

THE OLD CLERGY HOUSE

CORNWOOD

IVYBRIDGE

DEVON

Historic Building Recording



South West Archaeology Ltd. report no. 220810



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The Old Clergy House, Cornwood, Ivybridge, Devon

Historic Building Recording

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Report Version: FINAL
Draft Issued: 17th August 2022
Report Finalised: 26th August 2022

Work undertaken by SWARCH for a private client (The Client)

SUMMARY

This report presents the results of a programme of targeted building recording at The Old Clergy House, Cornwood, Ivybridge in the larger ground floor room of the property formerly known as No.2, the two cottages now being converted into one dwelling.

The modern concrete floor has been removed in the space, exposing a layer of redeposited clay and subsoil packing over a former cobbled floor. The cobbled floor areas, which exhibit a few scattered remaining split-slate stones are lower than the areas of clay packing, and it is not immediately clear without further full excavation if more cobbles may survive in other places. The section of concrete floor that has been left would indicate that the cobbles were probably removed when this floor was installed and what survives are 'outliers' of larger size and more deeply bedded into the natural. Some lime and sandy silt, as well as clay, was noted mixed with natural subsoil, suggestive of some form of bond between the cobbles. Split slates can be seen around the edges of the room and along a partition line; rounded pebbles, possibly from the river appear to have been used in the main floor areas. The character of the cobbled floor and the cobble stones themselves suggests a post medieval, 18th or 19th century date for the floor surface, as they appear to interact with the small box hearth at the north end of the room. A large area of dusty charcoal and ash was noted as a lens within the upper packing near the staircase within the room; the bressummer beam was also observed as charred, which may indicate a fire in post medieval times, resulting in remodelling.



August 2022

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ACKNOWLEDGMENTS

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THE STAFF AT DARTMOOR NATIONAL PARK

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1.0 INTRODUCTION

LOCATION:	THE OLD CLERGY HOUSE
PARISH:	CORNWOOD
DISTRICT:	DARTMOOR NATIONAL PARK
COUNTY:	DEVON
CENTROID NGR:	SX 60602 59813
PLANNING REF:	0385/21
SWARCH REF:	COPH21
OASIS REF:	SOUTHWES1-432526

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client (The Client) to undertake a programme of targeted building recording at The Old Clergy House (formerly Nos.1 & 2 The Clergy House), Fore Street, Cornwood, dealing specifically with exposed floor deposits in the larger room in the structure which comprised the ground floor of No.2. The work was undertaken at the request of the Dartmoor National Park Conservation Officer, in retrospect of a programme of renovation works, with the modern concrete floor having been removed. The work was undertaken in accordance with ClfA and Historic England guidelines and in accordance with the existing planning permission (0385/21) and WSI (Boyd 2021).

1.2 LOCATION AND TOPOGRAPHY

Cornwood lies approximately 3 miles to the north-west of Ivybridge, just within the Dartmoor National Park boundary. The landscape surrounding the village is open countryside, actively farmed to the east, west and south, to the north and north-east is moorland and to the north-west is a large area of quarrying activity. The former pair of cottages face east, at the north end of the village, opposite the Primary School. The soils of this area are recorded as the well-drained fine loamy and fine silty soils over rock of the Denbigh 1 Association (SSEW 1983), overlying the sedimentary slate and slatestones of the Upper Devonian Slate Formation (BGS 2022).

1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

The Old Clergy House lies in the parish of Cornwood, in the historic hundred of Ermington and the deanery of Plympton. Domesday records the settlement as *Cornehuda*, a relatively large settlement of 24 households. Lysons records cattle-fairs at Cornwood on the first Monday in May and the fourth Monday in September. The Manor of Cornwood belonged to the Raddons, the Britvilles, the de Bathonias or Bathes, and the Metsteds before the Courtenays in the mid-14th century. It continued in their family until the attainder of the Marquis of Exeter. Sometime afterwards the manor belonged to the Cole family, then the Belmaines before passing to the Maynards. It was purchased by George Treby, one of the co-heiresses of whom passed the Manor to Benjamin Hayes, Esq., whose son, Treby Hele Hays, Esq. of Dallamore held the manor at the start of the 19th century (Lysons 1822).

