

LAND AT KNAPHOLE FARM

DOCCOMBE

MORETONHAMPSTEAD

DEVON

HERITAGE STATEMENT



WORK UNDERTAKEN BY SWARCH FOR A PRIVATE CLIENT

NGR: SX7773086909

PLANNING REFERENCE: PRE-PLANNING

OASIS REFERENCE: SOUTHWES1-517749

SOUTH WEST ARCHAEOLOGY LTD. REPORT NO. 230724

REPORT VERSION: FINAL

ISSUED: 28.07.2023

PROJECT DIRECTOR: DR. S.H WALLS MCIFA

REPORT: F. BALMOND MCIFA

EDITING: DR. S.H. WALLS MCIFA

GRAPHICS: F. BALMOND MCIFA



www.swarch.net

Tel. 01769 573555

SUMMARY

Doccombe lies in the parish of Moretonhampstead in the hundred of Teignbridge and deanery of Moreton. It comprised part of the manor of Moretonhampstead at Domesday, held by King William in 1086 having been held by Earl Harold in 1066. Doccombe was separated from the larger manor of Moretonhampstead by Sir William de Tracy, who held the manor c.1170 and granted to the monks of Christchurch Priory Canterbury following his part in the murder of Thomas Becket (doccombeparishscapes 2023). At the dissolution ownership of Doccombe transferred to the Dean and Chapter of Canterbury Cathedral. By the early 19th century the Rev. George Gregory of Dunsford held the lease of the manor (Lysons 1822) and it was sold to the Gregory family in 1864 (doccombeparishscapes 2023). Doccombe appears to be identified in documentary sources from the 14th century and the manor house was located at Great Doccombe. The Doccombe Manor Estate was sold in 1921. Little Doccombe is Grade II Listed and appears historically to have been named Broomhill; a tenement of Broomhill is documented from the Medieval period in documents transcribed as part of the Doccombe Parishscapes Project, from documents held in Canterbury Cathedral Archives relating to Doccombe Manor.

Archives relating to Doccombe Manor and gives a more detailed insight than is usually available into the tenants of Little Doccombe during the later Medieval and early Post Medieval periods and the census data shows a change in status in the second half of the 19th century when it provided accommodation for agricultural workers, rather than being considered a smallholding in its own right. In 1921 Little Doccombe was sold as part of Great Doccombe Farm.

The site falls within land designated on the Devon Historic Landscape Characterisation (HLC) as Post Medieval Enclosures: Enclosures of post-medieval date. This does not quite accord with the Medieval date given for a tenement at Broomhill (Little Doccombe), although the land to the north is classified as Medieval enclosures based on strip fields. Ridge and furrow is recorded in a field to the north of Little Doccombe (plot 1867) which the tithe apportionment shows comprised part of the holding of Little Doccombe, and may be associated with agricultural activity undertaken by the residents of Little Doccombe. The listing for Little Doccombe states that it is probably 17th century. No building assessment was undertaken as part of this report however it appears a tenement on this site is likely to date to the Medieval period. There is therefore potential either for the existing building to contain earlier fabric or for archaeological remains of an earlier structure on the site.

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project. The views and recommendations expressed in this report are those of South West Archaeology Ltd. and are presented in good faith on the basis of professional judgement and on information available at the time of production.

CONTENTS

1.0	INTRODUCTION	4
1.1	PROJECT BACKGROUND	4
1.2	TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND	4
1.3	HISTORICAL & ARCHAEOLOGICAL BACKGROUND	5
1.4	METHODOLOGY	5
1.5	BUILDING PROPOSALS	6
2.0	DESK BASED ASSESSMENT	8
2.1	HISTORICAL BACKGROUND	8
2.2	CARTOGRAPHIC BACKGROUND	10
2.3	ARCHAEOLOGICAL BACKGROUND	13
2.4	ARCHAEOLOGICAL POTENTIAL AND DIRECT IMPACT SUMMARY	15
3.0	STATEMENT OF SIGNIFICANCE	15
4.0	CONCLUSION	16
5.0	BIBLIOGRAPHY & REFERENCES	17

LIST OF FIGURES

COVER IMAGE: HISTORIC IMAGE OF THE GREGORY ARMS WITH LITTLE DOCCOMBE TO THE RIGHT (MORETONHAMPSTEAD HISTORY SOCIETY 2023)

FIGURE 1: SITE LOCATION. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023.	4
FIGURE 2: PROPOSED ALTERATIONS TO GROUND FLOOR (SUPPLIED BY CLIENT)	7
FIGURE 3: PROPOSED ALTERATIONS TO FIRST FLOOR (SUPPLIED BY CLIENT)	7
FIGURE 4: EXTRACT FROM THE 1803 ORDNANCE SURVEY DRAFT MAP FOR OKEHAMPTON (BL).	10
FIGURE 5: EXTRACT FROM MORETONHAMPSTEAD TITHE MAP 1840 (TNA). THE BUILDING IS INDICATED	11
FIGURE 6: EXTRACT FROM THE 1884 OS FIRST EDITION MAP (NLS). THE APPROXIMATE SITE IS INDICATED.	12
FIGURE 7: EXTRACT FROM THE 1904 OS SECOND EDITION MAP (NLS). THE BUILDING IS INDICATED.	12
FIGURE 8: AERIAL PHOTOGRAPH OF THE SITE FROM 2022 ©2023 GOOGLE. THE APPROXIMATE SITE IS INDICATED.	13
FIGURE 9: MAP SHOWING DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE SITE © HISTORIC ENGLAND 2023.	14

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Doccombe lies in the parish of Moretonhampstead in the hundred of Teignbridge and deanery of Moreton. It comprised part of the manor of Moretonhampstead at Domesday, held by King William in 1086 having been held by Earl Harold in 1066. The manor of Doccombe was separated from the larger manor of Moretonhampstead by Sir William de Tracy, who held the manor c.1170 and granted it to the monks of Christchurch Priory Canterbury following his part in the murder of Thomas Becket (doccombeparishscapes 2023). At the dissolution ownership of Doccombe transferred to the Dean and Chapter of Canterbury Cathedral. By the early 19th century the Rev. George Gregory of Dunsford held the lease of the manor (Lysons 1822) and it was sold to the Gregory family in 1864 (doccombeparishscapes 2023). Lysons also notes that the manor of Doccombe had the custom of free bench [the right of a widow to retain tenure of her husband's lands unless she remarried] and the lord of the manor was obliged to keep a cucking-stool for the punishment of scolding women (Lysons 1822).

