

PITT FARM BROADHEMPSTON DEVON

Results of a Desk-Based Assessment,
Historic Building Recording & Archaeological Watching Brief



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Pitt Farm, Broadhempston, Devon
Results of a Desk-Based Assessment,
Historic Building Recording & Archaeological Watching Brief

For

Mr and Mrs Perkin

By



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National Grid Reference: SX 7886768152
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Desk-Based Assessment: Terry Green
Building Survey: Colin Humphreys
Watching Brief: Terry Green; Colin Humphreys
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February 2011

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Summary

The barn at Pitt Farm, Broadhempston dates to the mid-19th century and was constructed in a single phase, with some slight internal modifications during the 20th century. The farm in which it is situated is comprised of a farmhouse of probable 16th/17th century origin together with a small group of further service buildings.

The aerial photographs of the farm suggest the existence of prehistoric settlement enclosures in the adjoining farmland. The watching brief produced no cultural evidence of prehistoric activity.

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Acknowledgements

Thanks for assistance are due to:

The Staff of the Devon Record Office
The Staff of the West Country Studies Library
DCHES

Location: Pitt Farm
Parish: Broadhempston
District: Teignbridge
County: Devon
NGR: SX7886768152

1.1 Background

South West Archaeology Ltd (SWARCH) were commissioned by Mr and Mrs Perkin (the Client) to undertake a desk-based appraisal and historic building recording prior to and during development of the barn at Pitt Farm, Broadhempston (Figure 1). This work was conducted in order to ensure the fulfilment of planning conditions for the proposed change of use and conversion of the upper floor of the barn to form a dwelling (Teignbridge District planning application nos: 07/05471/LBC & 07/05471/COU). The work was conducted in accordance with a Written Scheme of Investigation (see Appendix 2), drawn up with reference to the brief supplied by the Devon County Historic Environment Service (Appendix 1).

Pitt Farm comprises a dwelling house of probable 17th century origin together with a small group of service buildings (Figure 2). The farm lies on or about the 110m contour in a south-east facing position at the head of a combe in open, hilly country. Situated within the parish of Broadhempston. Pitt Farm lies some two kilometres north-west of the parish church close to the boundary with Woodland Parish. The building here under review is a two-storey rubble stone bank-barn to the south-west of the farmhouse. The building is Grade II listed.

1.2 Historical Background

Broadhempston in Haytor Hundred was recorded as a manor in the Domesday Book of 1086 when it was held by Hamelin from the Count of Mortain. It later passed to the Cantilupe family and thence through an heiress to the family of West. In 1570 it was purchased from West, Earl of Delawar, by the family of Rowe from whom it passed to Champion and then to Tozer and then to Palk (Lysons 1822, 268).

Pitt Farm, on the edge of the parish and manor of Broadhempston appears to be named after a subsidence pit used for the washing of wool. The pool was apparently in the stream that runs down the combe at the head of which Pitt Farm is situated. Although there is no record of Pitt Farm before the mid-16th century, the characteristic location and the pattern of surrounding fields (Devon HLC: *Modern enclosures adapting medieval fields*) suggest a medieval origin. The Subsidy Roll of 1571 records a John Barter at Pitt (Gover, Mawer and Stenton 1932, 510), while the Subsidy Rolls of 1524-7 and of 1543-5 record a William Barter, presumably the same William Barter of Pitt who was in dispute with his kinsman John Barter of Hele in the mid-16th century (Evans 1958, 80). The Protestation of Oaths of 1641 also records a John Barter in the parish of Broadhempston, though it does not specify his dwelling place.

By the time of the tithe survey of 1841, Pitt Farm had been sold off from the manor of Broadhempston, being owned at that date by Maria Harris and tenanted by William Venning. Both Harris and Venning were major land-holding families of the parish in the mid-19th century.

1.3 Methodology

The desk-based appraisal was carried out during May/June 2008 by Terry Green and was based on study of cartographic material held at the Devon Record Office and the West Country Studies Library as well as examination of records and aerial photographs held by DCHES. This was carried out in accordance with IfA guidelines on how to conduct archaeological desk-based assessments (IfA 2001).

The building survey was conducted by Colin Humphreys in July 2008 and was carried out according to IfA (2001) and English Heritage (2006) guidelines. The watching brief was conducted in July 2008 by Colin Humphreys and Terry Green in accordance with IfA guidelines.

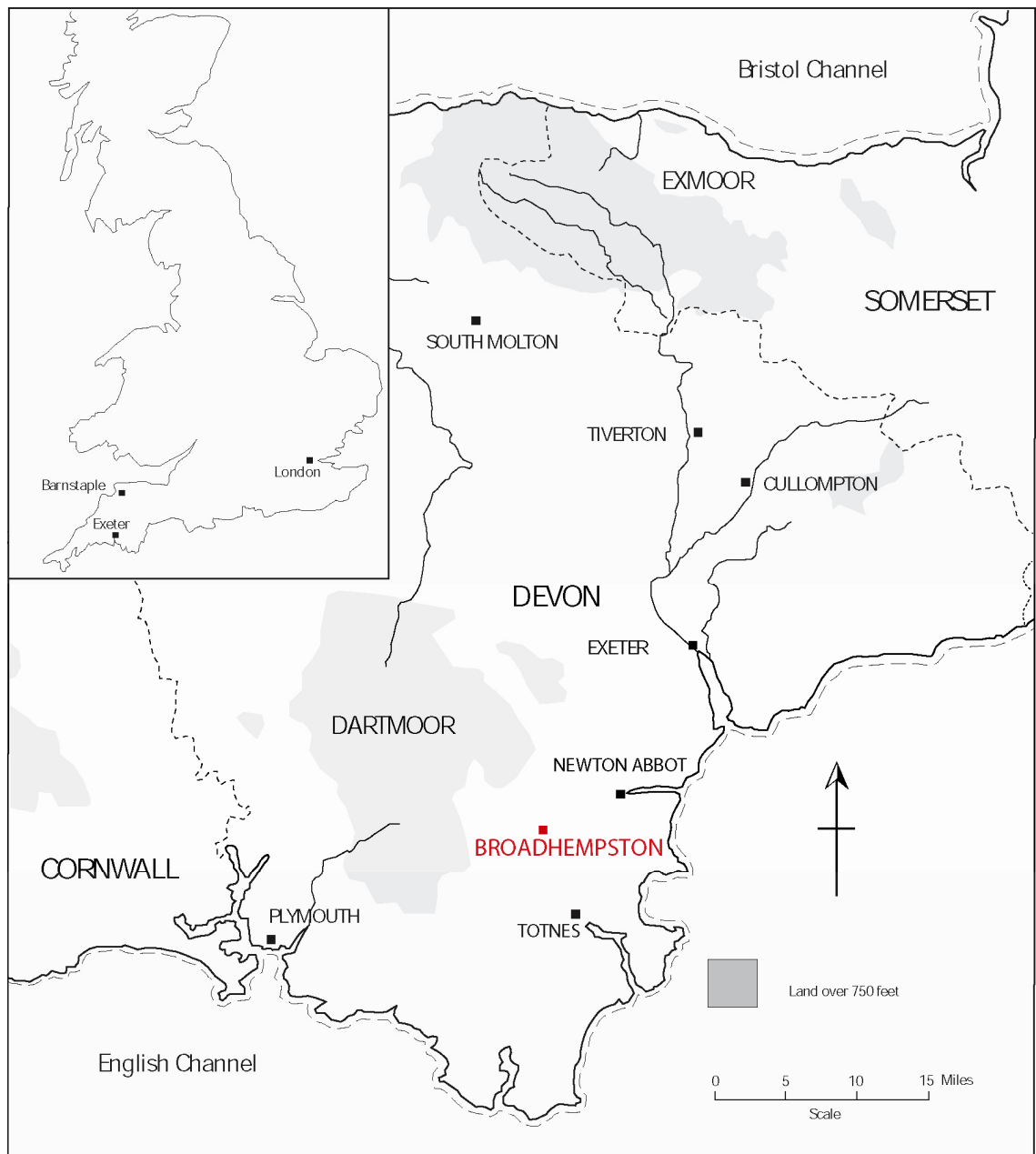


Figure 1: Regional location.

