

WEST WITHEVEN FARM BARN CANWORTHY WATER CORNWALL

Results of a Historic Building Survey
and Photographic Recording



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**WEST WITHEVEN FARM BARN
CANWORTHY WATER
CORNWALL**

**Historic Building Survey
and Photographic Recording**

For

Mr Tony Bohanan

By



SWARCH project reference: CWWW10

Oasis ID: southwes1-83838

National Grid Reference: SX21849227

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August 2010

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Acknowledgements

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Chris Carey of Carey Consulting
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1.0 Introduction

Location: West Witheven Canworthy Water PL15 8UA
Parish: Warbstow
County: Cornwall
NGR: SX21849227
Planning Application no: 2008/00793
OS Map copying Licence No: 100044808
Oasis ID: southwes1-83838

1.1 Background

South West Archaeology Ltd. (SWARCH) undertook a historic building survey at West Witheven Farm Barn at the request of Mr S. Turner (the Client), prior to its conversion from agricultural use to a dwelling. The work was commissioned to discharge condition 9 on the planning permission for the development. The survey was undertaken in accordance with a Written Scheme of Investigation (Appendix 2) submitted by SWARCH in response to the brief issued by Cornwall Council Historic Environment Service (CCHES) (Appendix 1).

West Witheven farm lies within the parish of Warbstow (Fig. 1), just outside the village of Canworthy Water and is set in a landscape characterized by a mixture of small scattered settlements and farmsteads. The market town of Launceston lies *c.*15 miles to the south-east while Bude is *c.*10 miles to the north-west. West Witheven Farm is part of a group of similarly named farmsteads with Higher Witheven and East Witheven to the north-east and Witheven Farm to the north-west.

The barn is set on an east-west axis and is situated to the north of a small concreted yard adjacent to the lane and to the south of the main farmyard (Fig. 2) that is enclosed by the farmhouse to the north and a range of single-storey buildings to the west. Attached to the west end of the barn are modern agricultural buildings (Fig. 3).

1.2 Methodology

The historic building recording was undertaken by Nick Berry and Emily Wapshott in accordance with IfA and English Heritage guidelines on the recording of standing buildings. West Witheven Farm was visited on Friday 30th July 2010. An internal and external photographic record of the existing structure was compiled using black and white 35mm film and colour digital photography for illustration purposes. Detailed building survey notes were taken on site for inclusion in the report and measured architectural drawings were produced.

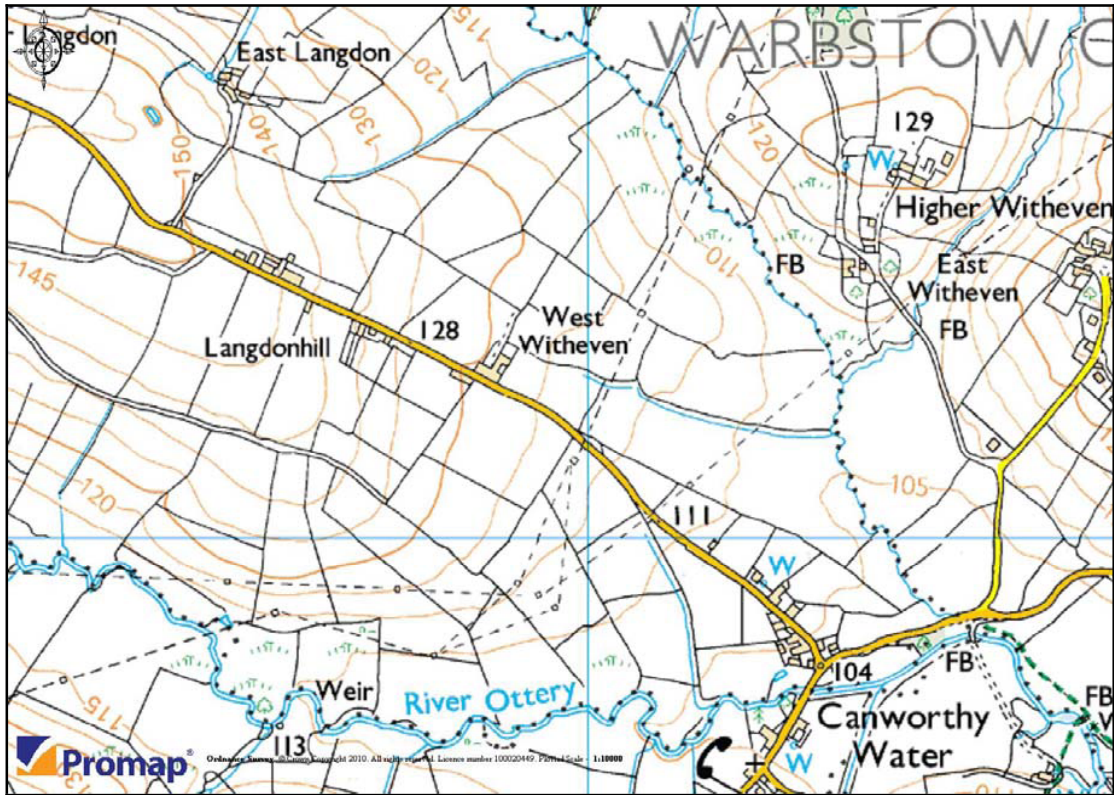


Figure 1: The location of West Witheven Farm.



