

THE WORKING HORSE STABLE  
VENN FARM  
EAST PUTFORD  
DEVON

Results of a Historic Building Survey  
and  
Monitoring and Recording  
During Development Works

A Supplement to  
Keystone Historic Buildings Consultants  
Report K721



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## Acknowledgements

Thanks for assistance are due to:

Mr & Mrs Jessel for allowing unhindered access to the building.  
Ann Dick of DCHES.

SWARCH Ordnance Survey Licence number 100044808

## 1.0 Introduction

**Location:** Venn Farm  
**Parish:** East Putford  
**District:** Torridge  
**County:** Devon  
**NGR:** SS376168  
**OASIS ref:** southwes1-39249

### 1.1 Background

South West Archaeology were commissioned by Jon Alexander of Jonathan Rhind (the Agents) on behalf of Mr and Mrs Jessel (the owners) to undertake historic building recording and archaeological monitoring and recording of groundworks associated with the development of the working-horse stable and former shippon at Venn Farm, East Putford, Devon, prior to and during the development of the building (Planning Application no: 1/1390/2007/FUL).

The remaining building is of local sandstone rubble construction with brick arches over the openings, and forms part of an apparently 19<sup>th</sup> century complex of agricultural buildings at Venn, although the settlement itself was probably first documented in 1330.

A report on the historic development of Venn Farm has been prepared by Keystone Historic Buildings Consultants (Keystone report K721), and this gives the previous uses of the former three-range building as stables, milking parlour, root store and calf house.

The cardinal points used here throughout are taken as the same as those used by Keystone Historic Buildings Consultants, and the findings of the current work comprise a supplement to the Keystone report.

### 1.2 Summary

Observations made during the recent development of the building suggest that the extant working horse stable structure was constructed in more than one phase. The evidence also suggests that the shippon/stable complex was built and altered in the mid to late 19<sup>th</sup> century.

### 1.3 Methodology

The building survey was conducted by Colin Hunnphreys and Deb Laing-Trengove in March 2008 and was carried out according to IFA and EH guidelines. The monitoring and recording was undertaken by Chris Preece, Martin Gillard and Brynmor Morris and was undertaken in accordance with IFA guidelines.

## 2.0 Results of the Survey, Monitoring and Recording (For reference see Keystone report K721 pages 34-37)

### 2.1 The Working-Horse Stable (Plate 1 & Fig. 2 & Fig. 5)

An initial survey of the building revealed little of significance that could be added to the original Keystone report. However, removal of the 20<sup>th</sup> century concrete cow stalls and concrete floor in the former stable (Plate 2) revealed a cobbled floor (Plate 3). The cobbles varied in size (100-300mm) and shape; the larger stones tended to be angular and the smaller ones rounded, and they were generally laid on edge running north-south. To south-of-centre there was a shallow gully or drain composed of stones laid east-west with larger kerb stones to the southern and northern edges. The centre of the drain lay approximately 1.75m from the south front wall and ran east to west for the length of the building with an approximate width of 0.5m. The drain had been partially truncated to the north by the insertion of the 20<sup>th</sup> century concrete drainage channel, but the northern kerbstones were still *in situ* to the west. The position of the drain corresponded with an opening in the base of the west wall containing a ceramic drainage pipe. This opening had also been utilised for the modern concrete drain. The cobbled surface to the north of the drain had been significantly disturbed by the insertion of the concrete floor and stalls of the modern cattle accommodation and no evidence for the demarcation of earlier stalls was visible. The cobbles were laid directly onto natural – a greyish-yellow clay – and there were no finds.

The layout of the floor and the position of the drainage channel supports an interpretation of the former use of the building as a stable with stalls to the north.

When the render was removed from the internal walls various features became visible. This included the rebuild, in brick, of the right hand reveal of the small west window (Plate 4), suggesting that this may represent the insertion of a new opening or the alteration of an earlier feature. Also, a straight join in the corner between the north and west walls, and the footings of the north wall that appeared to be on a slightly different alignment to the standing wall. Both of these features were also visible in the external elevation of the building (see Plates 5 & 6).

### 2.2 The Former Shippon (Fig. 2 & Fig. 5)

Adjacent to the working-horse stable was the site of a shippon demolished by the previous owners of Venn farm. The footprint for a new building on this site (measuring 6m x 10.25m) was stripped by machine under close archaeological supervision.

The natural on the site was a firm, greyish-yellow clay silt in which sub-angular stones <200mm across were quite common. On the top of this was a discontinuous surface (506) of stones 50-150mm across, sub-rounded to sub-angular in shape. This may have been the damaged remains of a cobbled flooring to the former shippon, but any sort of wear could have produced such a surface on top of the natural. In the southern part of the site there were a series of small (100-200mm diameter) round cuts; they contained a very loose, soft, topsoil-like fill and partly rotten wood, and probably relate to modern features within the former shippon (stalls, for example). The top of natural was bright orange in a strip around 0.5m wide along the line of the wall of the demolished shippon (the stub of which was still present to the west). There was no foundation trench or surviving footings, the strip on the natural being the only sign of the wall remaining (see Plate 7). On the northern side of this was a shallow gully with a topsoil-like stony fill

containing coal and lime mortar; this was a modern drainage gully along the edge of the building.

The surface of the natural (506) was cut by [508], an east-west linear extending 7.15m from the western wall. This was 1-1.2m wide, 0.25m deep at the east end and 0.6m deep at the west end; the base was flat and the sides nearly vertical. The sides and east end were lined with roughly coursed stonework /501\ forming a wall 0.1m high at the east end increasing to 0.5m high to the west. It consisted of sub-angular stones 0.1-0.4m across with a fairly good face on the inside of the feature; these faces were 0.5m apart. There was some soft grey-brown clay-silt matrix between and behind these stones. The structure /501\ was interpreted as a drain (see Figs. 3 & 4 and Plate 8). In the base of cut [508], and between the two faces of /501\, a cobbled surface (503) had been laid; the stones were 50-200mm across, sub-rounded to sub-angular in shape and closely packed into the natural. They formed a flat surface sloping gently downward to the west. About 1m from the eastern end of /501\ the feature had been blocked by a single course of stone /509\ laid on top of (503). To the east of this the feature had been filled with a soft grey-brown clay-silt in which stone <300mm across was very common (510). A single, much abraded sherd of medieval or post-medieval North Devon ware was found in this fill, although this was probably residual. To the west of /509\ the base of the drain was filled with (505), a mid-brown silt-clay with voids and common stone; above this lay (504), a firm yellow-orange clay with some stones. Neither context contained any finds. The whole was overlain with (500): topsoil mixed with rubble. At its western end the drain sides, base and fills abutted the base of wall /502\, and the drain seems to have discharged through a small aperture in that wall. A ceramic pipe had been inserted into this aperture from the other side and fixed in place with cement.

