner of the site; viewed from the north (no scale).



30. View along the north site boundary; viewed from the east (no scale).



31. View across the site from towards the north-west corner; viewed from the north-north-east (no scale).



32. View across the site showing the contrasting reed overgrown west half with the grassed eastern half; viewed from the north (no scale).



33. View along the north site boundary; viewed from the west (no scale).



34. View across the site from the north-east corner; viewed from the north-east (1m scale).



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