Figure 2: The farmyard, with the single-storey barns and farmhouse, viewed from the south-east.



Figure 3: The modern farm buildings wrapping around the west end of the barn, viewed from the east.

2.0 Results of the Building Survey

2.1 General Building Description

The building is a vernacular stone structure identifiable, on initial viewing, as a first-floor threshing barn, with various ground-floor openings. It is of a two-storey open plan layout, with no surviving evidence of any internal partitions, and with threshing machinery remaining *in situ*. The walls of the barn are of semi-coursed rubble construction in local stone with some granite inclusions and brick or stone reveals around the openings. The roof is of A-framed timber construction with hipped gable ends and is covered in slate with red ceramic ridge tiles. The slates appear to be graded in depth from ridge to eaves, while there are repairs using corrugated iron sheeting at the eastern end. Guttering consists of modern plastic with some earlier metal fittings.

Abutting the north elevation at the western end is a mid 20th century milking parlour constructed within a single storey 19th century building.

2.2 Exterior Description

2.2.1 The South Elevation

A concrete yard is situated to the south of barn while a timber-framed building with corrugated iron and plastic covering is attached to the western end of the southern elevation. A modern galvanised grain silo and tank is attached to the eastern end with an adjacent tank that is surrounded by a small concrete block-work retaining wall.



Figure 4: The south elevation of the barn.

The south elevation of the barn (Fig. 4) measures 12.3m long and is of semi-coursed rubble construction bonded with a mix of original lime mortar (yellow or white-grey in colour) and cement with some re-pointing apparent in places. Faced stone quoins are present at both ends, with the eastern end being part of the 20th century rebuild (see below). In detail, three different styles of stonework are apparent. At its western end this elevation is of semi-coursed, rubble construction composed predominantly of closely spaced slabs of local slate with occasional granite blocks. It is bonded with lime mortar with modern cement pointing repairs in places. This style of stonework also occurs towards the eastern end of the elevation in vertical section up to 2m wide that is pierced by a cross-brace. The second style of construction is recent, associated with the re-construction of the eastern elevation of the barn (see below) and is present at the eastern end of the elevation in a vertical strip around 1m wide. The final style dominates the central part of the elevation and again is of semi-coursed rubble construction, bonded with a lime mortar and composed mostly of local stone. However, the slate used in this style is larger, more blocky and less closely packed than those of the first.



Figure 5: The eastern first-floor opening in the southern elevation.

There are three openings in the southern elevation. The easternmost (Fig. 5) and central of the two have bright orange-red machine-made brick reveals with slate sills, while the bricks of the western opening reveal are brownish-orange in colour, similar to those used in the openings of the northern elevation and may be handmade. Both first floor openings have wooden lintels while that of the lower is formed of two large slate slabs, above which is a large granite lintel (Fig. 6). Disturbed stonework is also apparent below this opening. The first-floor threshing door to the east, has wooden double doors, formerly of four-plank construction with iron hinges. However, these have partially rotted away and a large square section of plastic has been fixed to them to protect the barn interior. A cross-brace has recently been fixed into the elevation, possibly following the rebuilding to the east, to counteract the bowing of the north elevation.

The eastern end of the south elevation has been totally rebuilt, with part granite, part slate faced quoins bonded with a grey lime mortar. The roof at the eastern end has been repaired with tin sheeting on the hip.

2.2.2 The East Elevation

This has been completely rebuilt using semi-coursed rubble construction and slate and granite quoins in keeping with the remainder of the building (Fig. 7). Ground and first floor openings are present, probably in the locations of the originals, although there is no evidence for this, with dark brick-red brick reveals. The gable end of the roof is hipped with corrugated iron sheeting repairs at eaves height, but multiple holes remain in the surviving slate section towards the apex of the hip.

2.2.3 The North Elevation

The adjoining mid-20th century milking parlour abuts this elevation at its western end with a concrete farmyard adjacent to the north (Fig. 8).



Figure 6: Ground-floor opening to the west of the south elevation, with a double slate slab lintel.



Figure 7: East elevation of the barn viewed from the south east.

The east end of the elevation has been rebuilt with granite and slate quoins, as part of the replacement of the east elevation (see above). To the west of this the cross brace is present, reinforcing a bowing section of wall.

This elevation is pierced by three openings, two at ground level and a third on the first floor. The ground level openings have oak lintels and a single door jamb each formed from granite posts (Fig. 9). The latter are mostly undressed except on the face adjoining the stone work. The door frame is also built out from this post to hold the seven-plank, oak stable door the fitments of which are possibly handmade. It is obvious that the current doorways are later insertions while the walling between is blocking the original doorway.



Figure 8: North elevation of the barn.



Figure 9: Granite posts flanking the ground floor openings in the north elevation.

The first floor opening (fig. 10) has a reveal composed of possibly hand-made bricks on its western side while, on the east, there is no formal reveal and the stonework is somewhat ragged suggesting the opening has been inserted into the wall. This opening has an oak lintel and a fine, though broken, slate slab sill. The door frame is of oak with four-plank full height door to the east and a stable door to the west. The ironwork on this door is also possibly handmade.