Drain /501\ would seem to have had two phases of use, with the original build being foreshortened and the eastern end infilled some time before the western end fell out of use and was backfilled. Both phases were related to the post-medieval/modern agricultural building that formerly stood on this site. Apart from this, all the other features in this area were modern in origin.

### 2.3 The Yard to the West of the Working-Horse Stable

A trench was excavated by machine running 19.4m east to west from the shippon to connect to existing services (Fig. 2). An area 0.8m wide was stripped down to the level of natural (firm greyish yellow silt clay with common sub-angular stone) along the course of the trench using a toothless grading bucket. 3m of the length of this trench, starting 10.5m from the east end, had been disrupted by modern services. From 4.5 to 8.5m from the east end of the trench natural was overlain by a layer of cobbling – this was in poor condition and discontinuous – and modern material was found directly above and pressed into this surface. In the western 4.5m of the trench natural was overlain by a 0.2m thick layer of friable brownish-grey clay silt with stone <400mm very common; this contained modern material such as industrial earthenwares, rubber and aluminium. This was itself overlain by a layer of orange silt-clay 0.2m thick at the west end of the trench tapering off to nothing 4.5m from the end of the trench. The whole was overlain by topsoil around 50mm thick.

The findings suggested a modern yard to the east and recent levelling to the west under the current lawn. There were no remains of archaeological significance.

### 3.0 Discussion/Conclusion

The Keystone report suggests that the working horse stable was part of a complex of buildings constructed in the mid-late 19<sup>th</sup> century. However, observations made during the recent development of the building suggest that the extant stable was a partial rebuild of an earlier structure. Although no direct evidence can be given to support this argument, certain aspects of the building suggests that the structure was constructed in more than one phase.

1. Differences in the style of build and mortar of parts of the building suggest either different phases of build or a large amount of repair.
2. A straight join between the north and west walls of the stable suggest they were built in different phases.
3. The drain and a roughly cobbled surface recorded in the shippon were significantly different to the cobbled floor in the stable.
4. The drain in the shippon did not align with the larger drain hole visible in the west wall and could relate to an earlier structure.

The building is shown on the first edition Ordnance Survey map of 1888, but not on the tithe map of 1842, so it would seem that the shippon/stable complex was built and altered between these dates. However, it may be the case that the 19<sup>th</sup> build incorporated a ruinous building which would not have been shown on the tithe map, which might explain the changes of build.

In conclusion, the building has always been agricultural in function but would appear to have several phases of build/alteration. However, none of this can be dated any closer than to between 1842 and 1888, with the stable likely to have been built circa 1880.

No remains of archaeological significance were recorded during works to the south west of the stable.

#### 4.0 Bibliography and References

**English Heritage.** 2006: *Understanding Historic Buildings, a Guide to Good Recording Practice.*

**Institute of Field Archaeologists.** 1996: *(Revised, September 2001) Standard and guidance for archaeological investigation and recording of standing buildings or structures.*