Doccombe is identified in documentary sources from the 14th century and the manor house was located at Great Doccombe. The Doccombe Manor Estate was sold in 1921 (Devon Archives 4930 B/E/M/34); Little Doccombe is Grade II Listed and appears historically to have been named Broomhill; a tenement of Broomhill is documented from the Medieval period in documents transcribed as part of the Doccombe Parishscapes Project, from documents held in Canterbury Cathedral Archives relating to Doccombe Manor (doccombeparishscapes 2023). Archives relating to Doccombe Manor and gives a more detailed insight than is usually available into the tenants of Little Doccombe during the later Medieval and early Post Medieval periods and the census data shows a change in status in the second half of the 19th century when its residents were agricultural labourers and horsemen rather than the farmers documented in the first half of the 19th century; it evidently provided accommodation for workers at Great Doccombe Farm by this period, rather than being considered a smallholding in its own right. In 1921 Little Doccombe was sold as part of Great Doccombe Farm.

The site falls within land designated on the Devon Historic Landscape Characterisation (HLC) as *Post Medieval Enclosures: Enclosures of post-medieval date. Fields laid out in the C18th and C19th commonly have many surveyed dead-straight field boundaries*. This does not quite accord with the Medieval date given for a tenement at Broomhill (Little Doccombe), although the land to the north is classified as *Medieval enclosures based on strip fields*. The road to the south of Little Doccombe, through the settlement of Doccombe, is a turnpike road, part of the Moretonhampstead Turnpike Trust formed in 1772. Ridge and furrow is recorded in a field to the north of Little Doccombe (plot 1867) which the tithe apportionment shows comprised part of the holding of Little Doccombe, and may be associated with agricultural activity undertaken by the residents of Little Doccombe. The listing for Little Doccombe states that it is probably 17th century. No building assessment was undertaken as part of this report however it appears a tenement on this site is likely to date to the Medieval period. .

There are 12 Listed buildings (all Grade II) within 1km of the site. There are no World Heritage Sites, Conservation Areas, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within 1km of the site.

1.4 METHODOLOGY

This archaeological assessment was undertaken in accordance with best practice. The heritage assessment follows the guidance outlined in: Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008), The Setting of Heritage Assets (Historic England 2015), Seeing History in the View (English Heritage 2011),

Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute 2013). The impact assessment also follows the guidance outlined in the Principles of Cultural Heritage Impact Assessment in the UK produced by ClfA, IHBC and IEMA in July 2021.

1.5 BUILDING PROPOSALS

A number of proposed alterations to the Grade II Listed building have been made. These are as follows:

External Proposals

1. Replace the wall render by hacking off the hard cement (approx 25-40mm thick) and repair the stone wall.

New insulated lime render system from Mike Wye Asc using Ec Cork insulating fibres through coloured lime NHL 2.5.

2. Replace the existing man made fibre cement roof tiles (most likely low grade Chrysotile asbestos based). New Riverstone natural slate from SSQ Grade A1 set on new treated timber battens. New painted timber fascia boards with close clipped eaves. New powder coated black aluminium rainwater system.

3. The three chimney stacks will be repaired in situ. Two stone stacks Lime mortar pointing pre-mixed NHL 3.5.

The westernmost stack is reconstructed 20th C and rendered. This will be rebuilt above roof level with new clay pots.

4. Windows will be carefully repaired. The vast majority are 19th century type pitch pine painted casements. These are in generally stable condition with typical deterioration of the cills and some glazing bars.

Internal Proposals

5. Ground floor to the western end the 20th C renovation will be altered to create a different layout for the kitchen, utility room and storage. The kitchen chimney and fireplace will be retained and pared back to the original shape - there are layers of wall lining, tiling built up around the stack.

6. Removal of an internal dividing wall, circa late 19th C that splits the original main room in two. This will reinstate the two fireplaces at each end of the long room and become an open plan kitchen / dining area.

7. First floor to the western end, modification of internal rooms predominantly removing 20th C plasterboard partitions. In the centre of the first floor, a new family bathroom will be located in an existing small bedroom as it is a better place for access from all bedrooms. New internal layouts for bedroom and en-suite as illustrated.

8. General - listed building repairs to ceilings and wall linings which are a combination of lath and plaster type along with more recent plasterboard skimmed surfaces.