In addition to the recent rebuild of the eastern part of the northern elevation several different styles of stonework are apparent (e.g. fig. 9). To the east of the eastern ground floor and first floor openings the wall is of semi-coursed construction bonded with lime mortar and consists of thin slabs of slate with occasional granite blocks. A similar style of stonework is visible at the western end of the elevation adjacent to the milking parlour. The original ground floor opening has been blocked with a rough wall of semi-coursed rubble construction composed of slate blocks originally bonded with lime mortar (fig. 9). However, its central section is bonded with cement and, according to a scratched inscription, is a later repair dating to 1984. Immediately above this, below the first floor opening are four courses of regular, coursed stonework. To the west of the upper opening, the wall is of semi-coursed rubble in a different style again composed of slate blocks bonded with lime mortar. Associated with this below the eaves are two distinct courses of regular stonework, bonded with lime mortar.



Figure 10: The central section of the north elevation (scale 2m).

2.3 The Roof Structure

The roof (Fig. 11 & 13) of the barn is in poor condition at its eastern end above the recently rebuilt eastern elevation. In this area there are multiple missing slates with noticeable damage due to water ingress and rotting to the roof trusses and purlins beneath. Large, wooden beams are temporarily in place to provide additional support. Further damage is evident approximately half way along the roof where the roof structure has failed. Here the ridge tiles are raised up and numbers of slates have slipped. The roof is constructed with trusses spaced at approximately 2m intervals and most of its elements display machine-cut squared profiles and are fixed with iron bolts. The exceptions to this are the central beams of the eastern and western gables which are roughly hewn with rounded profiles, suggesting hand-shaping. The roof slates are attached directly to the rafters.



Figure 11: Roof structure, viewed from the east.



Figure 12: Internal view of barn from the east showing the floor and *in situ* machinery.

2.4 Interior Description

The interior surfaces of the three original walls are predominantly covered in several layers of limewash which obscures much of the structural detail, although a number of features remain visible. On the north wall, to the east of the upper central opening is a shallow alcove with an oak lintel and slate sill. Both the north and south walls also evidence slight damage associated with the insertion of the cross brace. On the south wall, the area around the central opening shows the clearly defined cut of a narrower doorway probably associated with the granite lintel visible on the exterior elevation above the present opening.

A floor (Fig. 12 & 13), inserted at a height of 1.5-1.7m., covers two thirds of the interior of the barn and is constructed of oak joists and floor boards with oak railings and posts on the open, eastern end. The oak lintel of the eastern opening in the northern elevation has a number of slots for joists cut into it, suggesting that originally the floor may have extended for the whole length of the building. Access to the floor is currently provided by a five rung, oak loft ladder on the northern side. A number of hatches have been cut through the floor which relate to farm machinery, some of which remains *in situ*. The floor is fixed together with iron bolts and hand-made nails.

The floor at the eastern end of the barn is of modern poured concrete while that in the centre is of older concrete with a central drain leading out towards the western ground floor opening in the northern elevation. The original slate cobble floor survives at the western end of the building and is cut by a modern concrete block wall to three quarters height with wooden planking and frame to the ceiling. A half height five plank door in this provides access to a separate livestock pen in the north-west corner.