**Institute of Field Archaeologists.** 2001: *Standard and Guidance for an Archaeological Watching Brief.*

**Keystone Historic Buildings Consultants.** 2006: *Venn Farm, East Putford, Devon. Report K721*



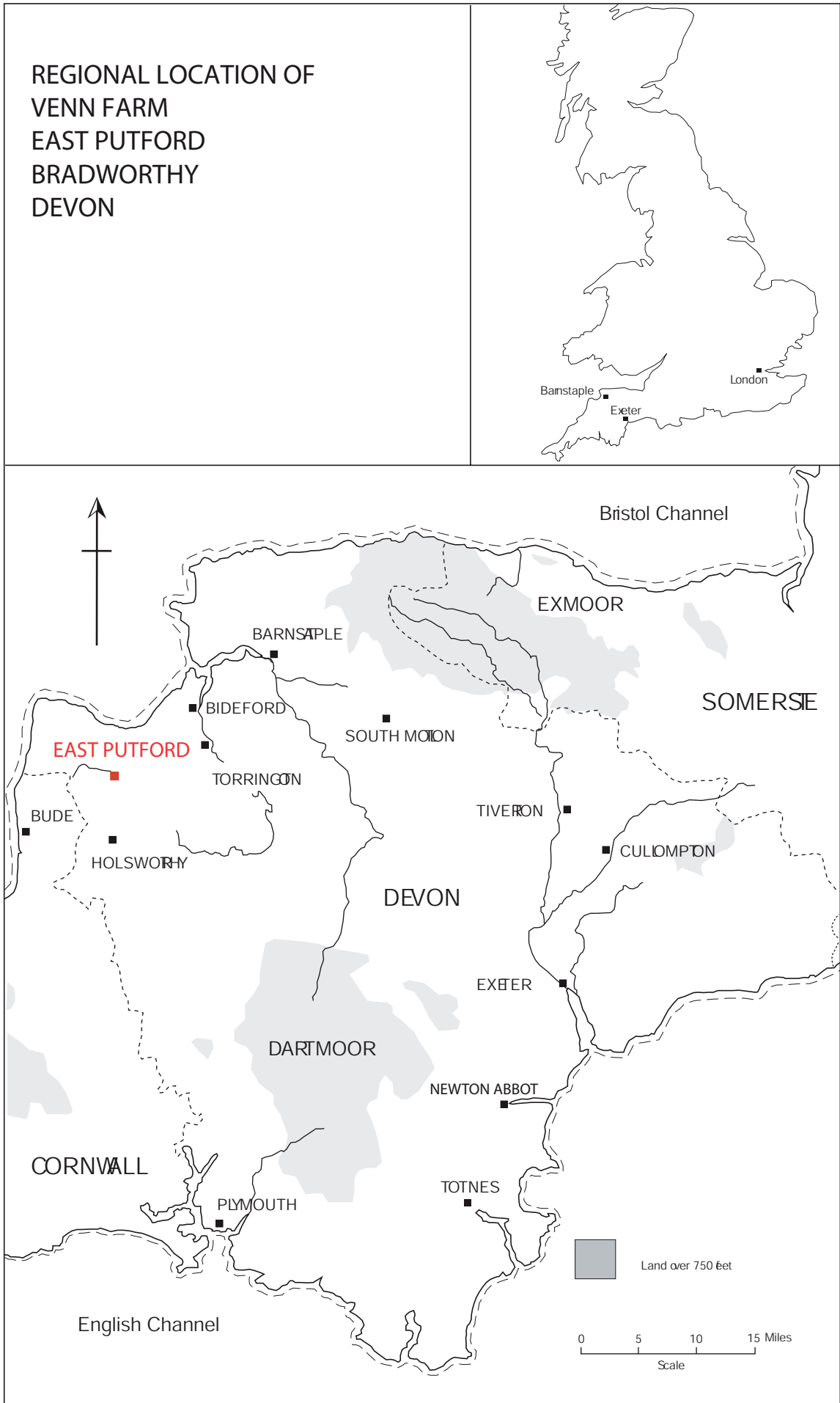


Fig. 1a: Regional location.

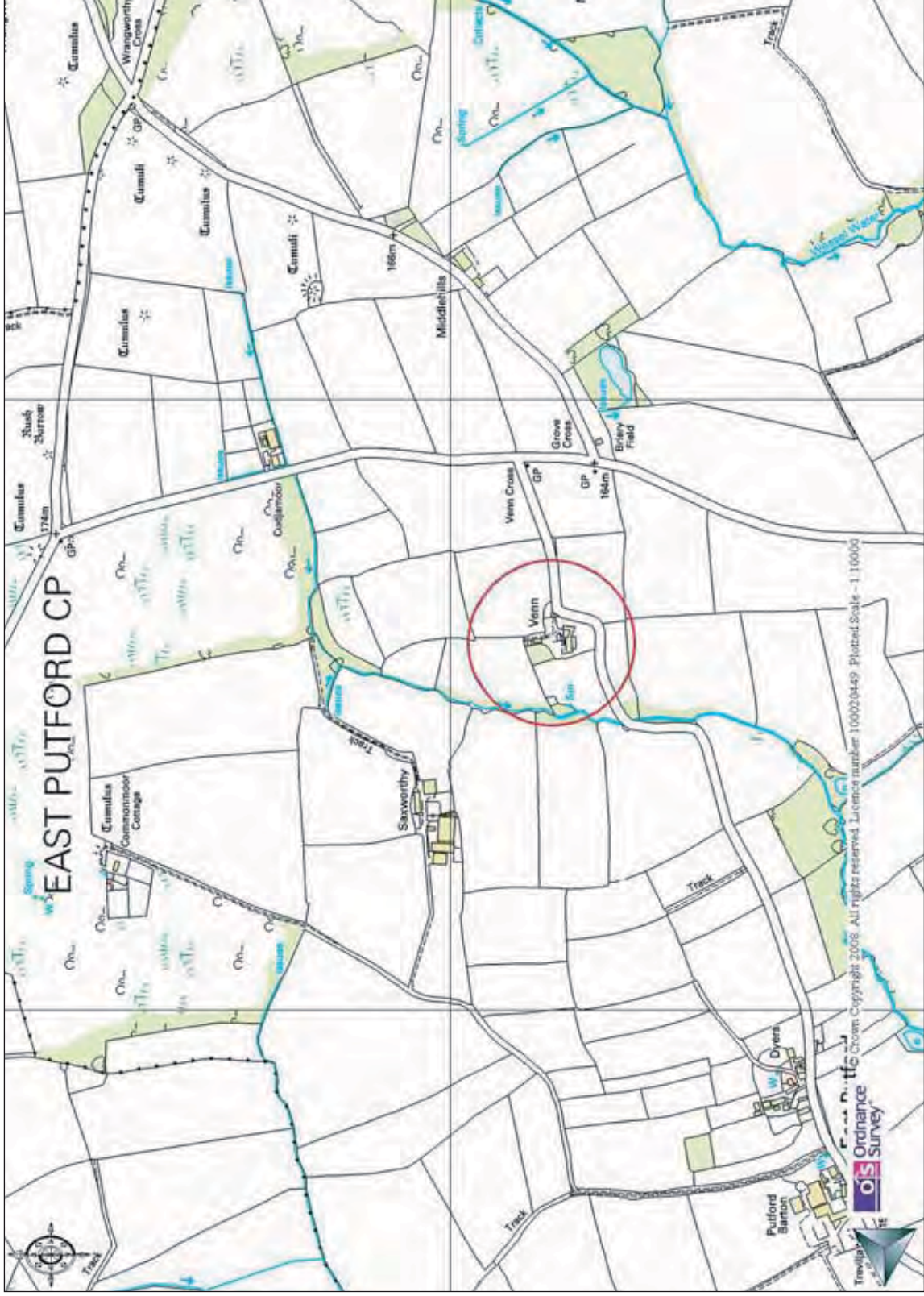


Fig. 1b: Site location.