1 & 2 Old Clergy House are Grade II Listed (List No:1162435). The listing text reads as follows:
11 House divided into two cottages. Circa C16/17 with later alterations. Rendered rubble with granite quoins. Asbestos slate roof with gabled ends. Two storeys. Five window range. Circa early C19 casements in enlarged openings. Left hand and left of centre two granite doorways with deeply chamfered four-centred arch heads and jambs. C20 hoods and doors. To right of centre projecting bay and stack with set-offs. Chimneystack heightened in brick in C20. Rendered stacks at gable ends.

A Heritage Statement was carried out for the site by K. Metcalfe Heritage in June 2021. The Heritage Statement agrees with the listing in that the two houses were likely originally one house. As far as archaeological potential, the Statement reads:

As noted above, the HER notes the medieval settlement of Cornwood and there is some potential to contain buried evidence relating to the settlement development before during and after the medieval period. However, this would apply primarily for proposals that involve new construction that has the potential to disturb remains. Whilst from initial inspection it appears that the internal walls are all C20th alterations, due to the age of the property there may be further hidden historic fabric internally that will require careful consideration during the proposals. For the purposes of this application therefore, the archaeological interest is considered to be low, but with monitoring required during works.

The DNPA Archaeological Officer comments read as follows:

The proposed development will impact Clergy House, a Grade II Listed building of 16th – 17th C date, which is therefore of national significance. In addition, the site falls within the medieval core of Cornwood, a settlement which is first recorded in the Domesday Book of 1086 as a sizeable settlement of 24 households. Cornwood is therefore of at least 11th C date and likely to have origins even earlier. Given the length of human activity on the site there is an elevated potential for the presence of buried heritage assets and therefore a high evidential value which, in turn, grants a level of significance sufficient for the area to be considered and undesignated heritage asset. Consultee recommendation: Given the archaeological sensitivity of the development site, an archaeological watching brief is recommended on all groundworks.

1.4 METHODOLOGY

The building recording was conducted by Emily Wapshott MCIfA in August 2022 in accordance with a Written Scheme of Investigation (WSI) drawn up in consultation with the Dartmoor National Park Archaeologist (Boyd 2021). The work was undertaken in line with best practice and follows the guidance outlined in: ClfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the buildings' setting follows the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015).