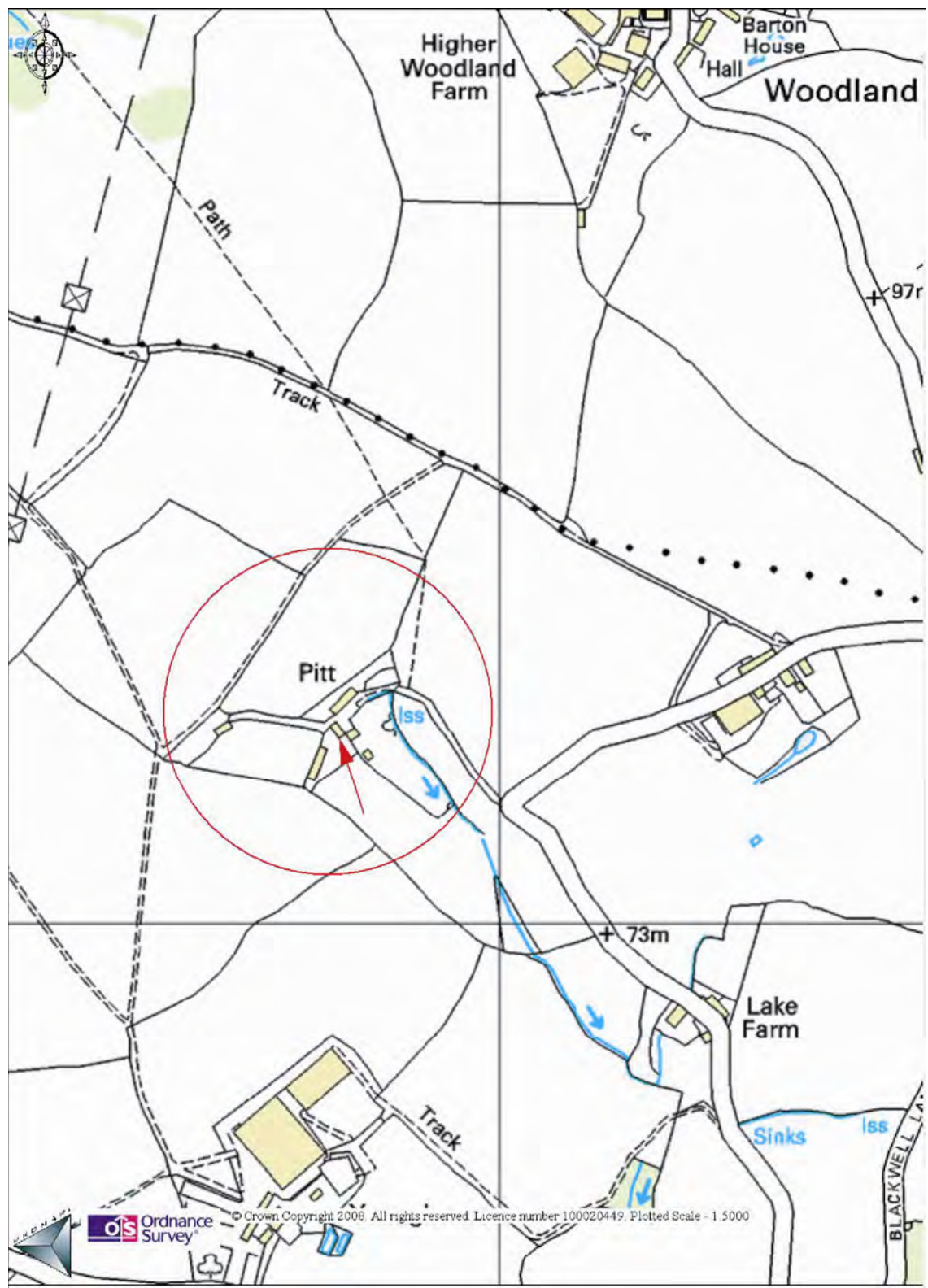


Figure 2: Location map.

2.1 Cartographic History

The earliest cartographic representation of Pitt Farm is the Ordnance Survey draft map of 1805 (Figure 3) which shows three buildings at the head of a stream and an orchard to the north of these buildings.



Figure 3: Extract from the Ordnance Survey's draft map of 1805 (WCSL).

It is the tithe map of 1841 (Figure 4) which provides the earliest detailed record of the layout of Pitt Farm. Number 6 on the map is interpreted in the tithe apportionment (1841) as 'House and Court'. Number 10 is a garden, and numbers 5 and 8 are orchards. The farm house, identified by its red/pink coloration, is shown to have a barn or stable – in grey – attached at its east end. There are two other outbuildings, but it is the building to the south of the farmhouse which is located in the approximate position of the barn under investigation. (Note the exact location and proportions of this outbuilding to the south of the dwelling and compare with that seen in Figure 5).

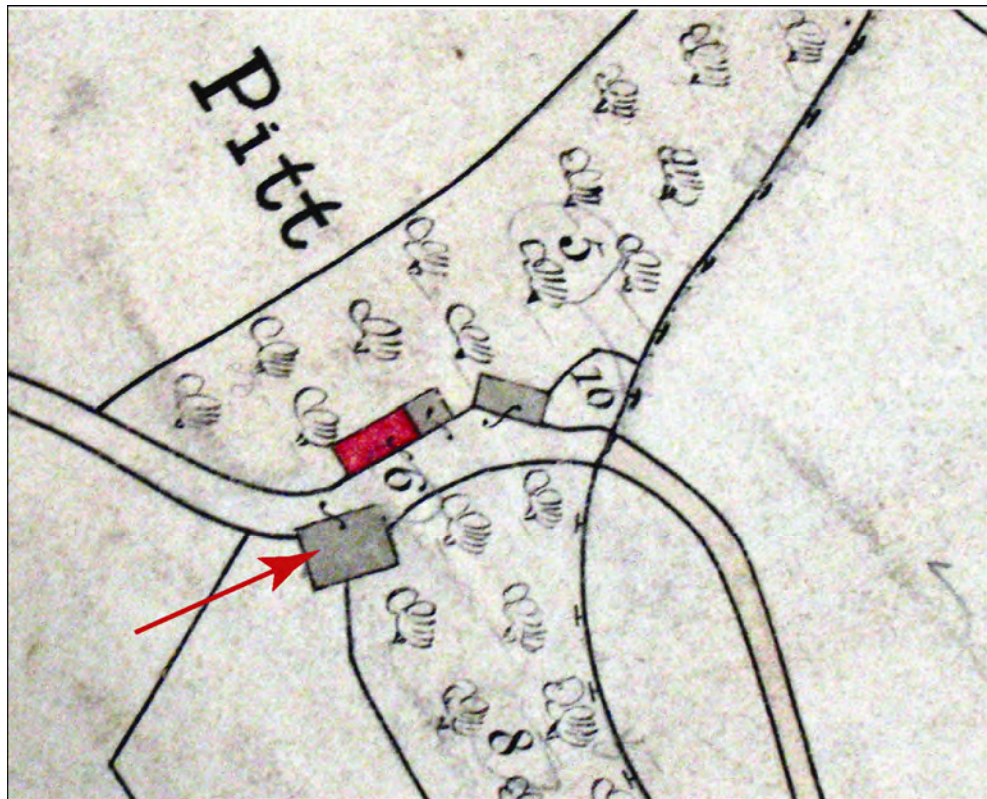


Figure 4: Extract from the Broadhempston tithe map of 1841. The location of the barn is arrowed (DRO).