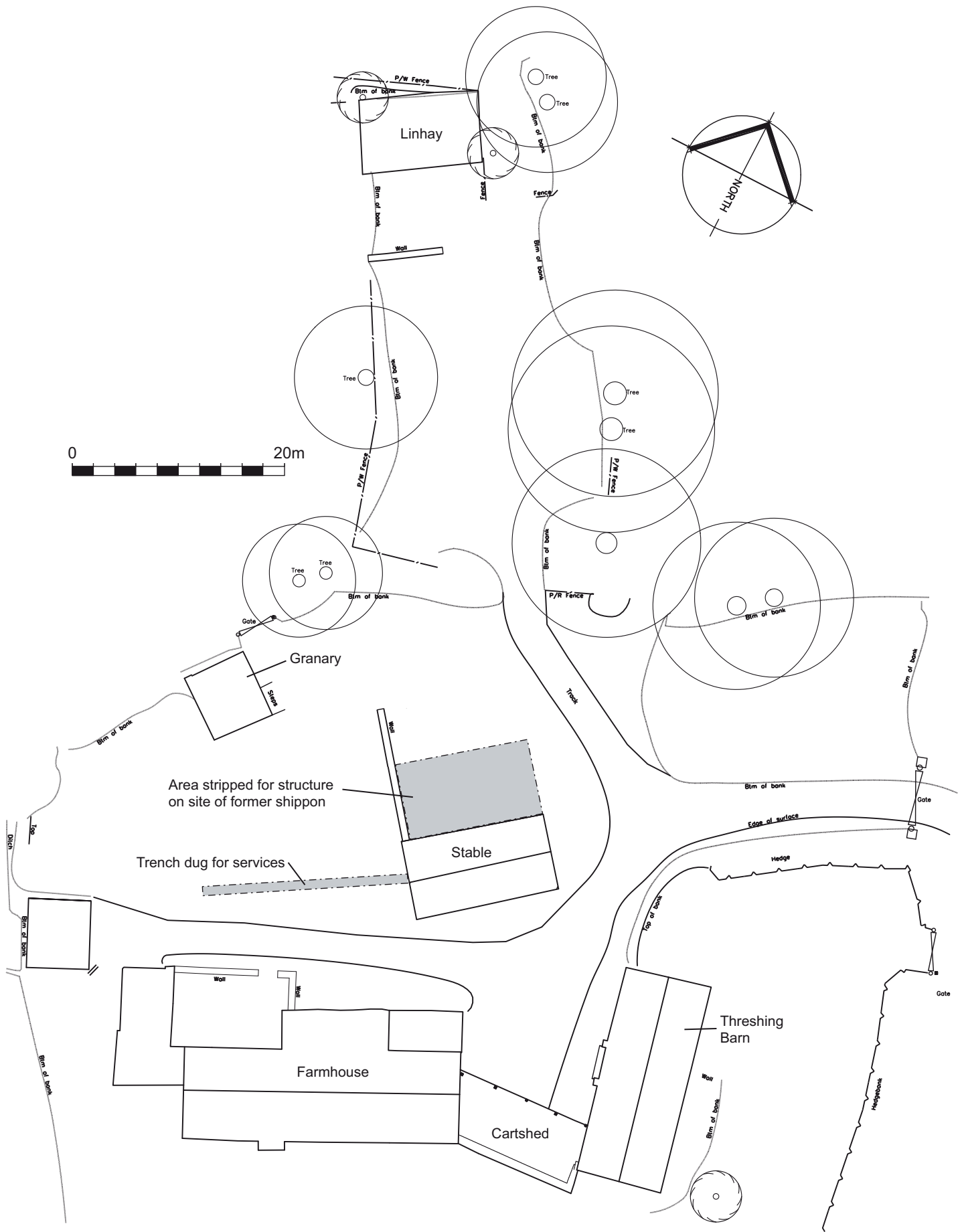


Fig. 2: Plan of Venn Farm showing the former stable and the areas subject to monitoring (shaded grey). Based on drawing supplied by Jonathan Rhind Architects.

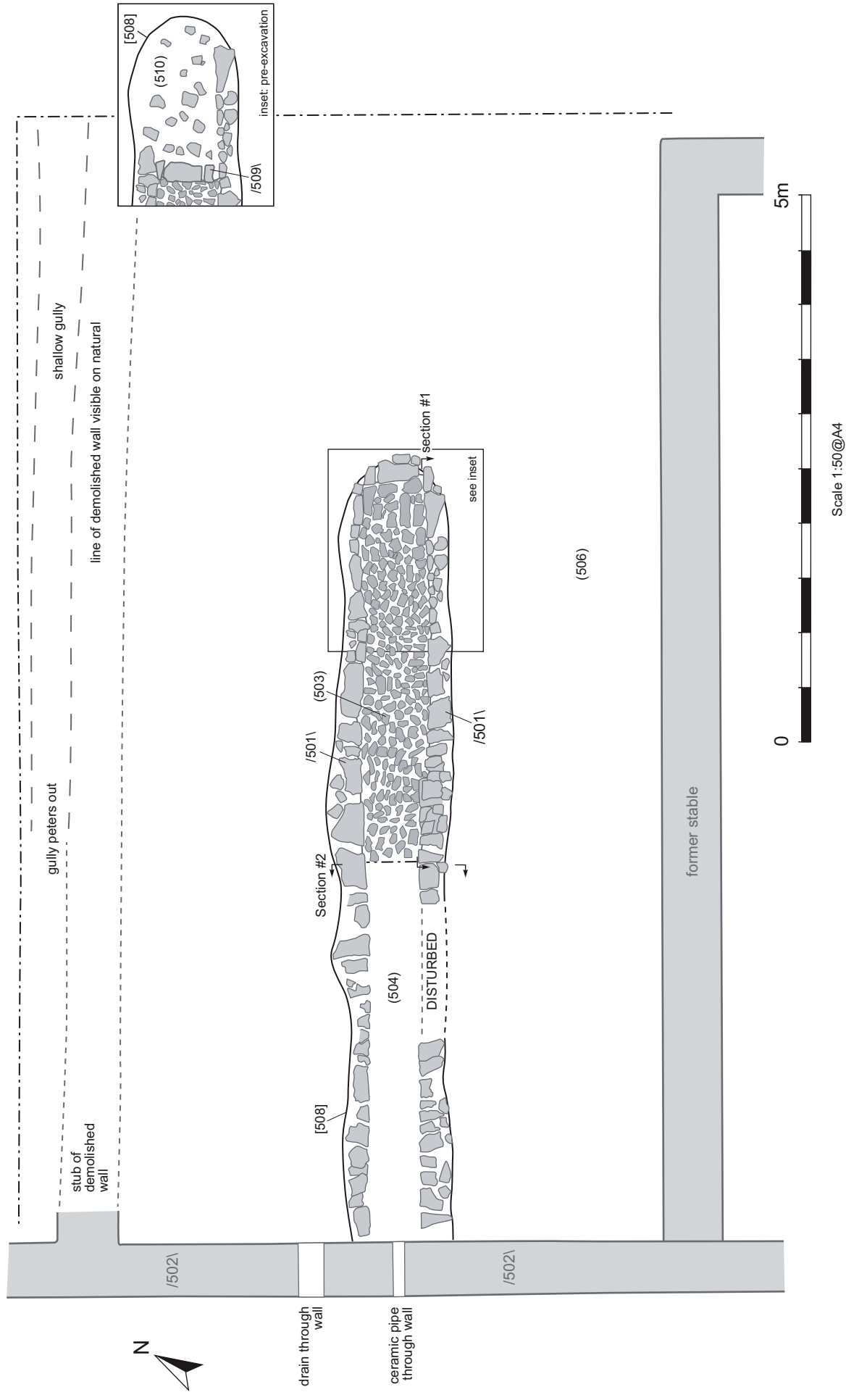
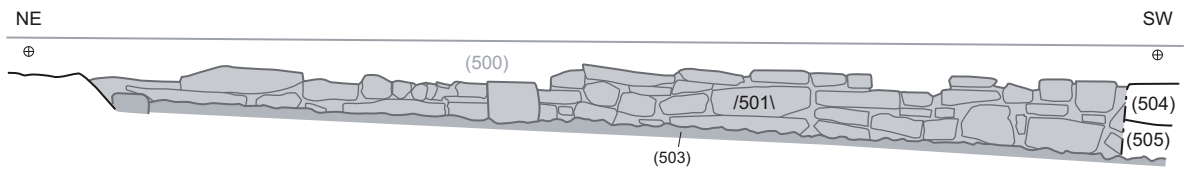
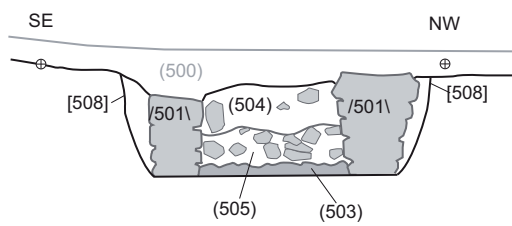