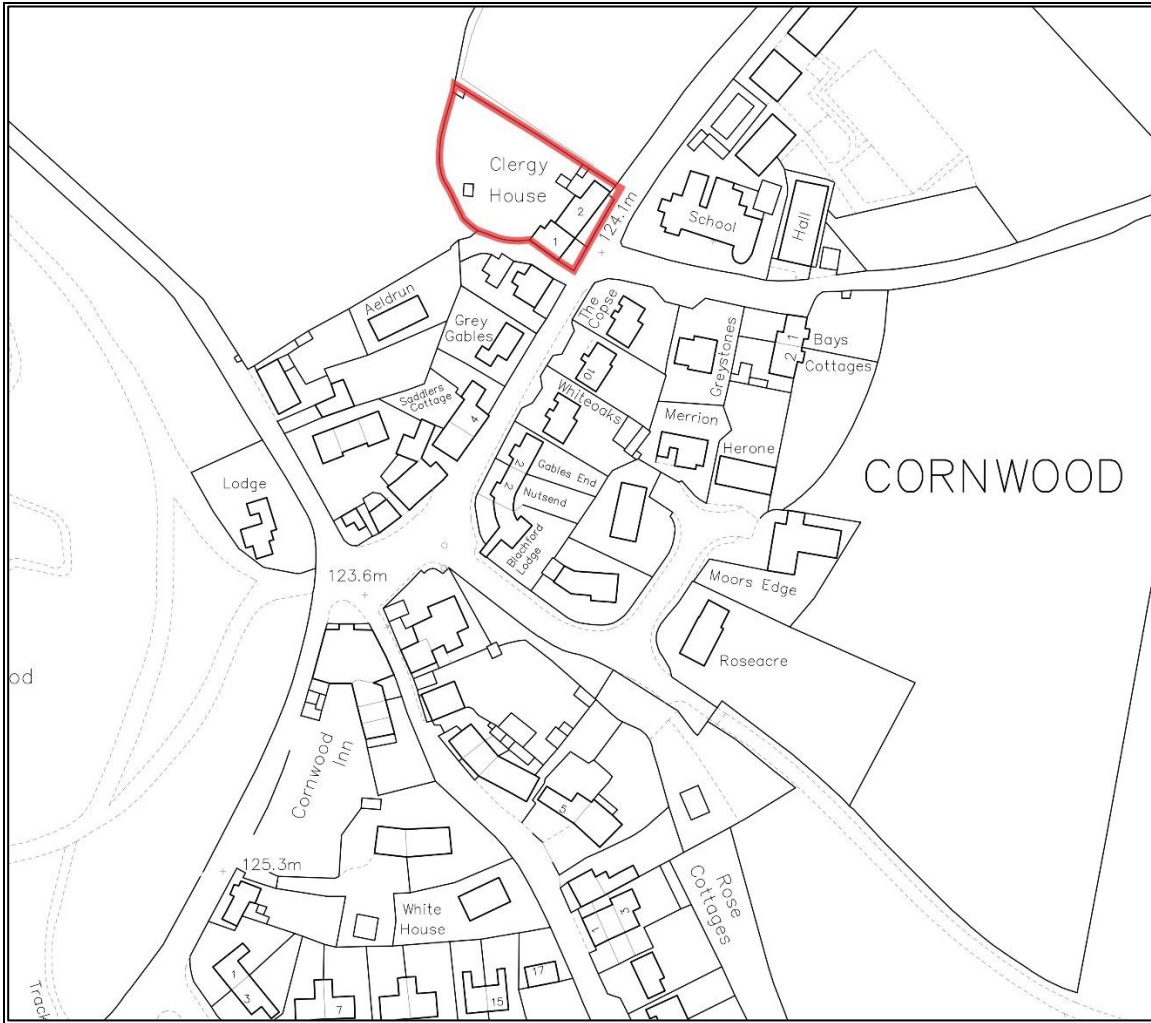


FIGURE 1: SITE LOCATION WITHIN THE VILLAGE OF CORNWOOD (THE SITE IS INDICATED; PROVIDED BY CLIENT).

2.0 HISTORIC BUILDING RECORDING

2.1 THE HOUSE

The property is clearly a late medieval building with phases of 17th and 19th century adaptations and extensions. The main block of the house has a service extension to its southern end, likely a purpose-built 17th century kitchen, also seemingly its northern gable has been altered and a single storey outbuilding added to the north end. The house has two fine chamfered depressed arched granite doorways in its front elevation, potentially serving a former hall and kitchen extension/services and there is a much-altered lateral stack to the right-of-center on the street facing primary façade.

2.2 THE ROOM

The room subject to this recording occupies the ground floor footprint of former cottage No.2, likely the earlier portion of the house, as it is served by the lateral stack suggesting this was the Hall (as illustrated in Figure 2). The room is long and sub-rectangular, although divided by a modern concrete block or brick axial partition, creating a galley kitchen to the rear. Much of the plaster has been removed from the external stone walls and the concrete floor has also been broken out and removed.

The removal of the floor has left a dusty clay-silt surface of packed earth, over natural subsoil which has the remains of lime bonding and split-slate cobbles and natural slate pebbles – a former historic floor, potentially damaged in previous phases of 20th century works on the cottage. The scattered cobbles survive in a few locations throughout the rooms, recorded in Figures 11 & 12 below. The position and arrangement of the cobbles do suggest a partition line from the Hall-bay into the room dividing it 'in-half', forming a second reception space to the north-east corner, which is congruent with the position of the post medieval box hearth. The character and form of the cobbled floor suggests a post medieval date as well, so the floor may be cohesive with a complete overhaul of the building post 1800 as no pre-1800 internal carpentry, apart from a charred bressummer, appears to survive.

The exposed stone of the walls indicates there is further evidential value in the building with some complex structural phasing observed; the north gable appears to have been replaced and extended and there may be a blocked window opening to the right hand side of the box hearth, where a long slate slab appears to form a lintel and there is at least one build line/set of reveals; the other side is disrupted by the later post medieval hearth. The hearth itself exhibits brickwork patching of the flue above the fireplace and all of the windows on the east front wall have evidence for the removal and raising of their lintels, again with brick patching to the reveals, suggestive of a 19th century change here. Interestingly there is also a clear build line between the Hall-bay outer wall and much disruption and rebuild around the projection, suggesting that this structure was much altered in a post medieval phase of work and this projection may have contained an earlier stair, adjacent to the stack.