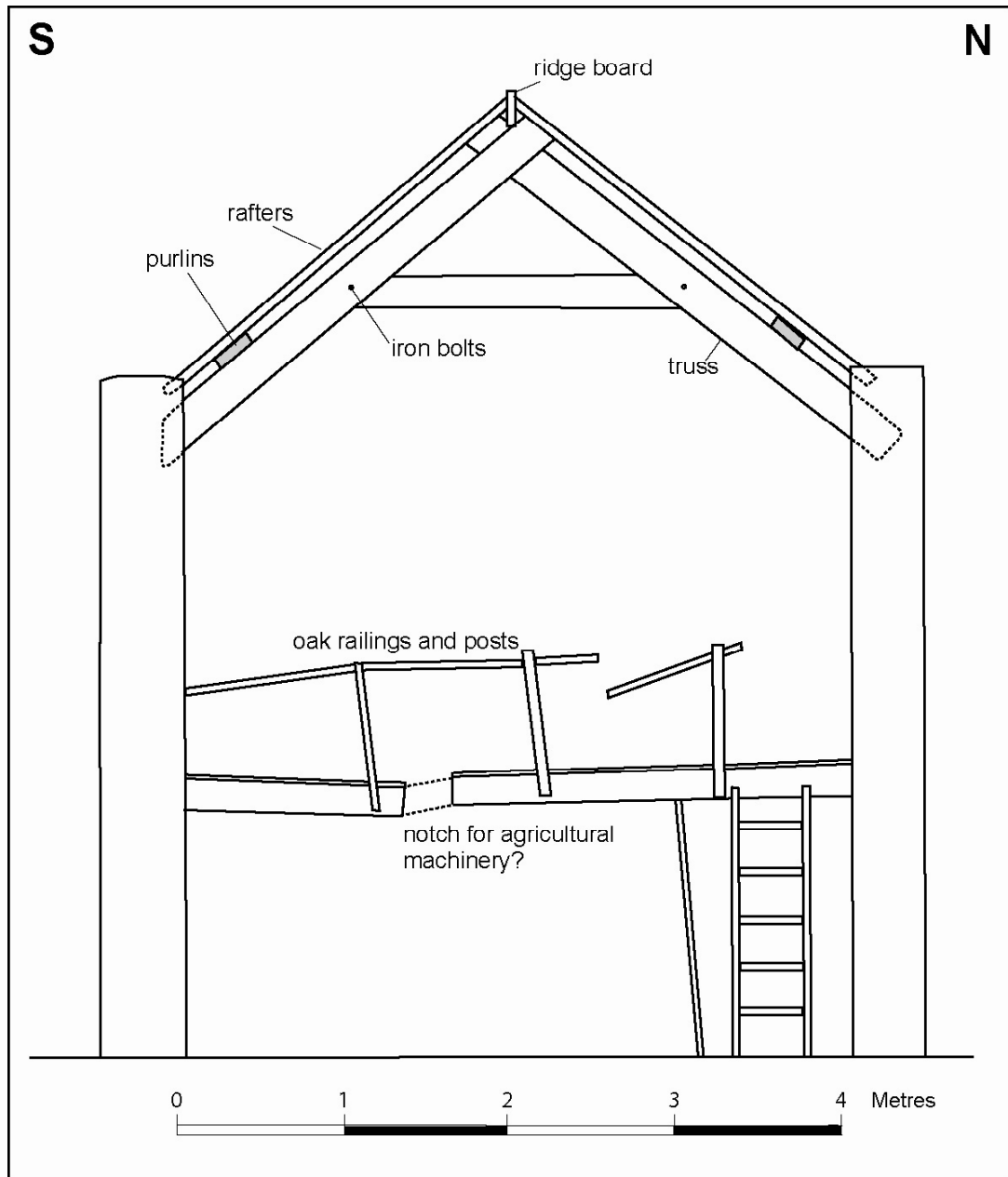


Figure 13: Cross-section of the roof structure and internal 'floor' of the barn (scale 1:20 @ A4).

3.0 Phasing of the Building

The survey revealed that the barn had undergone a number of alterations, some of them significant, since its construction in the late 18th or early 19th centuries. These can be divided into 6 individual phases which are outlined below (See Fig. 14, 15 & 16).

3.1 Phase 1

The original construction of the barn, in the late 18th or early 19th centuries, as a rectangular structure of semi-coursed rubble fabric built in local stone with mortar bonding. A roughly

central, wide doorway was present in the centre of the northern elevation, flanked by granite door jambs. This original structure functioned as a ground-floor threshing barn. Significant amounts of the original stonework survive in the southern and northern elevations.

3.2 Phase 2

Some adaptation of the functioning of the barn occurred subsequently, probably in the early to mid 19th century, with the blocking of the original doorway in the southern elevation and the insertion of two openings flanking it to the east and west. It is possible that the interior wooden floor of the barn was inserted at this stage as its joists are slotted into the oak lintels of the phase 2 openings, although this could also have occurred in phase 3 when the first floor threshing door was inserted.

3.3 Phase 3

This phase saw perhaps the most significant adaptations, probably in the mid to late 19th century with the conversion of the building to a first floor threshing barn. This entailed major alterations, including the raising of the roof to accommodate the first floor threshing door in the northern elevation and the reconstruction of a large portion of the southern elevation. The interior first floor may have been constructed during this phase, but could also date from phase 2 (see above). Additionally, the similarity between the bricks forming the reveal of the westernmost, upper opening in the southern elevation and those of the reveal of the new threshing door imply that the former also belongs to this phase. It is also likely that the blocked doorway visible in the barn interior towards the western end of the northern elevation was inserted in this phase, although it could also belong to phase 2. Heavy rendering and limewash obscure any details, but the lack of granite door jambs suggests it is unlikely to belong to phase 1 of the building.

3.4 Phase 4

Several, more minor, alterations occurred at this time, probably in the late 19th and early 20th centuries, with the insertion of the central and southern openings in the southern elevation. The central opening was converted from the doorway constructed in phase 3, to a window at this time. In the northern elevation, the phase 2/3 doorway towards the western end was blocked at this time presumably at the time of the construction of the late 19th century building now containing the modern milking parlour.

3.5 Phase 5

Repairs to the phase 2 wall blocking the original ground floor entry to the barn were undertaken at this time and can be dated closely, according to an accompanying inscription in cement, to 1984.

3.6 Phase 6

The reconstruction of the entire eastern elevation of the barn in the months preceding the survey.

4.0 Conclusion

Six broad phases of development of the barn at West Witheven Farm were detected, beginning with its construction as a ground floor threshing barn in the late 18th or early 19th centuries. This was followed by a variety of adaptations and repairs suggesting changes in the way in which the building was used, including the blocking of doorways and the creation of other openings in the north and south elevations of the structure. The most significant change occurred in the mid to late 19th century when the roof of the structure was raised and a first floor threshing door inserted in the north elevation with an accompanying floor. The most recent alteration was the complete reconstruction of the eastern elevation in 2010.