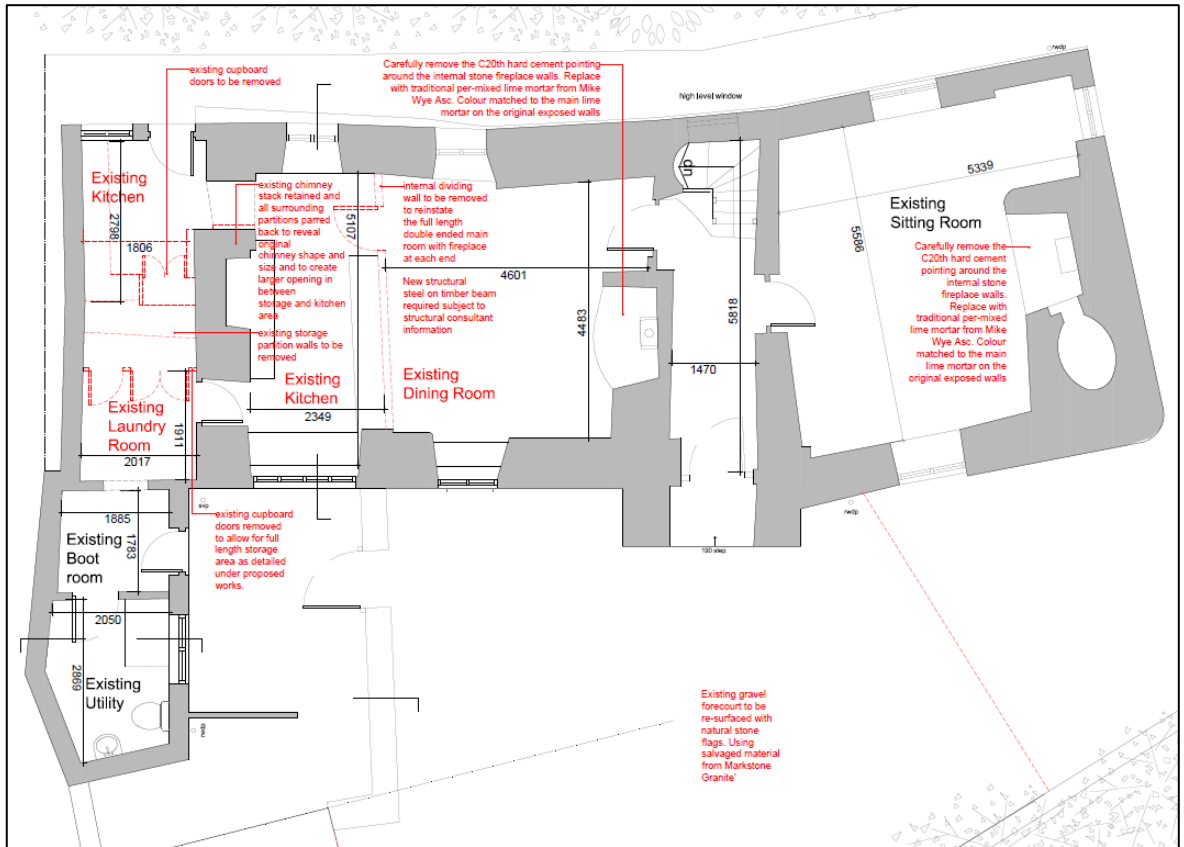


FIGURE 2: PROPOSED ALTERATIONS TO GROUND FLOOR (SUPPLIED BY CLIENT)

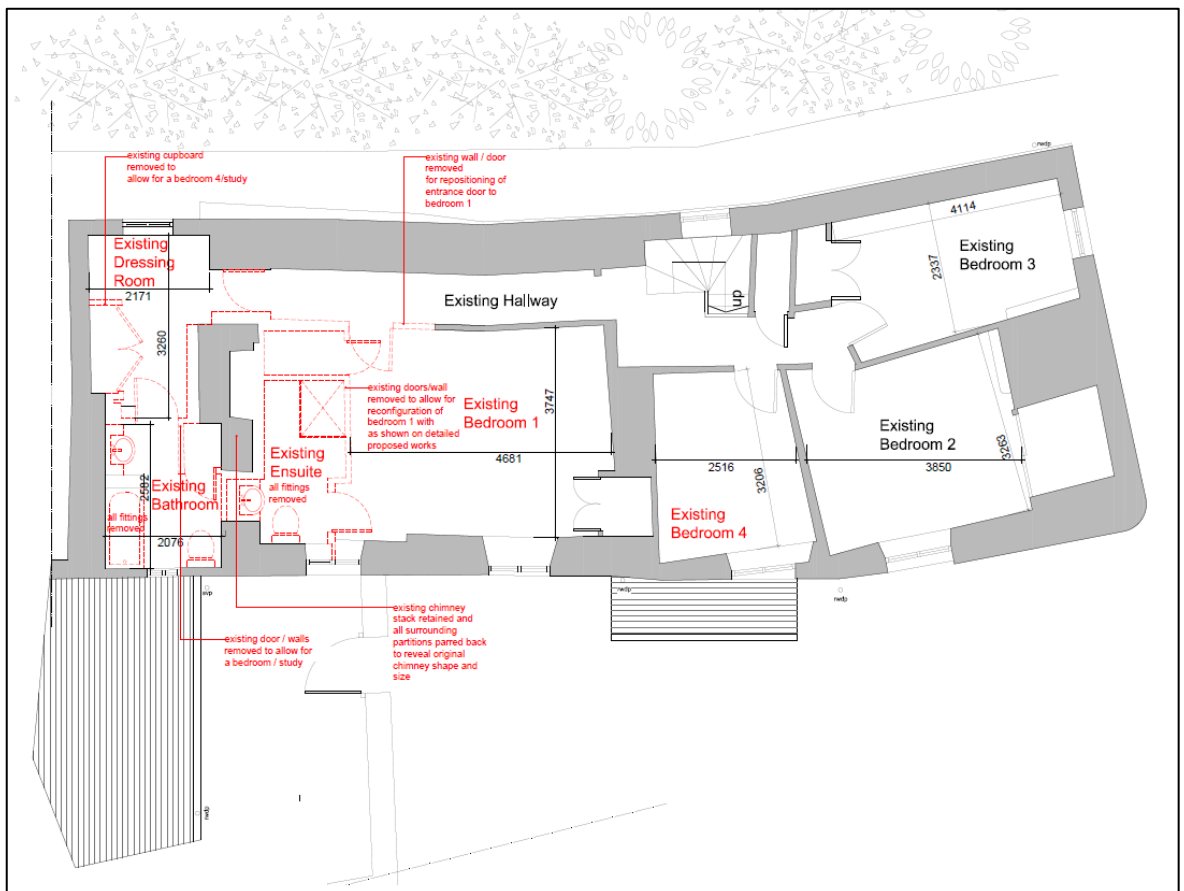


FIGURE 3: PROPOSED ALTERATIONS TO FIRST FLOOR (SUPPLIED BY CLIENT)