The Ordnance Survey First Edition map (Figure 5) suggests that between 1841 and 1885 not only has the building to the east of the main dwelling been removed, but that the outbuilding to the south has apparently been reduced to at least half of its former width, leaving a rectangular building with a north-south axis (instead of east-west). This change may represent half of the former structure seen on the 1841 tithe, or that an entirely new building was constructed between 1841 and 1885. In addition to these substantial changes, the northern boundary of the orchard (Tithe Map number 8) has been altered and a small new structure has been inserted on the new boundary.

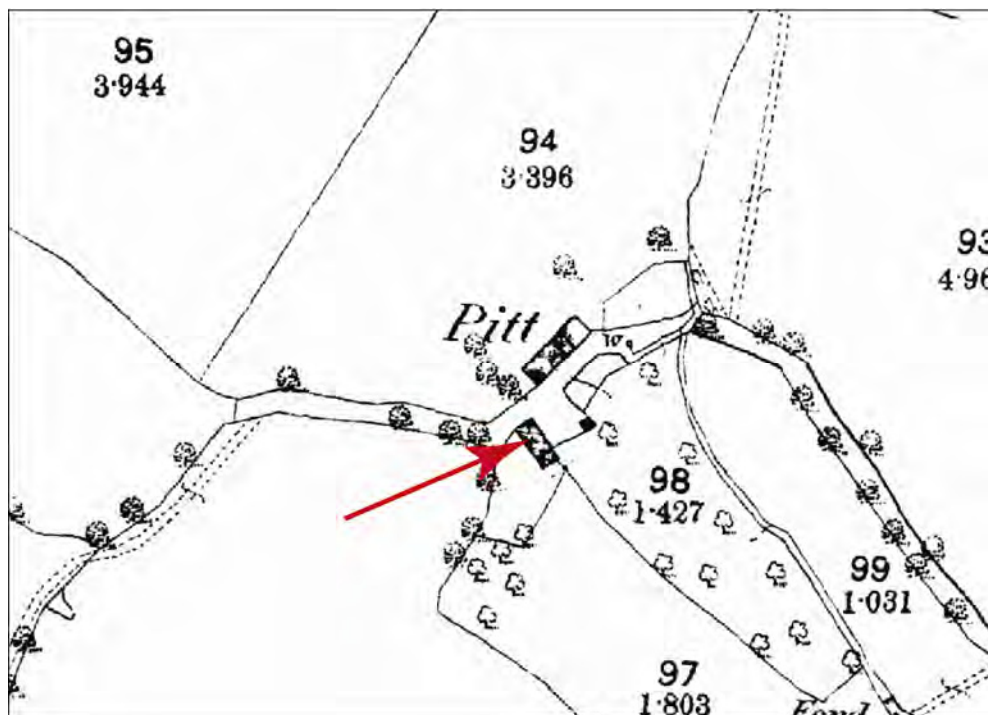


Figure 5: Extract from the Ordnance Survey First Edition map at 1:2500, published 1889, Devonshire Sheet 115.5. The location of the barn is arrowed (WCSL).

By the time of the Second Edition map (Figure 6) further changes had occurred at Pitt Farm. In addition to the small structure noted on the First Edition there is now next to it an open-fronted building facing the rectangular building (barn). Together they form two sides of a yard.

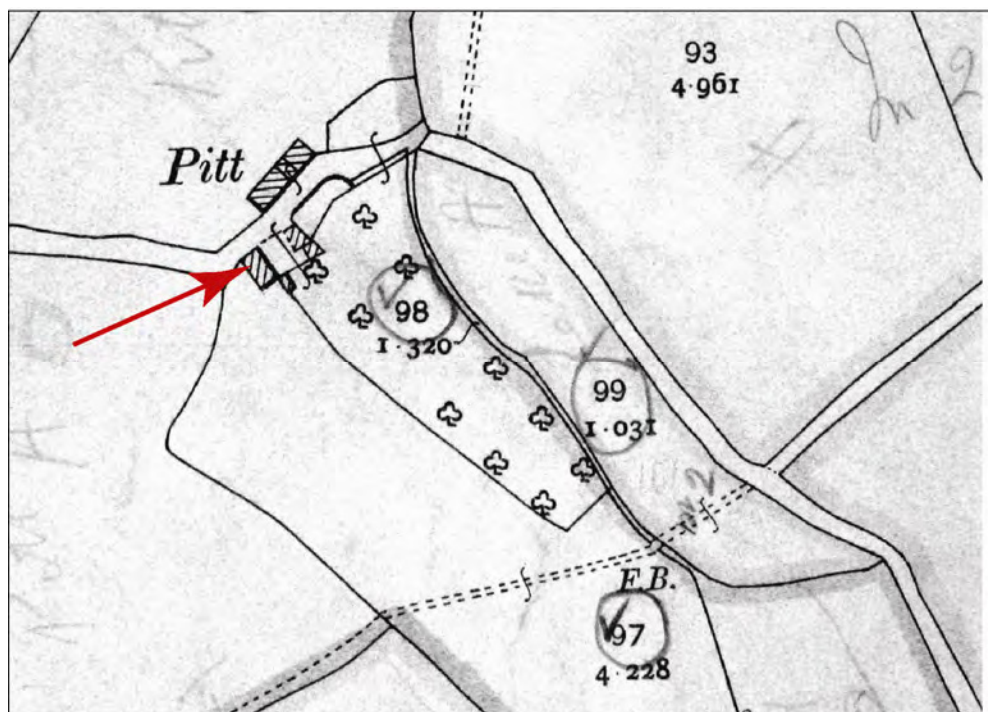


Figure 6: Extract from the Ordnance Survey Second Edition map at 1:2500 published 1905, Devonshire Sheet 115.5. The location of the barn is arrowed (WCSL).

2.2 Aerial Photographs

In the absence of any further cartographic record until the late-20th century, the 1946 photograph (Figure 7) provides some indication of the mid-20th century layout. The barn is clearly still in place, but the building opposite it seems to have been reduced. An aerial photograph of 1989 (Figure 8) provides evidence of development during the later 20th century including a rectangular building opposite and parallel to the barn. Since 1989 this building has been removed.

The aerial photograph of 1989 (Figure 8) also hints at the existence of a possibly double-ditched enclosure of unknown date to the north-west of Pitt Farm, which can be seen as a crop mark (see also Appendix 3). The same photograph appears to record other crop-marks to the west of Pitt Farm which may also indicate a further ditched enclosure. This latter is apparently not noted in the Devon HER and may be illusory.