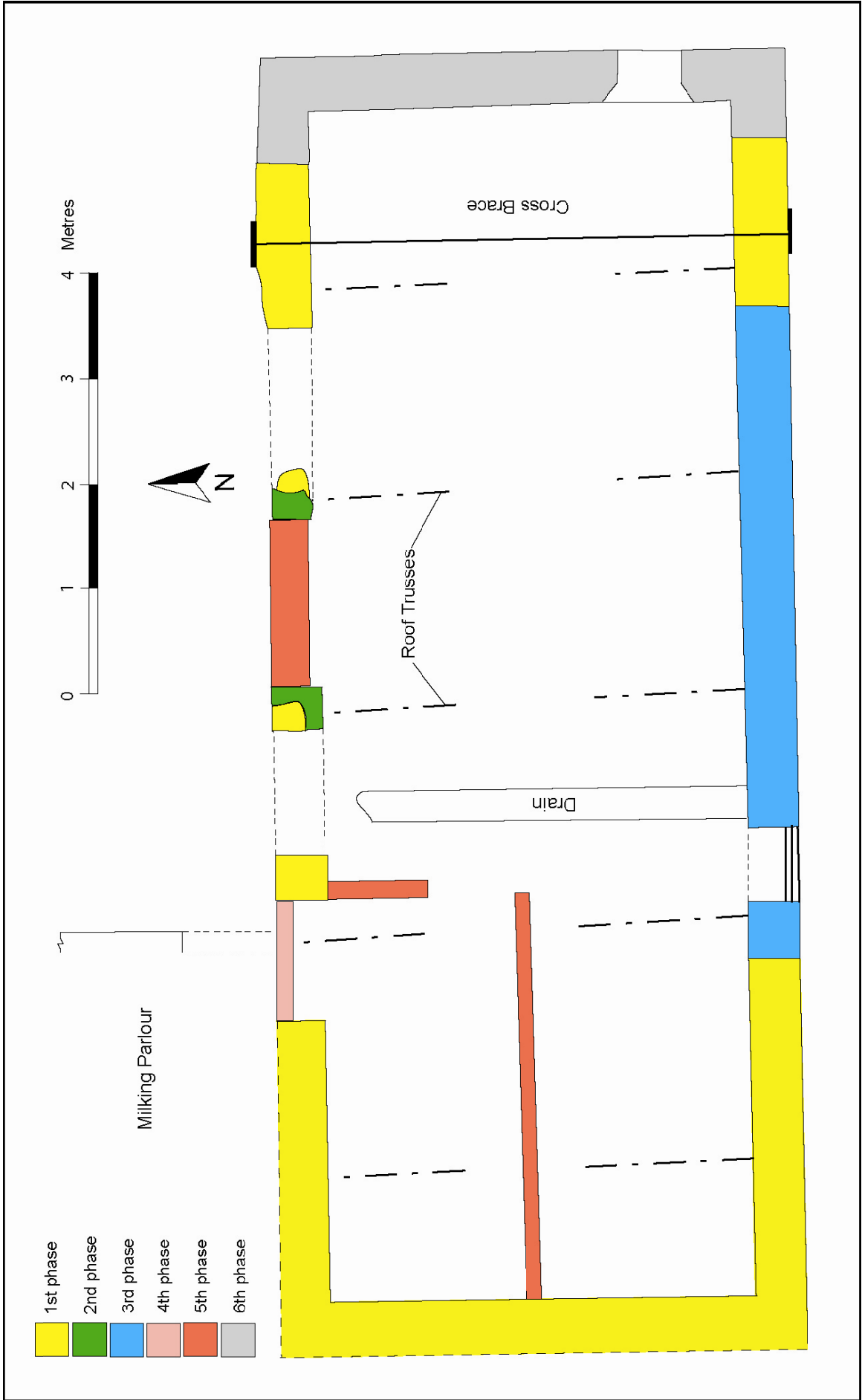


Figure 14: Phased ground floor plan of the barn (scale 1:50 @ A4).