2.0 DESK BASED ASSESSMENT

2.1 HISTORICAL BACKGROUND

Doccombe lies in the parish of Moretonhampstead in the hundred of Teignbridge and deanery of Moreton. It comprised part of the manor of Moretonhampstead at Domesday, held by King William in 1086 having been held by Earl Harold in 1066. The manor of Doccombe was separated from the larger manor of Moretonhampstead by Sir William de Tracy, who held the manor c.1170 and granted to the monks of Christchurch Priory Canterbury following his part in the murder of Thomas Becket. The grant was confirmed by Henry II in 1174 (doccombeparishscapes 2023). At the dissolution ownership of Doccombe transferred to the Dean and Chapter of Canterbury Cathedral. By the early 19th century the Rev. George Gregory of Dunsford held the lease of the manor (Lysons 1822) and it was sold to the Gregory family in 1864 (doccombeparishscapes 2023). Lysons also notes that the manor of Doccombe had the custom of free bench [the right of a widow to retain tenure of her husband's lands unless she remarried] and the lord of the manor was obliged to keep a cucking-stool for the punishment of scolding women (Lysons 1822).

Doccombe appears to be identified in documentary sources from the 14th century and the manor house was located at Great Doccombe. The Doccombe Manor Estate was sold in 1921 (Devon Archives 4930 B/E/M/34); Little Doccombe appears historically to have been named Broomhill and a tenement of Broomhill is documented from the medieval period in documents transcribed as part of the Doccombe Parishscapes Project, from documents held in Canterbury Cathedral Archives relating to Doccombe Manor (doccombeparishscapes 2023).

Little Doccombe is Grade II Listed. Its Listing text states:

House, formerly farmhouse. Probably C17, with some C19 alterations, Rendered granite rubble walls. Asbestos slate roof, gable ended. Tall axial dressed granite chimney stack with drip moulds and granite capping. Right-hand gable end stack of similar construction but squatter proportions. Low rendered stack to left gable end. 3-room-and-through-passage plan, with heated lower room heated by gable end stack to right and hall with axial stack backing onto passage. Inner room fireplace at original higher gable end. Probably C19 extension of 1-room to left end and single storey C20 extension in front of it. 2 storeys. Asymmetrical 5-window front. On 1st floor are 2-light probably late C19 casements with small panes, the far left one is 1-light. The ground floor far left and far right windows are C20 2-light casements, the others are late C19, all with small panes. Late C19 wide plank door with inserted light to right of centre beneath C20 lean-to open fronted porch with granite rubble flanking walls. Single storey extension projects from left end. Interior contains all 3 C17 fireplaces. That to lower room has chamfered wooden lintel with run-out stops, brick oven and shallow shelf at back of the fireplace. Hall fireplace has ovolo moulded wooden lintel-and monolithic granite jambs, with wall cupboard beside fireplace. Inner room fireplace is smaller and now blocked by range but retains its ovolo moulded wooden lintel. (Historic England 2023).

A 1289 manor rental lists Gregory of Doccombe and William Sperke as the potential tenants of Broomhill, documented as being 30 acres for which they paid 61d. A 1472 manor rental shows Richard Davy paid an annual rent of 81.5d for Broomhill and by the 1572 manor rental John Coke is documented as being 'of Broomhill'. The rental states:

To the legal court of the manor held there on October 19th 1519 came John <dead> Coke senior & John Coke Junior & took from the lord Thomas Prior etc by the demise of Thomas, steward of the said manor, the reversion of a tenement with appurtenances called Bromehill. It was formerly held by Elizabeth Kyngwyl widow.

Having the aforesaid reversion of the tenement namely:

A hall-house & place for cows under the same roof, & a barn

A meadow with 2.5 acres worth a year 10s

*4 closes of arable land namely:
1 called Modna Foord Park with 4 acres
1 close called Brome Park with 4.5 acres
1 close called Furse Park with 5 acres
1 close called The Hygher Park with 10 acres
A parcel of land called The Crofte with 0.5 acres
Each acre worth a year 18d
A moiety of a parcel of land next to the mill called Myll Ham of minimal value.
Common rights on Mardon for 30 sheep, 2 bullocks & 1 horse.
Pays a year 6s 9.5d
Paid a reversion fine of £3 6s 8d*

The 1921 sale document for the Doccombe Manor Estate clearly lists Broomhill Bath (now Little Doccombe) as part of Great Doccombe Farm. At this date the property comprised a cottage with four bedrooms, kitchen and back kitchen.

LOT 1: GREAT DOCCOMBE FARM

- *Area: 232 acres 1 rood 28 perches. Mixture of arable, pasture & rough pasture. Together with grazing & sporting rights on Mardon Down.*
- *Rent: £165.5s.0d p.a.*
- *Tenant: A.E. French*
- *Rectorial Tithe: £24.0s.9d.*
- *Land Tax: Redeemed*
- *House: Stone built & slate roof. 2 sitting rooms, kitchen, dairy, storeroom, 5 bedrooms*
- *Cottage: Stone built & slate roof. Kitchen, back kitchen, woodhouse, 4 bedrooms {i.e. Broomhill Bath now known as Little Doccombe}*
- *Farm buildings: 4-stall stable, 3 calf boxes, 3 piggeries, barn, cow shippen tie up 10 with loft over, cart sheds, root shed, open bullock sheds, cider house, store with corn chamber over, cart linhay, calf boxes, trap house & store shed. In Ordnance No. 550. Spacious Barn.*