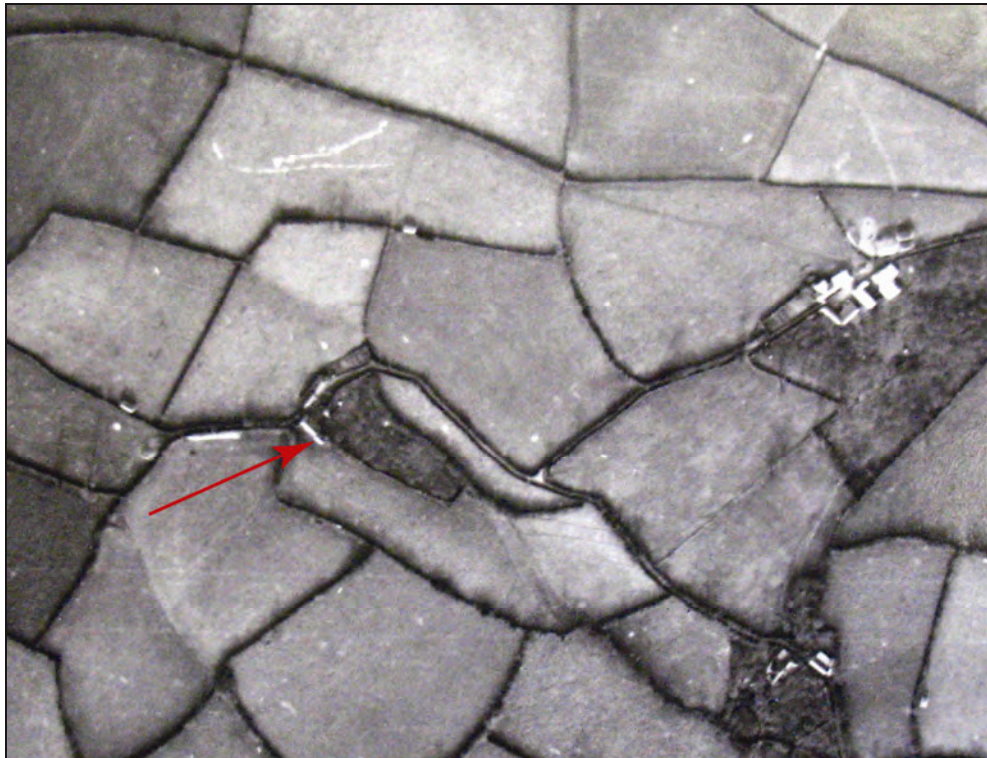


Figure 7: Aerial photograph of 1946. The location of the present building is arrowed (DCHES).

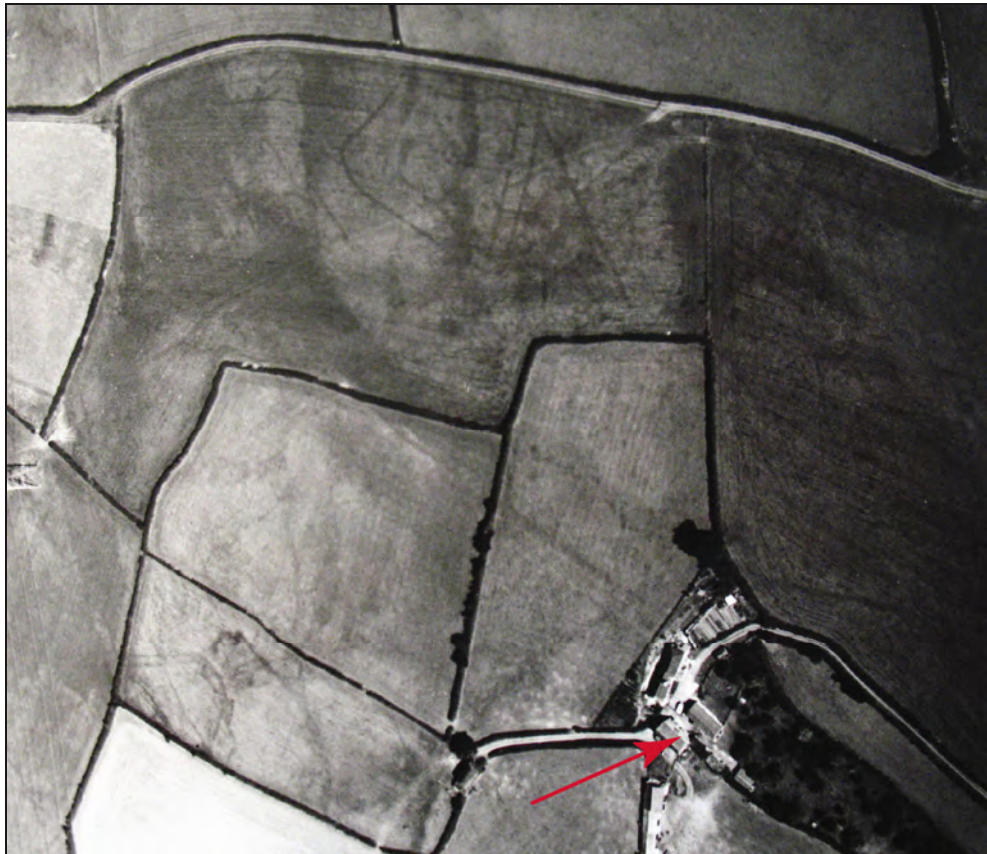


Figure 8: Aerial photograph of 1989. The location of the present building is arrowed. Crop marks are visible top centre and lower left (DCHES).

3.0 Results of the Building Survey

3.1 Exterior Description

A mid 19th century two storey bank barn of single phase build set on a north-west to south-east orientation and cut into a slope rising to the west (Figure 9). The barn consists of a ground floor shippon and a first floor threshing floor and storage, accessed from the rear (upslope) of the building. Constructed of roughly coursed rubble stone (various shales, some sandstone and some granite) with larger squared quoins to all openings and corners and rounded quoins on the north-east corner. All stonework with lime mortar bonding. A slate roof, the building gabled at both ends, with the pitch on a north-west to south-east orientation.

A two storey elevation to the east with three openings on the ground floor each with stone segmental arches, straight roughly chamfered timber lintels and double doors. The centre and most northerly openings have modern ledged and braced doors with modern fittings set in modern frames. The opening to the south is partially blocked by an interior division that subdivides the ground floor with a concrete block work wall. This forms a small animal compartment with a concrete feeder at the south end. The door to this section is a modern, stable type door.

A central first floor loading door with pentice slate roof above.



Figure 9: North and west elevations viewed from the west (2m scale).

3.2 The Ground Floor

The southerly compartment has a concrete animal feeder to the west, with a concrete floor sloping and slightly stepped towards the doorway. A pier of concrete blocks in the south-west corner supports the first floor beam. The central and northern sections of the barn are open with three brick pillars to the west supporting the first floor beams. A ladder against the west wall gives access to the first floor (Figure 12).

The floor is modern concrete with a shallow drain running east to west. Geotechnical investigations showed some evidence of a historic cobbled floor surface beneath the concrete.

The first floor is supported by four large beams, two in the round, and a closer set pair in the central section beneath the threshing floor are halved. A smaller squared beam to the north is likely to be a replacement. The floor beams in the central area are set on rough stone corbels to the west and socketed in to the wall to the east.