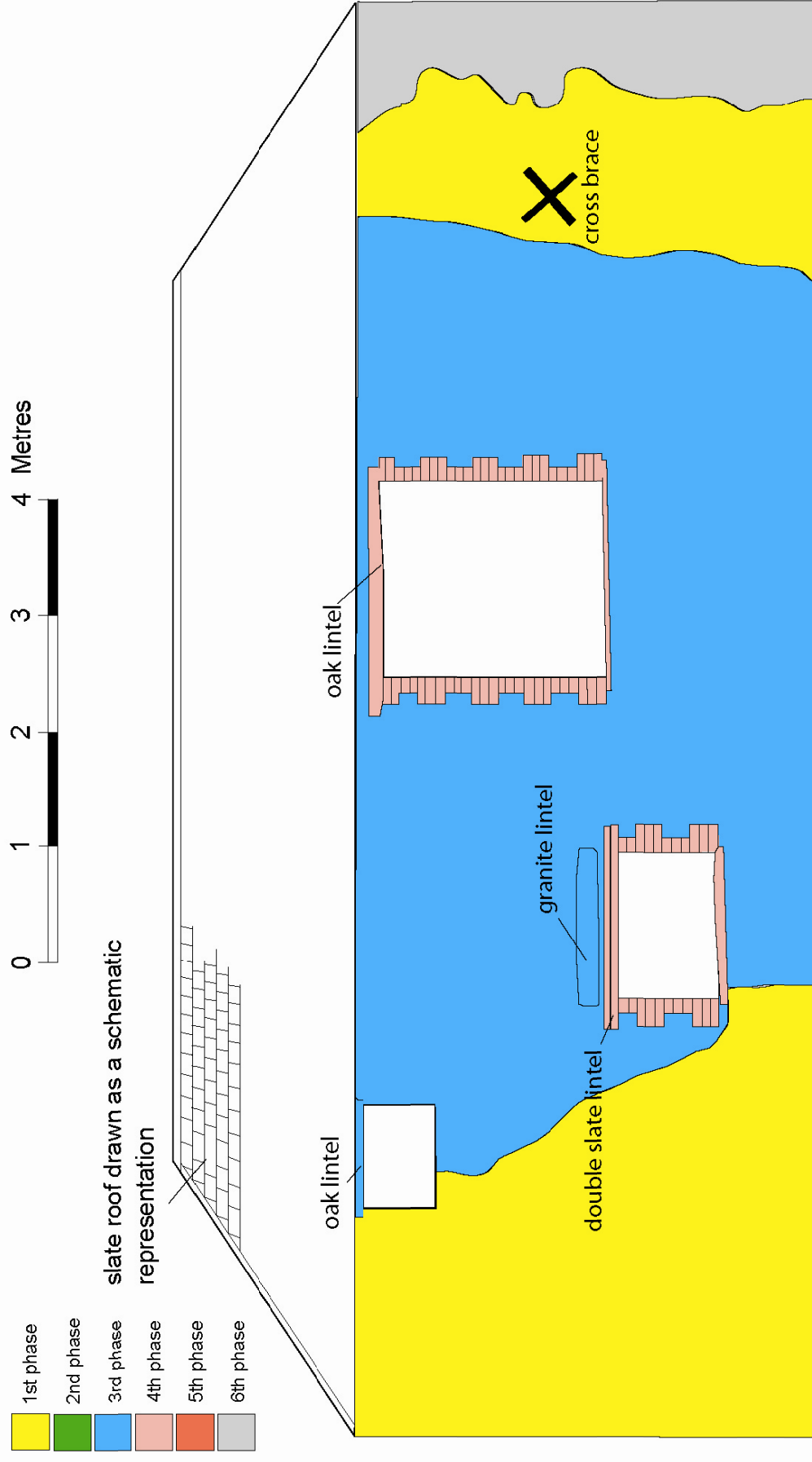


Figure 15: Phased drawing of the south elevation (scale 1:50 @ A4).