The 1839 Tithe apportionment shows that the property, now known as Little Doccombe, was historically named Broomhill Bath and was occupied by Samuel Wrayford. The 1841 census records the residents of Broomhill Bath as Samuel Wrayford (70), a farmer, his wife and a ten year old named William Taverner also resided at the property along with an agricultural labourer and female servant. The 1851 census does not list the properties in Doccombe by name but by 1861 William Ellis (35), a farmer of 17 acres is documented as the resident of Broom Hill Bath, along with his wife and three children. The 1871 census records William Wills (44), an agricultural labourer and his family as the residents of Broomhill Bath and by 1881 Eli Buckingham (45), a farmer of 50 acres is the occupant, along with his family. The house is not named on the 1891 census although three unoccupied dwellings are recorded, of which Broomhill Bath may have been one. By 1911 the house appears to have been named Little Doccombe and three separate households are recorded at Little Doccombe; James Moore, a farm labourer and his family. James Beer (44), also a farm labourer and his family and James Pearse (50), a labourer in granite quarry and his family. All have 4 or 5 rooms in addition to bathrooms, sculleries etc recorded suggesting they were not all resident in the current Little Doccombe property but must have included some of the buildings adjacent to it. The 1939 Register refers to the property as Broomhill Bath, and three households are again documented; James Beer (73, agricultural labourer). This would appear likely to be the same James Beer documented in the 1911 census; Herman Beer (37, Horseman on farm), and George Wannell (50, horseman on farm).

2.2 CARTOGRAPHIC BACKGROUND

The Ordnance Survey draft map of 1803 (Figure 4) doesn't show a depiction of Doccombe which particularly resembles that of later mapping although these maps are often more limited in their accuracy. A building is shown in the approximate location of Little Doccombe. The tithe map (Figure 5) shows a more accurate survey of the site with Little Doccombe shown as a linear range with two projecting elements, one on the northern and one on the southern elevation. Buildings are shown to the east and west and the property seems to be surrounded by an orchard and is set back a little way from the road. The apportionment records it as being part of plot 2159, Homestead, occupied by Samuel Wrayford.



FIGURE 4: EXTRACT FROM THE 1803 ORDNANCE SURVEY DRAFT MAP FOR OKEHAMPTON (BL). THE APPROXIMATE SITE LOCATION IS INDICATED.



FIGURE 5: EXTRACT FROM MORETONHAMPSTEAD TITHE MAP 1840 (TNA). THE BUILDING IS INDICATED

TABLE 1: EXTRACT FROM THE 1839 TITHE APPORTIONMENT FOR MORETONHAMPSTEAD (TNA). THE SITE IS SHADED GREEN

Plot No	Landowner	Occupier	Plot Name	Cultivation
2143	Trustees of the	James Beer	Orchard	Orchard
2144	Late Reverend	Samuel Wrayford	Orchard	Orchard
2145	George Gregory;	George Tavener	Orchard	
2146	Dean and Chapter		Inn House (Gregory's Arms)	
2159	of Canterbury	Samuel Wrayford	Homestead (Broomhill Hill Bath)	

Ordnance Survey First Edition mapping from 1884 shows the property as a linear building oriented approximately east west with only a projecting element on the southern elevation; that shown on the tithe map on the northern elevation appears to have been removed by this date. The front garden appears subdivided into two although the tie mark between both plots and the adjacent (western) range of buildings shows that they were all within the same ownership.

By the Second Edition OS map of 1904 some minor changes are visible. The front garden is not shown as subdivided on this map and a narrow linear range to the east of the house appears to be depicted as part of the property rather than shown as adjoining outbuildings. The tie markings indicate that it was held as part of the same ownership as the Gregory Arms, to the west. This may account for the three households recorded at Little Doccombe in the later census data. The 1921 sale document (discussed above) clearly shows that Little Doccombe was considered part of Great Doccombe Farm by the early 20th century; the census data shows a shift in the second half of the 19th century when its residents were agricultural labourers and horsemen; it evidently provided accommodation for workers at Great Doccombe Farm by this period, rather than being considered a smallholding in its own right