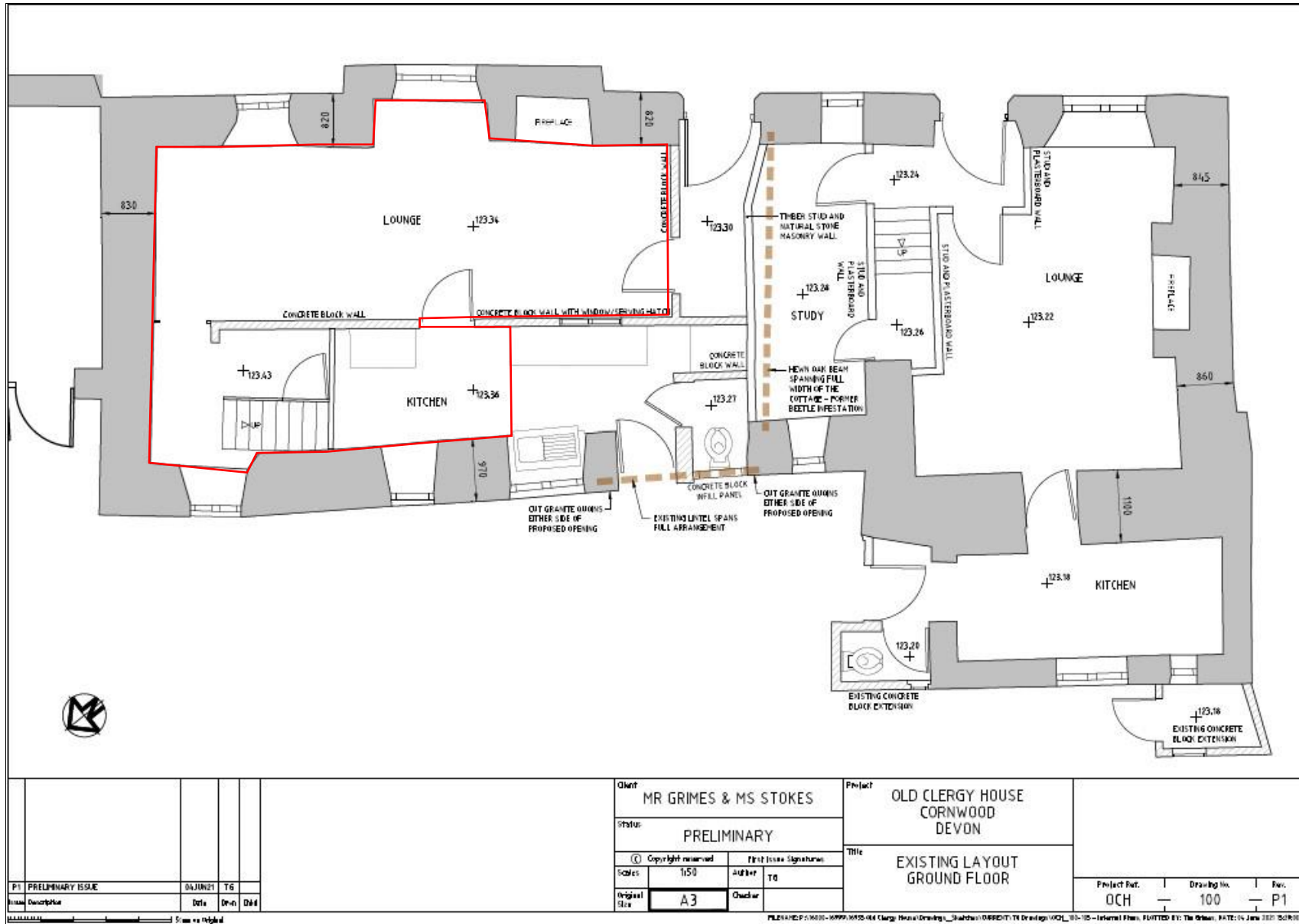


FIGURE 2: THE EXISTING FLOOR PLAN OF THE BUILDING, SHOWING THE SPACE WHERE THE BUILDING RECORDING TOOK PLACE; (AS SUPPLIED BY CLIENT, 2022).

2.3 DETAILED DESCRIPTION OF FLOOR

A modern concrete poured floor has been removed, exposing packed soil and debris beneath. Within this are a number of split slatestone cobbles, polished to the top, showing wear and smooth sided. Many are narrow and linear, having fractured along lamination lines, quarried and split for laying; others are blockier and more substantial, and some may even have been collected from the nearby river, being rounded and weathered pebbles. The character of the cobbles and floor, such as survive are post medieval, certainly post 1700 and most likely post 1800.