3.3 The First Floor

First floor is fully open to the roof of six bays (Figure 10).

The floor boards in the central area forming the threshing floor are pit sawn, running north to south and of random width. The floor is defined by a raised wooden kerb bolted to the beams below; to the north this feature is complete to the south only the bolts remain.

The floor structure to the north of the threshing floor is comparatively modern with 4 x 2 inch joists and 6 inch pine boards, that to the south has 4 x 3 inch joists and random width pine boards.

There are a pair of openings to east and west of the threshing floor; that to the west has a pair of full height ledged and braced doors with that to the south in two sections. The pair are set in pegged frames and hung on square-ended strap hinges. The doors close to a central removable wooden post (replacement) with a wooden sliding fastener. The smaller ledged draft door to the east is set in a splayed opening. The stable type door has each leaf fitted to a pegged frame with one square-ended and one spear-ended strap hinge. The door fame is held in place near the top by spikes into wooden blocks (elm) that are set in to the wall. There are roughly chamfered wooden lintels above both doors.



Figure 10: Interior of the first floor viewed from the south-east (2m scale).

3.4 The Roof Structure

This consists of five pairs of bolted and pegged scissor brace trusses each with a short king-post between the ridge board and the cross of the braces. Each truss is set on the wall top and is

sitting on a short wooden pad. All of the main elements of the roof structure are probably of elm construction. There are two sets of purlins to each pitch set in sockets in each gable that sit on the back of the truss blades.

At the top of each gable is a small sub-square owl hole (Figure 11). These are original to the build of the gables and are a relatively common feature found within threshing barns, providing a roost for the birds which in turn keep the mouse population down within the barn.

The pentices over each doorway have a large projecting timber support socketed into the wall to each side of the doors. Both structures have open ends and are finished with slate, as the roof structure.

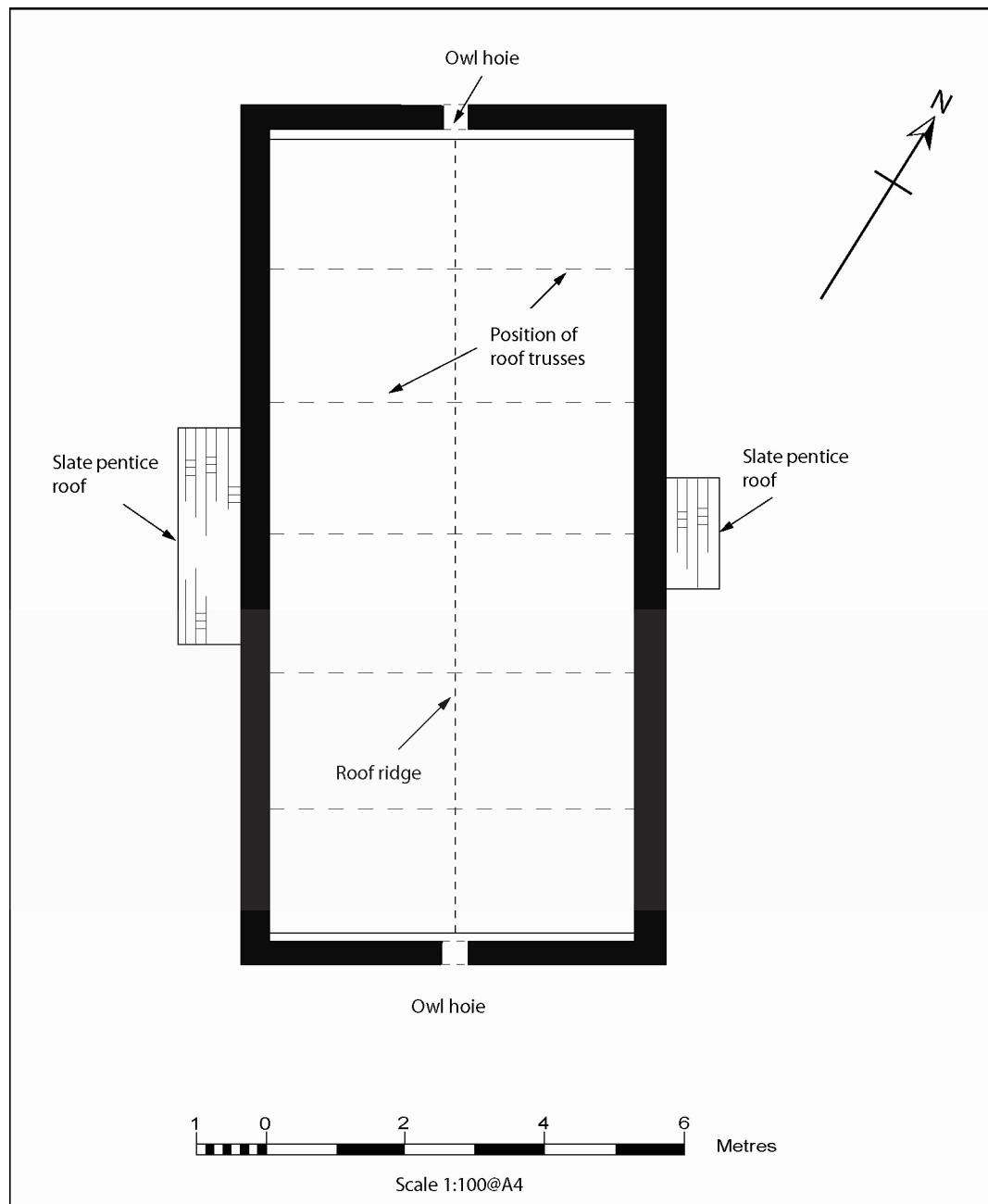


Figure 11: Plan of the roof structure.