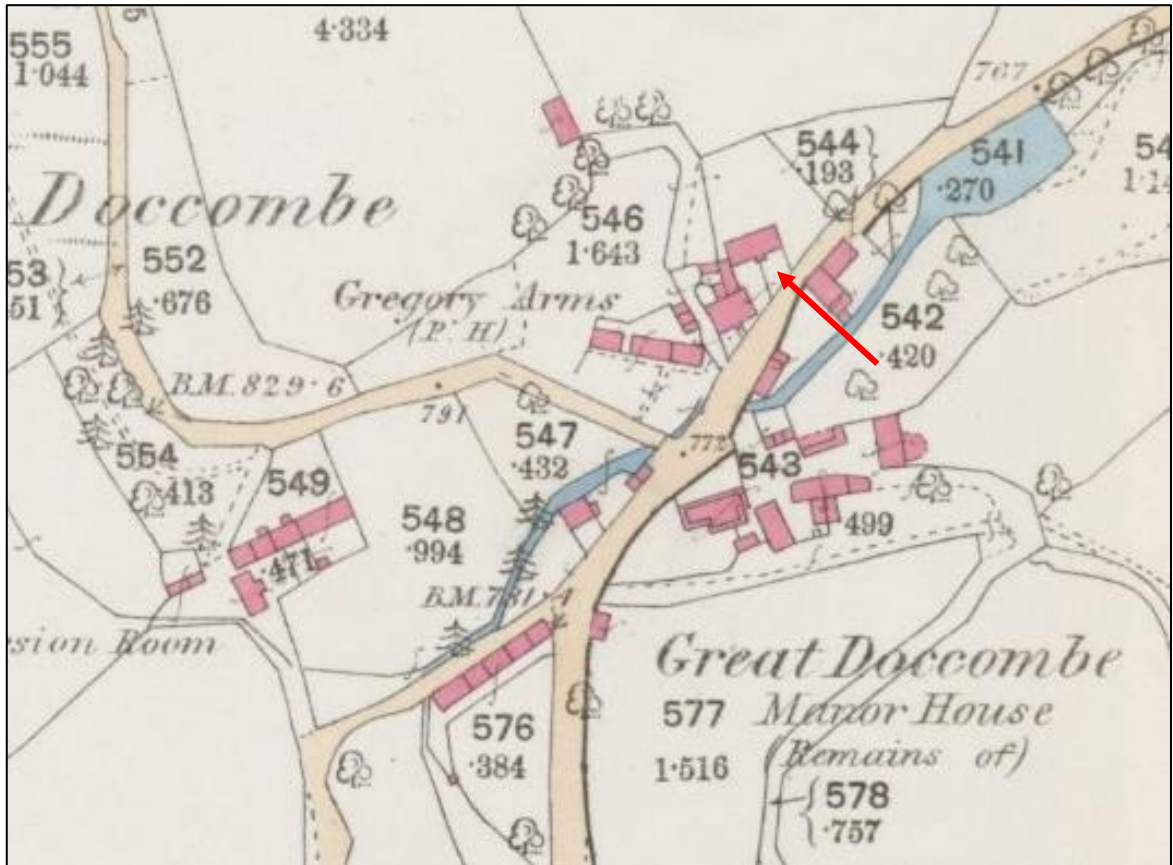


FIGURE 6: EXTRACT FROM THE 1884 OS FIRST EDITION MAP (NLS). THE APPROXIMATE SITE IS INDICATED.

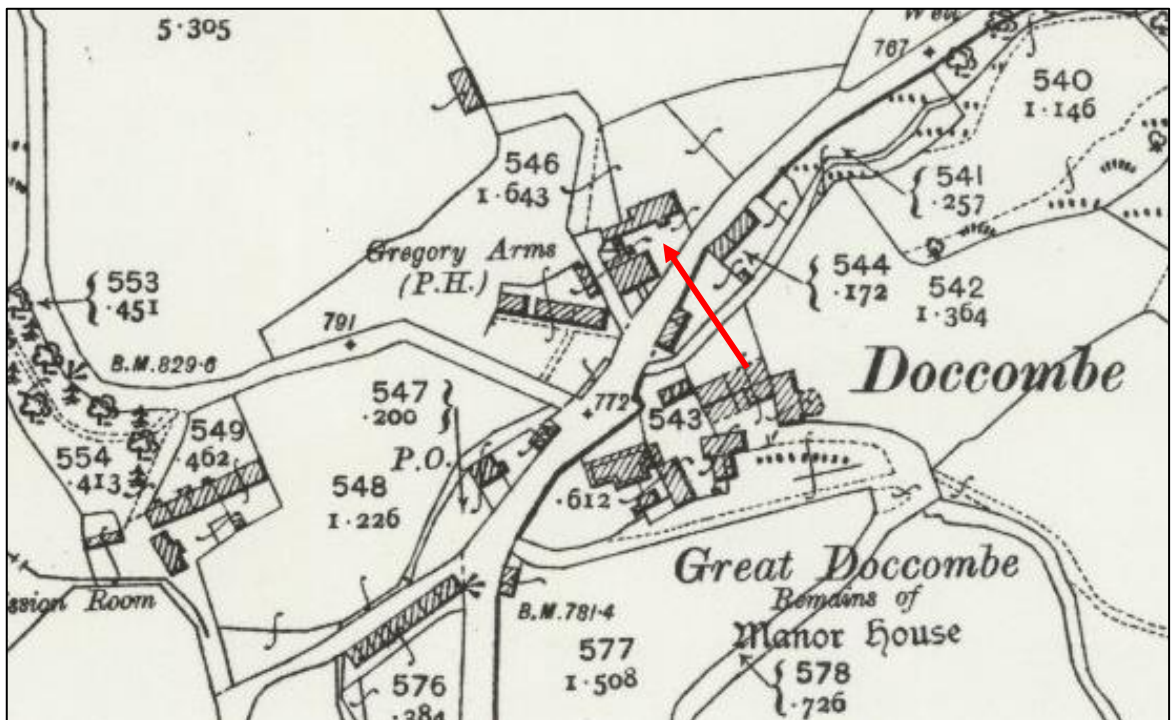


FIGURE 7: EXTRACT FROM THE 1904 OS SECOND EDITION MAP (NLS). THE BUILDING IS INDICATED.

An aerial photograph from 2022 (Figure 8) shows Little Doccombe with its land holding including land to the east. The property ownership does not include the buildings to the west.



FIGURE 8: AERIAL PHOTOGRAPH OF THE SITE FROM 2022 ©2023 GOOGLE. THE APPROXIMATE SITE IS INDICATED.

2.3 ARCHAEOLOGICAL BACKGROUND

The site falls within land designated on the Devon Historic Landscape Characterisation (HLC) as *Post Medieval Enclosures: Enclosures of post-medieval date. Fields laid out in the C18th and C19th commonly have many surveyed dead-straight field boundaries.* This does not quite accord with the medieval date given for a tenement at Broomhill (Little Doccombe), although the land to the north is classified as *Medieval enclosures based on strip fields.* The road to the south of Little Doccombe, through the settlement of Doccombe, is a turnpike road, part of the Moretonhampstead Turnpike Trust formed in 1772. Within the landscape surrounding Little Doccombe a number of archaeological sites or monuments of medieval and post medieval date are documented, including a number of Listed buildings within the settlement of Doccombe. Prehistoric remains are present in the wider landscape, particularly to the north at Mardon Down. Ridge and furrow is recorded in a field to the north of Little Doccombe (plot 1867) which the tithe apportionment shows comprised part of the holding of Little Doccombe, at least during the Post Medieval period, and may be associated with agricultural activity undertaken by the residents of Little Doccombe. The listing for Little Doccombe states that it is probably 17th century. No building assessment was undertaken as part of this report however it appears a tenement on this site is likely to date to the Medieval period. It is unknown whether the present house may contain earlier fabric. No archaeological investigations appear to be documented either at the site or in the immediate landscape around the site.

A 1km Radius of Little Doccombe has been considered. There are 12 Listed buildings (all Grade II) within 1km of the site. There are no World Heritage Sites, Conservation Areas, Scheduled Monuments, Registered Battlefields or Registered Parks and Gardens within 1km of the site.