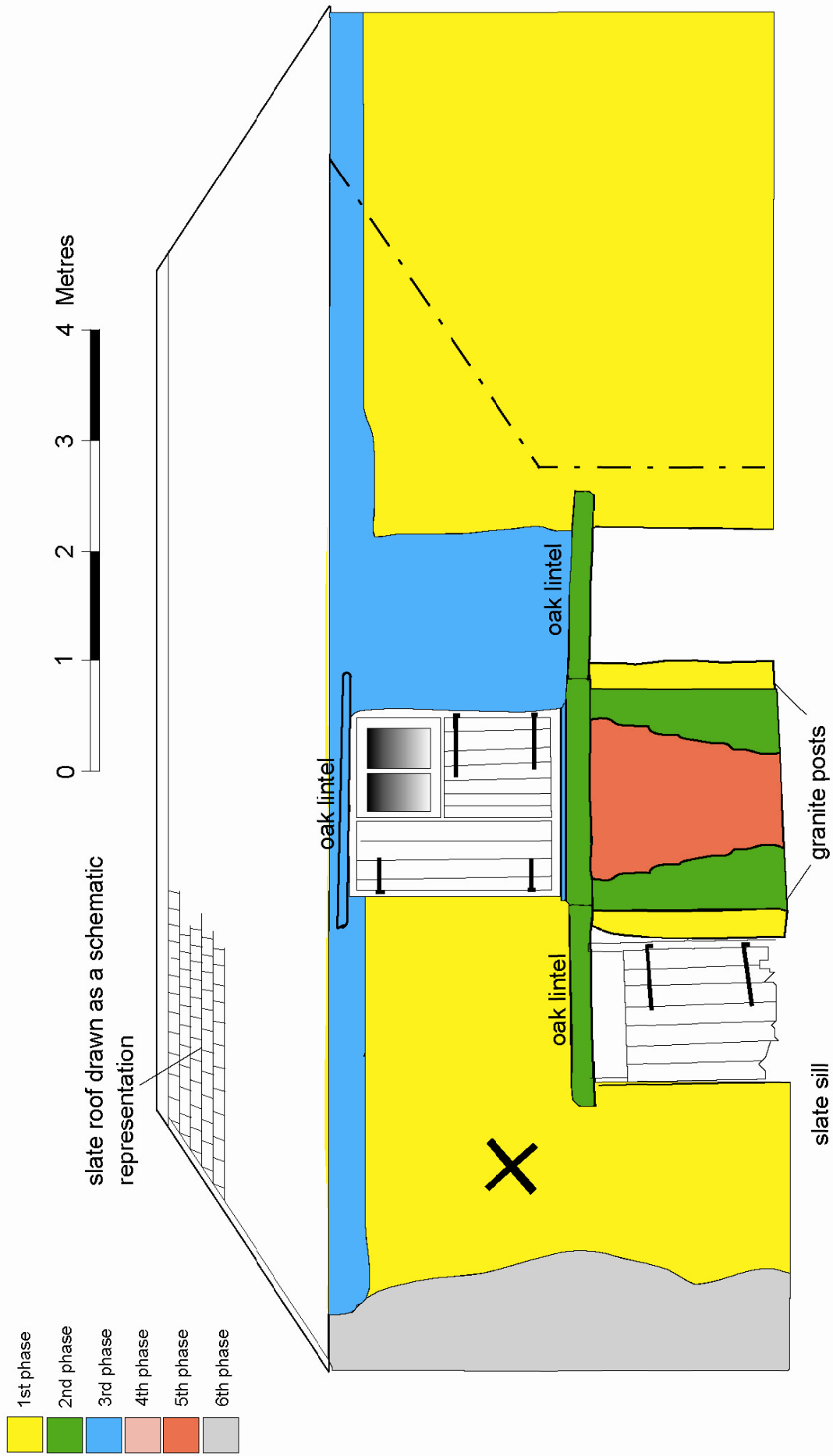


Figure 16: Phased drawing of the north elevation. Drawn to a scale of 1:50.

5.0 Bibliography and References

Published Sources:

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

Institute of Field Archaeologists 1996: (Revised 2001 & 2008) *Standard and guidance for archaeological investigation and recording of standing buildings*

Appendix 1

BRIEF FOR PHOTOGRAPHIC BUILDING RECORDING

Date: 05 August 2009

Historic Environment Planning Advice Officer: Phil Copleston, Cornwall Council, Historic Environment Service, Kennall Building, Old County Hall, Truro TR1 3AY. Tel. 01872 322058 E-mail:

pcopleston@cornwall.gov.uk

Local Planning Authority Officer: D Tapsell, Planning Officer, Cornwall Council, 3-5 Barn Lane, Bodmin, Cornwall, PL31 1LZ

This brief is only valid for six months. After this period the Historic Environment Planning Advice Officer (HEPAO) should be contacted. Any written scheme of investigation (WSI) resulting from this brief shall only be considered for the same period.

Contractors Written Scheme of Investigation (WSI)

No ground works are to be undertaken until the HEPAO and the Local Planning Authority (LPA) have approved the archaeological contractor's WSI.

1 Introduction

This brief has been written by the HEPAO and sets out the minimum requirements for archaeological recording at West Witheven, Canworthy Water to discharge condition 9 of planning application 2008/00793. The structures are recorded on the Ordnance Survey Map of 1880. Vernacular remains are becoming increasingly rare and are worthy of recording prior to development.

2 Planning Background

Planning application 2008/00793 was submitted in March 2008 and was for the conversion of a barn to a dwelling together with the erection of extensions following demolition of existing extensions. This application has been approved subject to nine conditions. Condition 9 states:

No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of PPG16 Archaeology and Planning.

3 Requirement for Work

The present proposals will culminate in the modification of the material remains of the barn. It is therefore important that the barn is recorded to an appropriate level and that the results are made available to interested parties. In this particular instance an archive standard photographic record will be made together with a brief report. This recording needs to be conducted by a building archaeologist or architectural historian that will be able to 'read' the structure and record the important details. The recorder needs to consider:

- Site layout and organisation
- Function
- Materials, method of construction
- Fenestration
- Internal arrangements
- Original fixtures and fittings
- Subsequent fixtures and fittings
- Evidence of use and status
- Date/period of initial build and subsequent alterations

4 General Methodology

4.1 All stages of the investigation shall be supported by a written scheme of investigation (WSI).

4.2 The archaeological contractor is expected to follow the code of the Institute for Archaeologists (IfA).

4.4 All of the latest Health and Safety guidelines shall be followed on site.

4.5 The IfA's Standards and Guidance should be used for additional guidance in the production of the WSI, the content of the report and the general execution of the project.

4.6 Terminology will be consistent with the English Heritage Thesaurus.

5 Site Recording Methodology

5.1 The photographic record shall be a comprehensive record to archive standard of the existing structures, both externally and internally. The photographs will be taken with black and white 35mm or medium format film producing archive quality contact prints and negatives. Colour photography may be utilised for inclusion of the report. For both general and specific photographs, a photographic scale shall be included. The photographic record shall be accompanied by a photographic register detailing as a minimum, feature number, location and direction of shot.

6 Results

6.1 The report shall be submitted within a length of time (but not exceeding six months) to be agreed between the applicant and the archaeological/historic building contractor, Cornwall Council Historic Environment Service and the Cornwall Record Office. A further digital copy shall be supplied on CD-ROM preferably in 'Adobe Acrobat' PDF format.