A number of neat, lineally arranged split cobbles can be seen to line the south wall of the room, seemingly parallel to and respecting a plank boarded partition covered by plasterboard, forming a hallway serving the front door of former No.2. These appear to be associated with a second historic floor surface, above them; a hard polished surface, of pale brown colour, which could be a section of limecrete, which emerges within the doorway; this can be seen to be topped by a modern concrete floor, within the adjacent hallway space.

The other cobbles within the room are either individual survivors of a lost floor or lie at right angles or obliques, suggesting possibly a random pattern or panels of different alignment, particularly where a few further narrow split slate cobbles survive, possibly demarking earlier partitions. There are currently two fireplaces in the 'lounge' space, one a lateral stack, the other clearly a later, post medieval box hearth, with mid-19th century basket grate; this was obviously once two separate rooms. Where the cobbles are most prevalent is a lower area of floor, which is broadly sub-rectangular and excavated to a deeper level, since these cobbles are *in situ*, it could suggest further cobbles may survive under the raised areas of floor, which have not been excavated to that depth, the soil packing having possibly been laid over the earlier cobbled floor to seal and level the ground for the concrete in the recent past. To the west and south there appears to be some element of hard clay-silt packing, there are some lenses of charcoal here and it was noted that the timber lintel over the fireplace is charred, not merely smoke blackened, suggesting there may have been a fire at some stage. Another larger stone can be found to the west, on the edge of where the concrete floor survives in the kitchen area, against the wall: this is a large flat, sub-square stone. A small pad of cobbles can be seen in the hearth of the 1800s fireplace, any pattern obscured by the concrete sub-strata which remains covering them. To the north-east of the space, the concrete floor has been left *in situ* as it is bracing the ceiling with a pair of acro-props.

2.4 PHOTOGRAPHIC RECORD OF THE FLOOR AND COBBLES

Below are a series of recording photographs detailing the floor and cobbles, to supplement the illustrations; further recording photographs of the cottage and room are included in Appendix 1 to the rear of the report.



FIGURE 3: THE NORTH END OF THE ROOM, WITH PARTIAL CONCRETE FLOOR REMAINING AND POST MEDIEVAL FIREPLACE, LIKELY POST 1800; FROM THE SOUTH-SOUTH-EAST (2M SCALE).



FIGURE 4: THE SOUTH END OF THE ROOM, WITH LATERAL STACK TO THE FRONT WALL AND MODERN PARTITION WALL FORMING THE KITCHEN; FROM THE NORTH-NORTH-WEST (2M SCALE).



FIGURE 5: DETAILED VIEW OF THE SUB-RECTANGULAR SUNKEN AREA OF FLOOR, WITH THE MAJORITY OF THE SURVIVING COBBLES LEFT IN SITU; FROM THE NORTH-NORTH-WEST (2M SCALE).



FIGURE 6: PATCH OF COBBLES IN FRONT OF BOX HEARTH, PARTIALLY OBSCURED BY LOWER LAYERS OF CEMENT FLOOR; FROM THE SOUTH (2M SCALE).



FIGURE 7: PAIR OF LARGER, IRREGULARLY SHAPED SLATESTONE COBBLES NEAR THE RETAINED CONCRETE SLAB, TO THE EAST OF THE ROOM; FROM THE SOUTH (2M SCALE).



FIGURE 8: BROWN LIMECRETE FLOOR AND A FEW SPLIT SLATE LINEAR COBBLES IN THE DOORWAY TO THE HALL, ALONGSIDE THE PLANK PARTITION, AS WELL AS THE CONCRETE FLOOR IN THE HALLWAY VISIBLE ABOVE; FROM THE NORTH (2M SCALE).



FIGURE 9: NARROW, LINEAR, SPLIT SLATE COBBLES PARALLEL WITH THE PLANK PARTITION WHICH FORMS THE HALLWAY TO THE SOUTH END OF FORMER COTTAGE NO.2; FROM THE NORTH (2M SCALE).



FIGURE 10: THE FLAT, LARGE STONE, SEEN AGAINST THE WALL IN THE KITCHEN AREA, ON THE EDGE OF THE LIFTED CONCRETE FLOOR; FROM THE EAST (2M SCALE).



FIGURE 11: ANNOTATED PLAN OF THE FLOOR, IN FORMER NO.2, THE OLD CLERGY HOUSE, OVERLAID ON THE ARCHITECTS PLANS (AS SUPPLIED BY CLIENT), SHOWING THE LOCATIONS OF THE REMAINING COBBLES.