Fig. 3: Plan of the excavated part of the drain on the site of the former shippon at Venn Farm.

Section 1 south-east facing



Section 2 north-east facing



Scale 1:25@A4

Fig. 4: Sections along and across the excavated part of the drain /501\ on the site of the former shippon at Venn Farm.

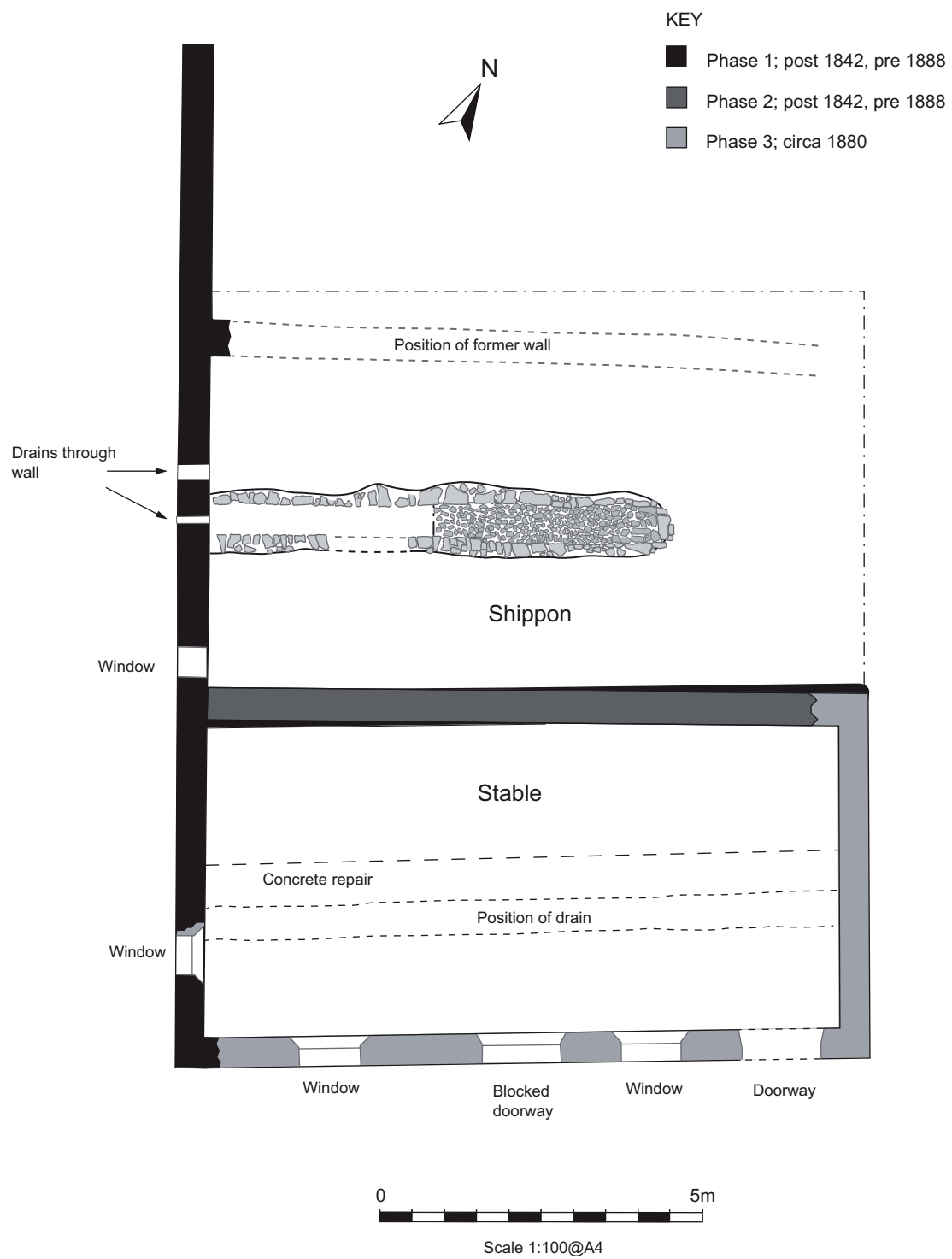


Fig. 5: Plan showing the building phasing of the working horse stable and the former shippon.



Plate 1. The south front of the former working-horse stable.



Plate 2: The interior west end of the former stable before the removal of the modern concrete.