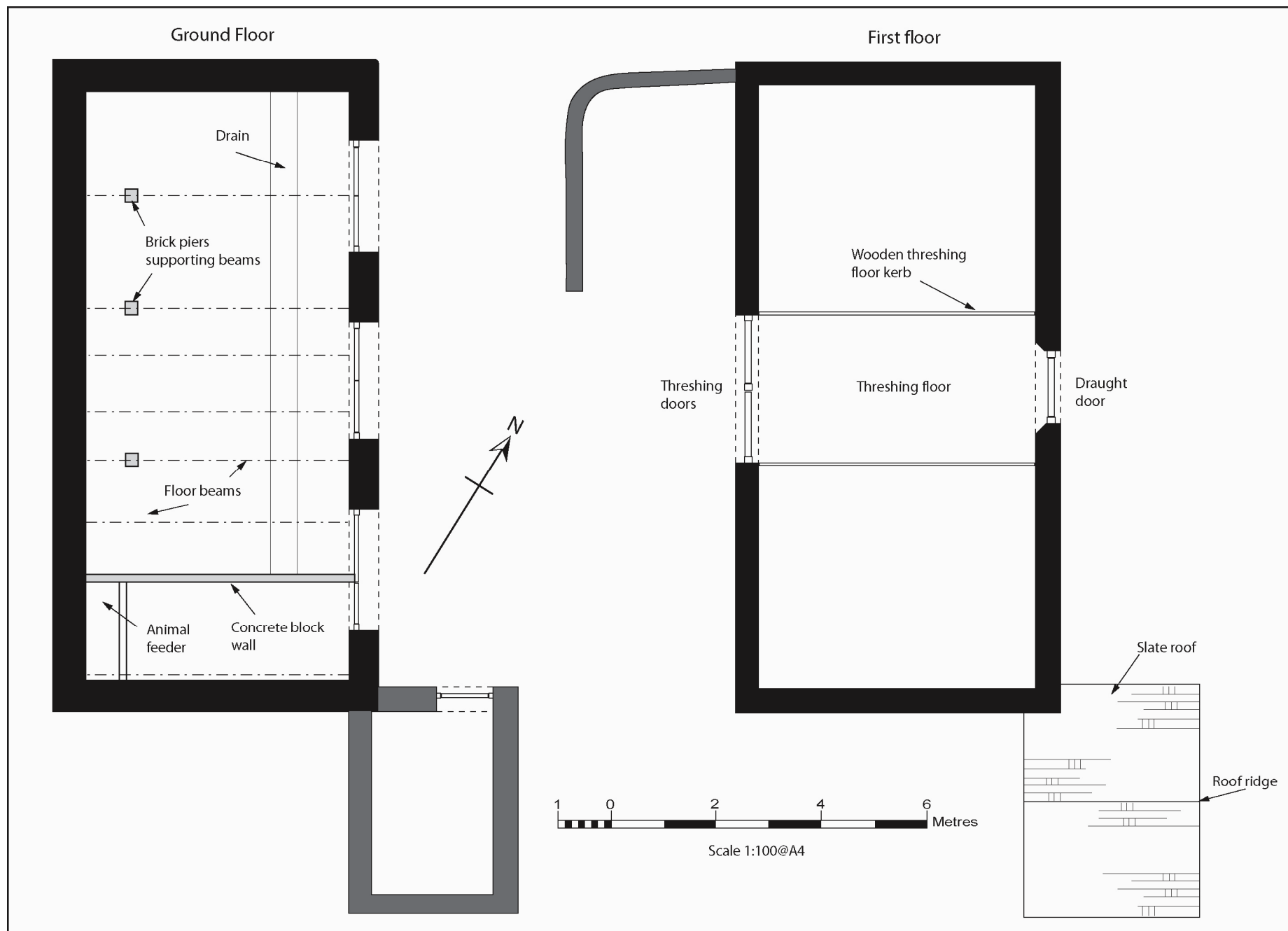


Figure 12: Plan of the Barn at Pitt Farm.

4.0 Results of the Watching Brief

A watching brief was conducted during the excavation of service trenches along the lengths of the northern and western sides of the barn (Figure 13). These revealed that the material which surrounded the barn on these sides comprised a series of re-deposited layers of shillet and sub-soil. No archaeological features were apparent, nor were any finds recovered.

The planned service trench which was to run across the farmyard was not excavated. Observations were made however during the excavation of geo-technical pits within the barn. These revealed that below the concrete floor was a historic floor surface constructed from rounded cobbles (of an average size of 0.08m x 0.04m x 0.04m) set in a compact yellow-grey gritty silt-clay. This cobbled surface lay directly upon the natural subsoil.



Figure 13: Shot from the south-east along the service trench alongside the northern wall of the barn (2m scale).

Pitt Farm is probably of medieval origin, although there is no record before the 16th century. Aerial photography suggests that prehistoric settlement remains survive nearby.

The barn set for conversion shares its location with a large outbuilding which was present in the early 19th century (Figure 4). In the later 19th century a smaller building was recorded in this location (Figure 5). This may have been a reduced version of the original or may have been a new build. The footprint of this building has remained apparently unchanged since the later 19th century.

The building survey confirmed a mid-19th century date for construction of the barn.

The watching brief revealed no surviving evidence for earlier structures or features.

6.0 Bibliography

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Broadhempston tithe apportionment 1841
Ordnance Survey Second Edition map at 1:2500, 1905: Devonshire sheet 115.5

West Country Studies Library:

Ordnance Survey Surveyor's Draft c.1805
Ordnance Survey First Edition map at 1:2500, 1889: Devonshire sheet 115.5

Devon County Historic Environment Service:

Devon Historic Landscape Characterisation (HLC): accessed 9.6.2008 through
http://www.devon.gov.uk/index/environment/historic_environment/landscapes/landscape-characterisation.htm

HE Records:

HER 7909
HER 37200
HER 39517
HER 39518

AP's:

CPE/UK 1890 10 Dec 46 58 SQDN 4383
DAP/OL 1

Appendix 1

BRIEF FOR HISTORIC BUILDING RECORDING

Location: Pitt Farm, Woodland
Parish: Broadhempston
District: Teignbridge
County: Devon
NGR: SX7886768152
Planning Application no: 07/02909/COU & 07/02910/LBC
Proposal: Change of use and conversion of upper floor of barn to single dwelling house
Historic Environment Service ref: Arch/dc/te/12199

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

- 1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request Of Clive Perkin of Pitt Farm, with regard to the archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works.
- 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 requires that:
'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the 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 investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development and
- 1.4 The barn is a Grade II listed building, dating from the late 18th or early 19th century, and forms part of a group of buildings around Pitt Farm - which dates to the 17th century.
- 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 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 (LPA).

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

- 3.1 *Desk-based assessment*
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 work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the desk based work will be confirmed in consultation with the HES.
- 3.2 *Historic building recording*
 - 3.2.1 A record shall be made of the historic fabric of the building affected by the conversion. It is anticipated that this works shall conform to Level 1 -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 in outline below:
*Level 1 is essentially a **basic visual record**, supplemented by the minimum of information needed to identify the building's location, age and type. This is the simplest record, not normally an end in itself but contributing to a wider aim. Typically it will be undertaken when the objective is to gather basic information about a large number of buildings – for statistical sampling, for area assessments or historic landscape characterisation, for a pilot project, to identify buildings for planning purposes, or whenever resources are limited and much ground has to be covered in a short time. It may also serve to identify buildings requiring more detailed attention at a later date. Level 1 surveys will generally be of exteriors only, although they may include superficial interior inspection for significant features. Only if circumstances and objectives allow will any drawings be produced, and these are likely to take the form of sketches.*
*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. The Written Scheme of Investigation will set out the elements of building recording to be undertaken.*
- 3.3 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.
- 3.4 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IFA and scientific guidelines for the analysis and dating of the historic buildings.
- 3.5 Should significant historical and/or architectural elements be exposed within the building by conversion works Maureen Pearce, the Teignbridge District Council's Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

4. MONITORING

- 4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer 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.

5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans of the features, 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. A copy of this brief shall be included in the report.

5.3 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.

5.4 A copy of the report will also be submitted to Maureen Pearce the Teignbridge District Council's Conservation Officer - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, 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 County Historic Environment Service 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 Historic Environment Record.

5.6 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 report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

5.7 *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 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. 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), 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 archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

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

6.5 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 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 NAMES AND ADDRESSES

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW. Tel: 01392-383303, Fax: 01392 383011, E-mail: stephen.reed@devon.gov.uk

Maureen Pearce, Conservation Officer, Teignbridge District Council, Forde House, Brunel Way, Newton Abbot, Devon, TQ12 4XT. Tel: 01626 215705, Email: mppearce@teignbridge.gov.uk

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AT PITT FARM, WOODLAND, BROADHEMPSTON, DEVON.