TABLE 2: DETAILS OF HERITAGE ASSETS SHOWN IN FIGURE 9 (HE)

No	List Entry	Name	Grade
1	1097143	K6 Telephone Kiosk	II
2	1097199	Stacombe Farmhouse	II
3	1097211	Springwood	II
4	1097212	Chapel	II
5	1097233	Barn Approximately 10 Metres To North North West Of Cossick Farmhouse	II
6	1097234	Shippon And Granary Approximately 10 Metres North North East Of Cossick Farmhouse	II
7	1097235	Ducks Moor Cottage	II
8	1146750	Cossick Farmhouse	II
9	1147195	Little Docombe	II
10	1147212	Knaphole	II
11	1308606	Great Docombe Farmhouse	II
12	1334201	Thatched Cottage	II

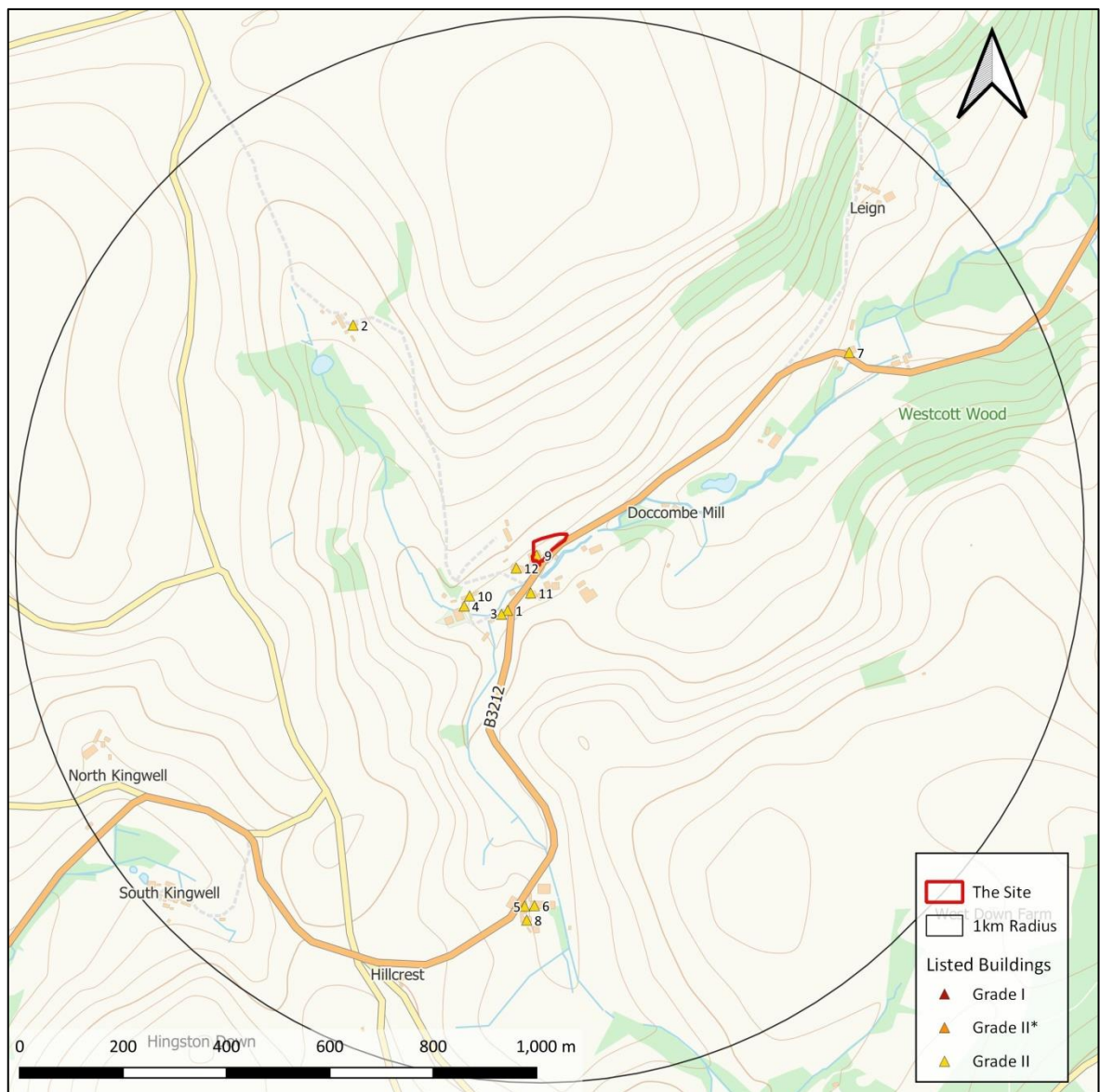


FIGURE 9: MAP SHOWING DESIGNATED HERITAGE ASSETS WITHIN 1KM OF THE SITE © HISTORIC ENGLAND 2023. CONTAINS ORDNANCE SURVEY DATA © CROWN COPYRIGHT AND DATABASE RIGHT 2023

2.4 ARCHAEOLOGICAL POTENTIAL AND DIRECT IMPACT SUMMARY

The direct *effect* of the development would be the possible disturbance or destruction of archaeological features or deposits present within the structure and footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits. No archaeological fieldwork has been carried out on this site previously and therefore the archaeological potential of the site is unknown. Damage to archaeological deposits would be considered permanent/irreversible.

There is potential to encounter buried archaeological remains where any works to floor surfaces or groundworks are undertaken, but the amount of proposed works to the groundfloor are minimal, and the areas which are to be impacted are very small. Works within the structure have the potential to expose evidence of historic fabric and fittings.