Plate 3: The interior west end of the former stable showing the cobbled floor and drain.



Plate 4: The interior west wall of the former stable after removal of the cobbled floor, showing brick repair to window reveal.





Plate 5: Western corner of the north wall of the stable abutting the west wall of the former shippon, viewed from the north.



Plate 6: Detail of the rear north wall of the former stable showing the projecting base, viewed from the north.



Plate 7: Stripped area of former shippon showing the orange soil indicating the position of the former rear wall and the former position of drain [508].



Plate 8: The south west end of drainage feature/linear [508] showing cobbled surface (503) and before removal of /509\ viewed from the north west.

## Appendix 1

### BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF GROUNDWORKS

Location: Venn Farm

Parish: East Putford

District: Torrington

County: Devon

NGR: SS37601682

Planning Application no: 1/1390/2007/FUL

Proposal: Change of use of shippon from storage to farm office and associated farm machinery store and workshop.

Historic Environment Service ref: ARCH.DC.TO.12734

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), with regard to the archaeological works required as a condition of planning consent for the above works at Venn Farm.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 6) requires that:

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

1.3 The principal objectives of the programme shall be to:

- i) investigate and record any historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development
- ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded
- iii) where appropriate, revise and correct the existing Keystone Historic Buildings Consultants' report number K721.

1.4 The building which is the subject of the present proposal is part of a group of apparently 19<sup>th</sup> century agricultural buildings at Venn, which is itself probably first documented in 1330. The 1880s Ordnance Survey mapping shows the building as the southern range of a larger structure of three parallel ranges occupying a position in the centre of the farmyard. The northern two ranges were demolished in 1994, but the west wall of the former building survives, extending north from the surviving building. The Design and Access Statement describes the building - which is of local sandstone rubble construction, with brick arches over the openings - as forming part of a complex which is 'unusual' and 'a rare survival'.

An initial report on the historic development of Venn Farm has been prepared by Keystone Historic Buildings Consultants (Keystone reference K721). This report discusses the previous uses of the three-range building as stables, milking parlour, root store and calf house.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

#### 2. WRITTEN SCHEME OF INVESTIGATION

This document sets out the scope of the works required to record the historic fabric affected by the proposed development, obtain a **final draft** of the Keystone Historic Buildings Consultants report (K721) and to investigate and record the extent and character of any surviving archaeological deposits affected by the development within the application area and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority.

#### 3. PROGRAMME OF ARCHAEOLOGICAL WORKS

##### 3.1 Desk-based assessment

The **final draft** of the report prepared by Keystone Historic Buildings Consultants (reference K721) will form the Desk-based assessment.

##### 3.3 Historic building recording

A record shall be made of the historic fabric of the building affected by the proposal. This work shall broadly conform to Level 2 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described below:

*Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed.*

*The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

It is anticipated that the **final draft** the Keystone Historic Buildings Consultants report (reference K721), along with the archive arising from that work, will largely fulfil the requirements of the Level 2 record. However, it is possible that the proposed conversion works may reveal features (both above and below ground) which were not evident at the time of the non-invasive work which was carried out by Keystone Consultants.

The contracted archaeologist shall therefore give consideration to whether the observations made by Keystone Consultants *prior* to the construction work need to be supplemented by observations and archaeological recording made *during* conversion work. This consideration should be undertaken in the light of the detailed plans of the proposal, and in consultation between the applicant/agent, the archaeological consultant and this office, based upon the considered impact of the development upon the surviving above- and below-ground historic fabric of the building. The results of this consideration should be included in the Written Scheme of Investigation submitted to the LPA for approval. The contracted archaeologist should make themselves familiar with the specification required for each of the recording levels and the detail of the proposed archaeological works should be set out in the Written Scheme of Investigation.

### 3.3 Monitoring and Recording of Groundworks

Should it be determined that the proposal is likely to have an impact upon below-ground historic fabric, the level of archaeological recording will be:

#### *Selective monitoring and recording.*

Topsoil and all groundworks including geotechnical investigations in archaeologically sensitive areas, as defined and agreed in consultation with the HES, should be removed by machine fitted with a toothless grading bucket 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.

3.3.1 Archaeological features will be cleaned and excavated by hand, recorded and fully recorded by context as per the appropriate Institute of Field Archaeologist Guidelines. All features shall be recorded in plan and section at a minimum scale of 1:20, larger where necessary. As a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.

The photographic record will be made in a format which is acceptable to the Museum of Barnstaple & North Devon. The drawn and written record will be on an appropriately archivable medium. Any variation of the above will be undertaken in agreement with the HES.

3.3.2 Spoil will be examined for the recovery of artefacts.

3.3.3 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.3.4 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.3.5 Should gold or silver artefacts be exposed these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

## **4. MONITORING**

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

## **5. REPORTING**

The report will take the form of:

5.1 One hard copy and one PDF copy of the **final draft** of the Keystone Historic Buildings Consultants report (reference K721) to be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER.

5.2 This will be supplemented by the contracted archaeologist's report on any above-ground and/or below-ground recording which takes place during conversion work. This report will include plans of the features recorded, including their location, description of the historic building fabric, architectural features of interest, below-ground archaeological deposits and artefacts together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.3 A copy of this brief shall be included in the contracted archaeologist's report.

5.4 A copy of the **final draft** of the Keystone Historic Buildings Consultants report (reference K721) and the contracted archaeologist's report will be submitted to the Torridge District Council's Conservation Officer - address below.

5.5 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon 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. A copy of this brief shall be included in the report.

5.6 On completion of the contracted archaeologist's report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the HES in PDF format on the understanding that it may in future be made available to researchers via a web-based version of the HER.

5.7 The archaeological consultant shall complete an online OASIS (*Online Access to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the contracted archaeologist's report.

**The report to the Historic Environment Record will also include the OASIS ID number.**

#### 5.8 Publication

Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

## 6. PERSONNEL

6.1 Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), the Institute of Field Archaeologists (IFA), or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

6.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

6.3 The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

## 7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. The site archive will include a copy of the work carried out by Keystone Historic Buildings Consultants. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. 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.