FIGURE 12: DIGITAL ILLUSTRATION OF SCALED PLAN OF THE EXPOSED FORMER COBBLED FLOOR SURFACE, AS RECORDED.

3.0 CONCLUSIONS

The concrete floor removal uncovered the scant remains of a post-medieval cobbled floor, which is a mixture of irregularly shaped slatestones, split linear stones and natural pebbles. The cobbles appear to have been associated with a clay/crushed lime bond, which now forms a dusty lens over what appears to be natural subsoil. There is much redeposited clay-silt packing over the cobbled floor to south and west of the room, which seems to have been used to level it and raise the floor and may of course obscure further cobbles.

The floor respects the plank partition which separates this main room from the hallway and lineally arranged cobbles in the middle of the floor appear to respect the alignment of the 19th century box hearth in the north wall, defining a small room, within a sunken area, as well as a patch seemingly reset, or partially surviving, within the hearth itself.

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APPENDIX 1: PHOTOGRAPHS FROM HISTORIC BUILDING RECORDING VISIT



1. THE REAR OF THE COTTAGES; FROM THE NORTH-WEST.



2. THE REAR WALL OF THE COTTAGES, WITH MODERN STAIRCASE TO THE FIRST FLOOR; FROM THE EAST-NORTH-EAST, WITH 2M SCALE.



3. THE FRONT WALL OF THE COTTAGE, FORMERLY KNOWN AS NO.2, WITH LATERAL STACK (2M SCALE); FROM THE NORTH-WEST.



4. THE EXTENDED NORTH GABLE, WITH BOX HEARTH, WITH RAISED BASKET GRATE (2M SCALE); FROM THE SOUTH-EAST.



5. THE 19TH CENTURY BOX HEARTH, WITH INSET BASKET GRATE TO THE NORTH END OF THE ROOM, THE POTENTIAL BLOCKED WINDOW CAN BE SEEN ABOVE AND TO THE RIGHT-HAND SIDE, WITH STRAIGHT JOINT AND SLATE LINTEL; FROM THE SOUTH.



6. LATERAL STACK WITH CHARRED BRESSUMMER BEAM AND UPRIGHT GRANITE SET TO RIGHT HAND SIDE, THE LEFT JAMB REBUILT WITH BLOCKS AND BRICKWORK, FORESHORTENING THE HEARTH; FROM THE WEST.



7. EXAMPLE OF ONE OF THE WINDOWS IN THE FRONT WALL, SHOWING GOOD VERNACULAR GRANITE QUOINS TO THE ORIGINAL BOXY OPENING, WITH LINTELS RAISED ABOVE, INFILLED WITH BRICK BENEATH NARROW TIMBER LINTELS; FROM THE WEST.

APPENDIX 2: PLANNING CONDITION

In accordance with paragraph 199 of the *National Planning Policy Framework* (2019), and the Policies COR1, COR6, DMD3 and DMD13 of the Dartmoor National Park Development Plan, consent may be granted, conditional upon a programme of archaeological work being undertaken. The likely condition wording states:

No work shall commence on the development hereby permitted until a written scheme providing for an appropriately qualified archaeologist to carry out a full archaeological watching brief during all stages of the development has been submitted to and approved in writing by the Local Planning Authority. The watching brief shall include all associated ground works, both internal and external, the laying of services and landscaping. The scheme, which shall be written and implemented at the applicant's expense, shall provide for the observation, recording and recovery of artefacts and postexcavation analysis. A full report detailing the findings shall be submitted to and approved in writing by the Local Planning Authority before the substantial completion of [sic].

Reason(s): 1. To comply with Section 91 of the Town & Country Planning Act 1990 (as amended). To ensure that the proposed development is carried out in accordance with drawings forming part of the application to which this approval relates in accordance with policies of the Dartmoor National Park Development Plan. 2. To ensure that the development is only used for purposes ancillary to the existing dwelling and to prevent the creation of an unjustified separate dwelling in Dartmoor National Park. 3. To protect the character and appearance of this part of the Dartmoor National Park in accordance with policies COR1 and DMD3 of the Dartmoor National Development Plan. 4. To investigate and conserve the archaeological heritage of this part of the National Park in accordance with policy COR6 and DMD13 of the Dartmoor National Park Development Plan.



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