3.0 STATEMENT OF SIGNIFICANCE

Little Doccombe is a Grade II Listed building and therefore considered to be a medium value heritage asset. It was not visited as part of this report although its listing text suggests a probable 17th century date. Desk based research suggests a tenement has existed on this site since the Medieval period and there is therefore potential either for the existing building to contain earlier fabric or for archaeological remains of an earlier structure on the site. The present building contains evidential value in its historic fabric. The proposed works have the potential to expose further historic details, currently hidden within the existing structure. Little Doccombe has high historical illustrative value as part of the narrative of the development of the settlement of Doccombe from the Medieval period to the present. As a historic cottage in a small settlement it has aesthetic value. As a private dwelling it is unlikely to hold communal value. It appears to have undergone relatively minor internal changes and continues as a residential property; it therefore can be considered to have reasonably high authenticity and integrity.

The proposed works to Little Doccombe represent a well-designed plan of restoration works to the Grade II Listed building. The restoration of 19th century windows enables this phase of works undertaken to the property to continue to exist and be read as part of the building, although a partition from this period will be removed, returning the cottage to something more akin to its original ground floorplan. Features such as the ovolo moulding noted in the listing description in the hall fireplace suggest a possible earlier phase of aggrandisement of the building.

4.0 CONCLUSION

Doccombe lies in the parish of Moretonhampstead in the hundred of Teignbridge and deanery of Moreton. It comprised part of the manor of Moretonhampstead at Domesday, held by King William in 1086 having been held by Earl Harold in 1066. Doccombe was separated from the larger manor of Moretonhampstead by Sir William de Tracy, who held the manor c.1170 and granted to the monks of Christchurch Priory Canterbury following his part in the murder of Thomas Becket (doccombeparishscapes 2023). At the dissolution ownership of Doccombe transferred to the Dean and Chapter of Canterbury Cathedral. By the early 19th century the Rev. George Gregory of Dunsford held the lease of the manor (Lysons 1822) and it was sold to the Gregory family in 1864 (doccombeparishscapes 2023). Lysons also notes that the manor of Doccombe had the custom of free bench (Lysons 1822).

Doccombe appears to be identified in documentary sources from the 14th century and the manor house was located at Great Doccombe. The Doccombe Manor Estate was sold in 1921 (Devon Archives 4930 B/E/M/34); Little Doccombe is Grade II Listed and appears historically to have been named Broomhill; a tenement of Broomhill is documented from the Medieval period in documents transcribed as part of the Doccombe Parishscapes Project, from documents held in Canterbury Cathedral Archives relating to Doccombe Manor (doccombeparishscapes 2023).

Archives relating to Doccombe Manor and gives a more detailed insight than is usually available into the tenants of Little Doccombe during the later Medieval and early Post Medieval periods and the census data shows a change in status in the second half of the 19th century when its residents were agricultural labourers and horsemen rather than the farmers documented in the first half of the 19th century; it evidently provided accommodation for workers at Great Doccombe Farm by this period, rather than being considered a smallholding in its own right. In 1921 Little Doccombe was sold as part of Great Doccombe Farm.

The site falls within land designated on the Devon Historic Landscape Characterisation (HLC) as *Post Medieval Enclosures: Enclosures of post-medieval date. Fields laid out in the C18th and C19th commonly have many surveyed dead-straight field boundaries*. This does not quite accord with the Medieval date given for a tenement at Broomhill (Little Doccombe), although the land to the north is classified as *Medieval enclosures based on strip fields*. The road to the south of Little Doccombe, through the settlement of Doccombe, is a turnpike road, part of the Moretonhampstead Turnpike Trust formed in 1772. Ridge and furrow is recorded in a field to the north of Little Doccombe (plot 1867) which the tithe apportionment shows comprised part of the holding of Little Doccombe, and may be associated with agricultural activity undertaken by the residents of Little Doccombe. The listing for Little Doccombe states that it is probably 17th century. No building assessment was undertaken as part of this report however it appears a tenement on this site is likely to date to the Medieval period. there is therefore potential either for the existing building to contain earlier fabric or for archaeological remains of an earlier structure on the site.

5.0 BIBLIOGRAPHY & REFERENCES

Published Sources:

- Chartered Institute of Field Archaeologists** 2014 (revised 2020): *Standard and Guidance for Historic Environment Desk-based Assessment*.
- English Heritage** 2008a: *Conservation Principles: policies and guidance for the sustainable management of the historic environment*.
- English Heritage** 2011: *Seeing History in the View*.
- Historic England** 2017: *Understanding Place: Historic area assessments in a planning and development context*.
- Historic England** 2015 (revised 2017): *The Setting of Heritage Assets*.
- Historic Scotland** 2016: *Managing Change in the Historic Environment: Setting*.
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic Impacts of Electricity Transmission Towers: the influence of landscape types and observer distance', *Journal of Environmental Management* 27, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas*.
- ICOMOS** 2011: *Guidance on Heritage Impact Assessments for Cultural World Heritage Properties*. International Council on Monuments and Sites..
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment*, 3rd edition. London.
- Lysons, D. & Lysons, S.** 1822: *Magna Britannia: Volume 6, Devonshire*. London.
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
- UNESCO** 2015: *Operational Guidelines for the Implementation of the World Heritage Convention*.
- University of Newcastle** 2002: *Visual Assessment of Wind Farms: Best Practice*.

Websites:

- British Geological Survey** 2023: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html
- Doccombe Parishscapes** 2023: *Doccombe Manor The Murderer's gift*
<https://www.doccombeparishscapes.co.uk/>
- Moretonhampstead History Society** 2023: *The Gregory Arms*
<https://www.moretonhampstead.org.uk/texts/places/inns/gregory.ghtml>

Unpublished Sources:

- Dartmoor National Park** 2021: *Dartmoor Local Plan 2018-2036*



THE OLD DAIRY
HACCHE LANE BUSINESS PARK
PATHFIELDS BUSINESS PARK
SOUTH MOLTON
DEVON
EX36 3LH

TEL: 01769 573555
01872 223164
EMAIL: MAIL@SWARCH.NET