7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

7.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

## 8. CONTACT NAME AND ADDRESS

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Tel: 01237-428709 Fax: 01237-478849 E-mail: david.tucker@torridge.gov.uk

10 March 2008

## Appendix 2

### WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL RECORDING AND MONITORING IN RESPECT OF THE SHIPPON AT VENN FARM, EAST PUTFORD, DEVON.

**Location:** Venn Farm  
**Parish:** East Putford  
**District:** Torridge  
**County:** Devon  
**NGR:** SS37601682  
**Planning Application no:** 1/1390/2007/FUL  
**Proposal:** Change of use of shippon from storage to farm office and associated farm machinery store and workshop.  
**HES ref:** ARCH.DC.TO.12734

#### 1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme of historical building recording and archaeological monitoring and recording at Venn Farm, East Putford. It has been drawn up by South West Archaeology (SWARCH) at the request of John Alexander of Jonathan Rhind on behalf of the clients, Mr. and Mrs. Jessel, with regard to the archaeological works required as a condition of planning consent for the above works at Venn Farm, East Putford. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES). In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition (number 6) requires that:

*'No development shall take place until a scheme has been submitted and secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved by the Local Planning Authority.'*

*The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.*

- 1.2 The work covered by this WSI consists of:
- 1.2.1 Recording of any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development;
  - 1.2.2 Monitoring groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded;
  - 1.2.3 Where appropriate, revise and correct the existing Keystone Historic Buildings Consultants' report number K721.

#### 2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The building which is the subject of the present proposal is part of a group of apparently 19<sup>th</sup> century agricultural buildings at Venn, which is itself probably first documented in 1330. The 1880s Ordnance Survey mapping shows the building as the southern range of a larger structure of three parallel ranges occupying a position in the centre of the farmyard. The northern two ranges were demolished in 1994, but the west wall of the former building survives, extending north from the surviving building. The Design and Access Statement describes the building - which is of local sandstone rubble construction, with brick arches over the openings - as forming part of a complex which is 'unusual' and 'a rare survival'.

An initial report on the historic development of Venn Farm has been prepared by Keystone Historic Buildings Consultants (Keystone reference K721). This report discusses the previous uses of the three-range building as stables, milking parlour, root store and calf house.

#### 3.0 AIMS

3.1 To amend and add to (where appropriate) the report prepared by Keystone Historic Buildings Consultants (reference K721) which will form the Desk-based assessment.

3.2 To compile a full photographic and written description of the exterior and interior of those elements of the building, as it currently stands, not evidenced or discussed within the Keystone report, that may be affected or revealed by the  
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development, based upon the considered impact of the development upon the surviving above- and below-ground historic fabric of the building.

- 3.3 To investigate, excavate and adequately record any surviving below-ground archaeological deposits across the area affected by the proposed development exposed during groundworks as appropriate.

#### 4.0 METHOD

- 4.1 Health and Safety requirements will be observed at all times by any archaeological staff working on site.

4.1.1 Appropriate PPE will be employed at all times.

4.1.2 The site archaeologist will undertake any site safety induction course provided by the Client.

4.1.3 Should the sides of any trenches, or any built structures be deemed unstable, by virtue of depth or composition, trenches or built structures will be adequately shored, shuttered or stepped to allow safe access. The provision of such measures will be the responsibility of the client.

- 4.2 Historic building recording:

An archaeological record of those elements of the building affected or revealed by the development will be undertaken with the aim of a greater understanding of the building and the identification and recording of any historic features. The recording will be based on English Heritage Level 2 (*Understanding Historic Buildings: A guide to good recording practice*) guidelines and carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001) and will consist of:

4.2.1 A written description and analysis of significant building elements including evidence for different periods of build if revealed and as appropriate;

4.2.2 A digital photographic record will be made of the building supplemented by a Black and White photographic film record of significant elements as appropriate;

4.2.3 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. dendrochronological or palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits.

- 4.3 Below-ground archaeological monitoring and recording of groundworks:

Where groundworks are likely to impact on below-ground archaeology or historic fabric any archaeological work deemed necessary will be carried out in accordance with the Institute of Field Archaeologists (IFA) *Standard and Guidance for an Archaeological Excavation (revised 1995)* and the *Standard and Guidance for an Archaeological Watching Brief (1994)*. All groundworks in areas covered by the footprint of the building and associated service trenching (see attached plan) including hand and machine excavation, removal of surfaces, level reduction and trenching are to be carried out under close archaeological supervision.

4.3.1 Machine excavation will be undertaken using a machine with a toothless, grading bucket.

4.3.2 Excavation will proceed to the surface of archaeological deposits, the surface of *in situ* weathered subsoil or to a depth that will not be affected by the development, whichever is highest in the stratigraphic sequence. Where necessary, to clarify features and soil marks, the area will be cleaned by hand. Should archaeological or palaeoenvironmental remains be exposed, machining will cease in that area to allow the site archaeologist to investigate, record and sample such deposits. The examination will be undertaken before the exposed level is affected by any further construction work and before plant and machinery is driven over it and sufficient time should be allowed in the construction programme to allow the site archaeologist to undertake these investigations. Any archaeological features discovered will then be cleaned, excavated by hand and recorded to IFA guidelines and as per below.

4.3.3 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.

4.3.4 If unanticipated complex or extraordinary archaeological deposits or features are exposed which are of sufficient significance to merit an alternative approach, such as contingency excavation or physical preservation, the need for any amendment to this WSI will be discussed with the client and DCHES.

4.3.5 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

4.3.6 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

4.3.7 Spoil will be examined for the recovery of artefacts.

- 4.4 Archaeological recording will be based on IFA guidelines and those advised by DCHES and will consist of:

4.4.1 Survey and location of archaeological deposits and features.

- 4.4.2 Labelling and bagging of finds on site. Post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.
  - 4.4.3 Should suitable deposits be exposed that contain palaeoenvironmental or datable elements, appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits.
  - 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 excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.
  - 4.4.5 Records will consist of standardised single context recording sheets. All features will be recorded in plan and section at a minimum scale of 1:20, larger where necessary. The drawn and written record will be on an appropriately archivable medium. The photographic record will be made digitally supplemented by B/W print where appropriate. If digital imagery is to be the sole photographic record then suitably archivable prints will be made of the digital images by a photographic laboratory.
- 4.5 SWARCH will agree monitoring arrangements with DCHES 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. Monitoring will continue until the deposition of the site archive and finds.