Location: Pitt Farm
Parish: Broadhempston
District: Teignbridge
County: Devon
NGR: SX7886768152
Planning Application no: 07/05471/LBC & 07/05471/COU
Proposal: Change of use and conversion of upper floor of barn to single dwelling house
HES ref: Arch/dc/te/12199

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Mr Clive Perkin (the Client), and sets out the methodology for historic building recording at Pitt Farm, Broadhempston, Teignbridge, Devon and for related off site analysis and reporting. The WSI and the schedule of work it proposes conform to a brief provided by Devon County Historic Environment Service (DCHES). The work is being commissioned in line with government planning policy (PPG No. 16 *Archaeology and Planning* (DoE, 1990)) and the archaeological condition attached to the planning consent, which states that;

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the 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 programme of work to be carried out by SWARCH and covered by this WSI consists of:

- 1.2.1 Desk-based work to establish the context of the site.
- 1.2.2 Building recording and related analysis and reporting.

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The barn is a Grade II listed building, dating from the late 18th or early 19th century, and forms part of a group of buildings around Pitt Farm - which dates to the 17th century.

3.0 AIMS

3.0 The principal objectives of the work will be to:

- 3.1.1 Establish the historic context and development of the site.
- 3.1.2 Investigate and record any historic building fabric or architectural detail that may be obscured, removed or otherwise affected by the development.
- 3.1.3 Analyse and report on the results of the project as appropriate.

4.0 METHOD

4.1 A desktop assessment of the known history and archaeology of the site will be undertaken to inform the recording and monitoring work. This will collate cartographic and documentary information held in the Devon Record Office, and the West Country Studies Library as well as records and photographs held on the Devon Historic Environment Service Historic Environment Record (HER).

4.2 An archaeological record of historical and architectural elements of the buildings affected by the development will be undertaken. The recording will be in accordance with the IFA *Standard and Guidance on the Archaeological Investigation and Recording of Standing Buildings or Structures* (2001) and will be based on English Heritage Level 2 (*Understanding Historic Buildings: A guide to good recording practice*) guidelines and will incorporate the recommended typical elements and will consist of:

- 4.2.1 The production of written records describing the building and detailing the origin, development and use;
- 4.2.2 A comprehensive digital photographic film record of the building;
- 4.2.3 Plans and drawings as appropriate, showing the form and location of any features of historic significance including those features which may be lost or obscured during the conversion works;
- 4.2.4 Drawings of key architectural features at a scale of 1:20 as appropriate.

4.3 Arrangements will be made for visits to the site during the building works to record any further features of historic significance which are exposed during the works.

4.3.1 The Client will provide SWARCH with details of the location of existing services and of proposed intrusive works within the building, and of the proposed construction programme.

4.3.2 Should significant historical and/or architectural elements be exposed within the building by the conversion works Maureen Pearce, the Teignbridge District Council's Conservation Officer (TDCCO) and the DCHES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

4.4 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.

4.5 The nature of any further works or variation in the methods and procedures laid out in this WSI will be determined by the results of these investigations and in consultation with the DCHES and TDCCO.

5.0 PROJECT MANAGEMENT

5.1 The project will be managed by Colin Humphreys of SWARCH and the survey will be undertaken by suitably qualified and experienced SWARCH personnel.

5.2 The DCHES will be informed of the start of the fieldwork, will monitor the project throughout, and will inspect the works in progress and at the conclusion of each stage of work, as well as examining both the site and primary records before the fieldwork phase can be signed off.

6.0 ARCHIVE AND REPORT

- 6.1 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. The archive will be produced to the relevant archive standards. This will include the digital photographic record for which the archive medium required will be agreed with the museum. If prints are required then these will be made of the digital images by a photographic laboratory. The drawn and written record will be on an appropriately archivable medium. The archive will be deposited with the Royal Albert Memorial Museum under accession number 192/2008. Conditions for the deposition of the archive will be agreed with the Museum.
- 6.2 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. Any significant finds resulting from the excavation will be deposited under the above accession number.
- 6.3 The reporting requirements will be confirmed with the HES on completion of the site work. A report will be produced and copies sent to the Maureen Pearce (TDCCO), the County HER and to DCHES.
- 6.4 The report will include the following elements as appropriate:
 - 6.4.1 The results of the desk based study;
 - 6.4.2 Relevant historic maps, plans and images;
 - 6.4.3 Results of the building survey, including a photographic record, plans of the building detailing the form and function of the building and detailing architectural features, and a written description of the interior and exterior of the building;
 - 6.4.4 A location plan;
 - 6.4.5 An assessment of significant artefacts, environmental and scientific samples together with any recommendations for further analysis;
 - 6.4.6 Any specialist reports commissioned;
 Copies of the report will be submitted to Maureen Pearce (TDCCO), the DCHES and deposited with the County HER, and the site archive, within 6 months of the close of fieldwork unless agreed otherwise with the DCHES.
- 6.5 Should particularly significant architectural elements 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 DCHES, in consultation with the Client. SWARCH, on behalf of the Client, will then implement publication in accordance with a timescale agreed with the Client and the DCHES.
- 6.6 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 OASIS no. southwes1-42719.

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Appendix 1 – List of specialists

Building recording

Robert Waterhouse, 13 Mill Meadow, Ashburton TQ13 7RN, Tel: 01364 652963

Richard Parker, Exeter Archaeology, Bradninch Place, Gandy Street, Exeter EX4 3LS, Tel: 01392 665521, exeter.arch@exeter.gov.uk

Conservation

Richard and Helena Jaeschke, 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD, Tel: 01271 830891

Curatorial

Thomas Cadbury, Curator of Antiquities, Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS, Tel: 01392 665356, Fax: 01392 421252

Geophysical Survey

Ross Dean, South West Archaeology Limited.

GSB Prospection Ltd. Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW,
 Tel: 01274 835016, gsb@gsbprospection.com

Human Bones

Seana Cummins, South West Archaeology Limited.

Louise Lou, Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES,
 Tel: 01865 263 800

Lithics

Martin Tingle, Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ, martin@mtingle.freemove.co.uk

Metallurgy

Sarah Paynter, Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth, PO4 9LD,
 Tel: 02392 856700, sarah.paynter@english-heritage.org

Palaeoenvironmental/Organic

Vanessa Straker, English Heritage SW, 29 Queen Square, Bristol BS1 4ND, Tel: 0117 9287961, vanessa.straker@english-heritage.org.uk

Dana Challinor (wood identification), Lavender Cottage, Little Lane, Aynho, Oxfordshire OX17 3BJ, 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, Exeter Archaeology, Bradninch Place, Gandy Street, Exeter EX4 3LS, Tel: 01392 665918

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

Timber Conservation

Liz Goodman, Specialist Services, Conservation Museum of London, 150 London Wall, London, EC2 5HN,
 Tel: 0207 8145646, lgoodman@museumoflondon.org.uk

Appendix 3

Extracts from the Devon County Historic Environment Record

HER 7909

Farm

District: Teignbridge District

Class: Unassigned

Type: PIT

NGR: SX789-682-

Historic Parish: BROADHEMPSTON

OS Map: SX76NE

Civil Parish: Broadhempston

Broad Period:

Description: Pitts Farm. There was until recently a subsidence pit which collected the heavier matter from the washing of short wool in the little stream which has its source a short distance away and 'never dries up'. The wool was put into baskets in the stream, which was subsequently used to irrigate the lower meadow with its rich liquid manure. The withies for the baskets were grown in a field below the beacon (Evans).