- 6.2 This report will be held by the Cornwall and Scilly Historic Environment Record (HER) and made available for public consultation.
- 6.3 The report must contain:
- A concise non-technical summary of the project results.
 - A location map tied to the national grid and one or two representative images
- 7 Archive Deposition**
- 7.1 An ordered and integrated site archive will be prepared in accordance with: *Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006* upon completion of the project. The requirements for archive storage shall be agreed with the appropriate organisations.
- 7.2 The archive including a copy of the written report shall be deposited within two months of the completion of the full report and confirmed in writing with the HEPAO.
- 7.3 The archive will be deposited with the Cornwall Record Office.
- 7.4 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 7.5 A summary of the contents of the archive shall be supplied to the HEPAO.
- 7.6 Only on completion of 7.1 to 7.4 (inclusive) will there be a recommendation for the discharge of any archaeological recording condition.
- 8 Monitoring**
- 8.1 The HEPAO will monitor the work and should be kept regularly informed of progress.
- 8.2 Notification of the start of work shall be given preferably in writing to the HEPAO at least one week in advance of its commencement.
- 8.3 Any variations to the WSI shall be agreed with the HEPAO, preferably in writing, prior to them being carried out.
- 8.4 If significant detail is discovered, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forward.

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR BUILDING RECORDING OF A BARN AT WEST WITHEVEN, CANWORTHY WATER, CORNWALL.

Location: West Witheven Canworthy Water

Parish: Warbstow

District: North Cornwall

County: Cornwall

NGR: SX21849227

Planning Application no: 2008/00793

Proposal: conversion of a barn to a dwelling together with the erection of extensions following demolition of existing extensions.

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 Chris Carey of Carey Consulting, (the Client), and sets out the methodology for building recording at West Witheven, Canworthy Water, Cornwall and for related off site analysis and reporting. The WSI and the schedule of work it proposes conform to a brief provided by the Cornwall County Council Historic Environment Service Historic Environment Planning Advice Officer, Phil Copleston (HEPAO). The work is being commissioned in line with government planning policy (PPG No. 16 *Archaeology and Planning* (DoE, 1990)), the Local Development Framework Policy on archaeology and the archaeological condition (number 9) attached to the planning consent, which states that;
No development shall take place within the area to be developed until the applicant has secured the implementation of a programme of archaeological recording based on a written scheme of investigation submitted to and approved by the Local Planning Authority. Reason: To ensure that provision is made to record finds of archaeological interest in accordance with the requirements of PPG16 Archaeology and Planning.

1.2 The programme of work to be carried out by SWARCH and covered by this WSI consists of:

1.2.1 Undertaking a photographic survey and description of the extant building;

1.2.2 Related analysis and reporting.

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The structures are recorded on the Ordnance Survey Map of 1880. Vernacular remains are becoming increasingly rare and are worthy of recording prior to development.

3.0 METHOD

3.1 The IfA's Standards and Guidance will be used throughout the execution of the project.

3.2 The Client will provide SWARCH with details of the location of proposed works within the building area, and of the proposed construction programme.

3.3 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.

4.4.1 Appropriate PPE will be employed at all times.

4.4.2 The site archaeologist will undertake any site safety induction course provided by the client.

3.4 If significant detail is discovered, all works must cease and a meeting convened with the client and the HEPAO to discuss the most appropriate way forward.

4.6 SWARCH will agree monitoring arrangements with the HEPAO who will be informed of the start of the fieldwork, will be regularly informed of progress and will monitor the project throughout, and may wish to inspect the works in progress.

5.0 ARCHAEOLOGICAL RECORDING

This will be based on IfA guidelines and those advised by the HEPAO and will consist of:

5.1 Survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate and black and white prints supplemented by digital photography.

5.2 Survey and location of historic features or elements.

Any variation of the above shall be agreed in consultation with the HEPAO.

6.0 ARCHIVE AND REPORT

6.1 An ordered and integrated site archive will be prepared in accordance with Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the entire project. The documentary archive will be produced to the relevant archive standards. This will include relevant correspondence together with field drawings, notes and photographic records and a copy of the project report. The documentary archive will be deposited with the Cornwall Records Office.

6.2 A summary of the contents of the archive shall be supplied to the HEPAO.

6.3 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing, and submitted to the HEPAO, and the Client.

6.4 A report will be produced. This will include the following elements:

6.4.1 A report number;

6.4.2 A location plan, an overall site plan and a plan of the building plus one or two representative images;

6.4.3 A summary of results of the project;

6.4.4 A brief description of the building and any significant historical elements;

- 6.4.5 A copy of the HEPAO brief and this WSI.
- 6.6 The HEPAO will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the HEPAO on the understanding that one of the hard copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital Adobe Acrobat PDF format, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 6.7 A copy of the report will be supplied to the National Monuments Record (NMR) in Swindon.
- 6.8 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.
- 6.9 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to the HEPAO and the Client for approval.
- 7.0 PERSONNEL**
- 7.1 The project will be managed by Colin Humphreys. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 2 below).

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Appendix 1

Relevant SWARCH Personnel

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 London; PGCE
 London; BA (Hons) in Modern Languages
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 University of Reading; Ph D. in Archaeology
 University of Leeds; B.A. (Hons) in History
 Specialisation –Flint
 IfA member
 Deb Laing-Trengove
 University of Exeter; BA in Archaeology (First Class)
 Dr Brynmor Morris
 University of Exeter; PhD. in Archaeology
 University of Exeter; MA in Landscape Archaeology
 University of Exeter; BA (Combined Honours) (First Class)
 Alfa (Associate member)

Appendix 2

Specialist List

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