## 5.0 ARCHIVE AND REPORT

- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and photographic records to include a copy of the work carried out by Keystone Historic Buildings Consultants. The archive will be deposited with the Museum of Barnstaple and North Devon under accession number 2008.17.
- 5.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. 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.
- 5.3 One hard copy and one PDF copy of the **final draft** of the Keystone Historic Buildings Consultants report (reference K721) and any report produced by works covered in this WSI will be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER. These reports will also be submitted to the Torrington District Council's Conservation Officer.
- 5.4 If significant historical elements are recorded or archaeological deposits are exposed by these works an illustrated summary report will be produced as soon as possible following completion of fieldwork, and submitted to Devon County Historic Environment Service and the Client. If few or no archaeological deposits are exposed then, with advance agreement with the DCHES, the submission of a short HER entry will be acceptable. If a report is produced, this will include the following elements:
  - 5.4.1 A copy of the DCCCHES brief.
  - 5.4.2 A location plan and overall site plan showing the location of the area subject to the watching brief as well as the distribution of any archaeological features;
  - 5.4.3 The building survey aspect will consist of a gazetteer of features of historical significance within the building and associated illustrations and/or photographs where appropriate, as well as annotated plans of the building and elevations where appropriate;
  - 5.4.4 Plans and sections of exposed features or deposits at a relevant scale;
  - 5.4.5 A description of any remains and deposits identified including an interpretation of their character and significance;
  - 5.4.6 An assessment of significant artefacts, environmental and scientific samples together with recommendations for further analysis;
  - 5.4.7 Any specialist reports commissioned;
  - 5.4.8 Discussion of the archaeological deposits encountered and their context.
- 5.5 DCCCHES 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. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.

- 5.6 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to Devon County Historic Environment Service and the Client for approval.
- 5.7 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 record *southwes1-392449*.

## **6.0 PERSONNEL**

The project will be managed by Colin Humphreys of SWARCH. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

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### **Appendix 1 – List of specialists**

#### **Building recording**

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Richard Parker  
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#### **Conservation**

Richard and Helena Jaeschke  
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#### **Curatorial**

Alison Mills  
North Devon Museum, The Square, Barnstaple  
Tel: 01271 346747

#### **Geophysical Survey**

Ross Dean  
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GSB Prospection Ltd.  
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#### **Human Bones**

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Louise Lou  
Head of Heritage Burial Services,  
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01865 263 800

#### **Lithics**

Martin Tingle  
South West Archaeology

Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ  
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### **Metallurgy**

Sarah Paynter, Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD  
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sarah.paynter@english-heritage.org.

### **Palaeoenvironmental/Organic**

Vanessa Straker  
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Dana Challinor (wood identification)  
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Tel. 01869 810150  
dana.challinor@tiscali.co.uk  
Julie Jones (plant macro-fossils)  
juliedjones@blueyonder.co.uk  
Heather Tinsley (pollen analysis)  
heathertinsley@aol.com  
Ralph Fyffe (pollen analysis) University of Plymouth

### **Pottery**

John Allen,  
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Tel: 01392 665918  
Henrietta Quinnell  
9 Thornton Hill, Exeter EX4 4NN  
Tel: 01392 433214

### **Timber Conservation**

Liz Goodman  
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## Appendix 3

List of Jpegs contained on CD to the rear of this report.

1. The south front of the former working-horse stable viewed from the south.
2. West end of south wall viewed from the south.
3. East wall viewed from the east.
4. North (rear) wall and location and remains of former shippon and lean-to viewed from the north east.
5. The exterior rear north wall of the former stable viewed from the north.
6. East end of the north wall viewed from the north.
7. Western corner of the north wall of the stable abutting the west wall of the former shippon, viewed from the north.
8. The remains of the west wall of the former shippon viewed from the east.
9. As above showing central portion with former drainage opening.
10. North west end of west wall of former lean-to to north west of former shippon viewed from the east.
11. West wall of former shippon showing remains of former north wall.
12. As 10 above viewed from the west.
13. As above showing straight joint between the former lean-to and shippon.
14. As 9 above viewed from the west.
15. As above.
16. West wall of former stable viewed from the west.
17. As above.
18. South west walls as above.
19. As above.
20. North end of east wall viewed from the north.
21. West end of south west wall showing brick in masonry viewed from the west.
22. Interior west end of the former stable before removal of modern concrete, viewed from the east.
23. Modern stalls along interior north wall viewed from the south east.
24. As above viewed from the south west.
25. The interior east end of the former stable before removal of the modern concrete viewed from the west.
26. As above during removal of the modern concrete viewed from the west.
27. Cobbled floor and drain after removal of concrete viewed from the east.
28. Interior east wall of former stable after removal of cobbled floor viewed from the west.
29. The interior west wall of the former stable showing brick repair to window reveal, viewed from the east.
30. Interior north wall viewed from the east.
31. As above viewed from the west.
32. South wall viewed from the north west.
33. North western corner viewed from the south east.
34. North east corner viewed from the south west.
35. Detail of north wall with projecting base viewed from the south.
36. Roof structure and western gable viewed from the east.
37. As above with east gable viewed from the west.
38. Drain kerb stones uncovered to rear of stable associated with former shippon, viewed from the east.
39. As above viewed from the north.
40. Detail of rear north wall of former stable showing projecting base (as interior) viewed from the north.
41. Detail of the rear north wall of the former stable showing the projecting base, viewed from the north.

42. Aerial view of Venn Farm c1960.
43. As above - recent.
44. Western end of drainage feature/linear [508] showing cobbled surface (503) and before removal of /509\.
45. As above viewed from the north.
46. Feature [508] viewed from the west.
47. As above viewed from the east.
48. As above viewed from the east.
49. As above after removal of /509\ and fill, viewed from the west.
50. North end of [508] as above viewed from the south west.
51. [508] viewed from the north.
52. Stripped area of former shippon showing the orange soil indicating the position of the former rear wall and the former position of drain [508].
53. Service trench to west of former stable viewed from the east.
54. Poor quality cobbling found in service trench.
55. East end of service trench viewed from the west.
56. West end of service trench showing extent of cobbles in foreground, viewed from the east.