Evans, H. R. /TDA/90(1958)91/Broadhempston.

HER 37200

Cropmark

District: Teignbridge District

Type: ENCLOSURE

NGR: SX78906845

Historic Parish: WOODLAND

OS Map: SX76NE

Civil Parish: Woodland

Broad Period: Prehistoric

Period:

Description: Rectangular single ditched enclosure (S side not visible) 50m EW, at least 50m NS. Recorded from the air 1985.

AP of 1989 by F. Griffith records much more detail of S end of the enclosure on the S side of the present field boundary.

Aph=dap/fa 4(11/7/1985).

Aph=dap/ol 1,2(18/7/1989).

HER 39517

District: Teignbridge District

Class: Agriculture and Subsistence

Type: BARN

NGR: SX788-681-

Historic Parish: BROADHEMPSTON

OS Map: SX76NE

Civil Parish: Broadhempston

Broad Period: Modern

Listed Building Grade: Grade II

Period: Modern, XIX, XVIII

Description: Barn approx 15m south west of pitt farmhouse. Bank barn. Circa late c18/early c19. Rubble walls with larger quoins. Grouted slate roof. Shippon on ground floor, storage above.2 storeys.3 regular wide openings at front on ground floor with stone arches. Central first floor loading door with pentice slate roof above. Forms a group with pitt farmhouse.

HER 39518

District: Teignbridge District Class: Domestic

Type: FARMHOUSE

NGR: SX78886817

Historic Parish: BROADHEMPSTON

OS Map: SX76NE

Civil Parish: Broadhempston

Broad Period: Medieval

Listed Building Grade: Grade II

Period: Modern, Post-medieval, XIX, XVII

Description: Pitt farmhouse. Farmhouse. C17, considerably altered probably in c19. Rubble walls rendered at rear.2 tall rubble stacks, one at left gable end and lateral stack at front; both have dripcourses. Slate roof to house, corrugated iron to attached barn, gabled at either end. Originally probably 3-room and through/cross passage plan, possibly screens passage, with front lateral fireplace to hall and inner room heated by gable end stack. At some stage right-hand lower end was converted into barn.2 storeys. Asymmetrical 3-window front with mid C20 metal frame casements of 1

and 2 lights on first floor and 2 late C20 wood casements to ground floor with diamond 'leaded' panes, 3-light to left, 2-light to centre. C20 concrete and glazed lean-to porch to right of centre and to its right is plank door to barn.

Interior: hall fireplace has chamfered, slightly cambered, wooden, lintel with hollow step stops. Chamfered cross beam with bar and hollow step stops. At lower end of hall is another beam which has had a wall inserted beneath it and the same has happened at the lower side of the passage suggesting that there were originally screens there. In the barn below the passage it can be seen that the dividing wall is cement blocks. The barn has 3 heavy cross- beams roughly chamfered, one of which rests on a chamfered wooden corbel at the front.

Appendix 4

Text of DOE Listing Documents

IoE Number: 84749

Location: BARN APPROXIMATELY 15 METRES SOUTH-WEST OF PITT FARMHOUSE,
BROADHEMPSTON, TEIGNBRIDGE, DEVON

Photographer: N/A

Date Photographed: N/A

Date listed: 17 July 1987

Date of last amendment: 17 July 1987

Grade II

SX 76 NE BROADHEMPSTON 1/45 Barn approximately 15 metres - south-west of Pitt Farmhouse - II Bank barn. Circa late C18/early C19. Rubble walls with larger quoins. Grouted slate roof. Shippon on ground floor, storage above. 2 storeys. 3 regular wide openings at front on ground floor with stone arches. Central first floor loading door with pentice slate roof above. Forms a group with Pitt Farmhouse.

IoE Number: 84748

Location: PITT FARMHOUSE,
BROADHEMPSTON, TEIGNBRIDGE, DEVON

Photographer: N/A

Date Photographed: N/A

Date listed: 17 July 1987

Date of last amendment: 17 July 1987

Grade II

SX 76 NE BROADHEMPSTON 1/44 Pitt Farmhouse-GVII

SX 76 NE BROADHEMPSTON 1/44 Pitt Farmhouse - GV II Farmhouse. C17, considerably altered probably in C19. Rubble walls rendered at rear. 2 tall rubble stacks, one at left gable end and lateral stack at front, both have dripcourses. Slate roof to house, corrugated iron to attached barn, gabled at either end. Originally probably 3-room and through/cross passage plan, possibly screens passage, with front lateral fireplace to hall and inner room heated by gable end stack. At some stage right-hand lower end was converted into barn. 2 storeys. Asymmetrical 3-window front with mid C20 metal frame casements of 1 and 2 lights on first floor and 2 late C20 wood casements to ground floor with diamond 'leaded' panes, 3-light to left, 2-light to centre. C20 concrete and glazed lean-to porch to right of centre and to its right is plank door to barn. Interior: hall fireplace has chamfered, slightly cambered, wooden, lintel with hollow step stops. Chamfered cross beam with bar and hollow step stops. At lower end of hall is another beam which has had a wall inserted beneath it and the same has happened at the lower side of the passage suggesting that there were originally screens there. In the barn below the passage it can be seen that the dividing wall is cement blocks. The barn has 3 heavy cross beams roughly chamfered, one of which rests on a chamfered wooden corbel at the front.

Appendix 5

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

- Exterior:**
1. View of the farmhouse and barn from the north-east.
2. View of the farmhouse and barn from the east.
3. View of the farmhouse from the south (front of barn).
4. North-east elevation of the barn.
5. View from the north of the building attached to the south-east corner of the barn.
6. Interior of small storage building attached to the barn.
7. View of the north-west elevation of the barn, viewed from the north.
8. North-west and south west elevations viewed from the west.
9. Section of the former yard wall to the south-west of the barn.
10. The south-west elevation of the barn.
11. The south-east elevation of the barn.
12. As above door detail.
- Interior ground floor:**
13. Interior of the ground floor of the barn viewed from the north-west.
14. As above showing the southern corner, the ladder and the brick pillars supporting the first floor.
15. Interior of the ground floor of the barn viewed from the south-east.
16. As above.
17. As above showing the western corner and the brick pillars supporting the first floor.
18. The interior viewed from the west showing the northerly section of the north-east wall.
19. As above showing the southerly section.
20. The compartment at the south end of the ground floor viewed from the north-east.
21. As above viewed from the south-west.
- Interior first floor:**
22. Interior of the first floor viewed from the south-east
23. As above.
24. As above viewed from the north-west.
25. As above.
26. As above showing the south-east gable and roof truss.
27. The southern corner and the threshing doors viewed from the north.
28. The threshing doors.
29. Detail of above.
30. Threshing doors and western corner viewed from the south.
31. The northern corner and the draught door viewed from the south.
32. The draught door.
33. The eastern corner and draught door.
34. Detail of draught door.
35. North-west gable and roof truss.
36. As above
37. South-east gable and roof trusses.
38. Roof truss to the north of the threshing doors viewed from the north.
39. The threshing floor viewed from the south-east.
40. Detail of threshing floor kerb showing bolt fixing.
41. Remains of ground floor cobbling revealed at north end of building.
42. As above.
43. View of the barn from the south.
44. Sockets at ground level in the north- west facing wall (probably used for inserting the first floor beams).
45. Trench cut along the south-east facing wall.
46. Trench cut along the south west facing wall.



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