

# GAIA HOUSE WEST OGWELL DEVON

Results of a Desk-Based Assessment  
and  
Archaeological Monitoring & Recording



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# **Gaia House, West Ogwell, Devon**

## **Results of a Desk-Based Appraisal & Archaeological Watching Brief**

*For*

Andy Power of Gaia House

*By*



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November 2010

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## *Summary*

*An archaeological watching brief was undertaken at Gaia House in advance of the construction of a biomass boiler. This work was prompted by the close proximity which the development had to 16<sup>th</sup> century mansion house and the direct impact upon the site of a 19<sup>th</sup> century building.*

*Five phases of activity were identified during the programme of excavation and recording at Gaia House. The earliest was a substantial ditch (Phase 1), orientated east to west which yielded no dating evidence but was most likely of medieval or earlier date. This was followed by a period of landscaping (Phases 2 and 3) in the excavated area and the deposition of infilling material probably derived, in Phase 3, from debris associated with the construction of a house at West Oghwell by Thomas Reynell in 1589. Also probably associated with this house was a substantial clay-lined and stone-capped drain (Phase 4) which was probably constructed in the late 16<sup>th</sup> or 17<sup>th</sup> century and fell out of use in the late 17<sup>th</sup> or early 18<sup>th</sup> century. The final use of the site, apart from as an area for dumping rubbish was for the construction of a barn in the late 19<sup>th</sup> century (Phase 5) which survived into the late 20<sup>th</sup> century before being demolished due to storm damage.*

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## 1.0 Introduction

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**Location:** Gaia House  
**Parish:** Ogwell  
**District:** Teignbridge  
**County:** Devon  
**NGR:** SX81886,70118  
**OS Map copying Licence No:** 100044808  
**Oasis ID:** southwes1-85061

### 1.1 Background

This report presents the results of a programme of work consisting of a desk-based assessment and archaeological excavation and recording carried out by South West Archaeology (SWARCH) prior to the erection of a bio-mass boiler house at Gaia House, West Ogwell, Devon (see Figure 1) in November 2010. The work was commissioned by Andy Power (the Client), in order to fulfil a planning condition on the development. The work was undertaken to investigate and record any archaeological features and material affected by the construction of the boiler. The desk-based assessment and archaeological investigation were carried out in accordance with a Written Scheme of Investigation (WSI) drawn up in consultation with DCHES (see Appendices 1 and 2).

Gaia House (formerly known as West Ogwell House) is a former manor house and is located adjacent to the parish church in the small parish of West Ogwell. The current house dates back to at least 1589, although it was heavily redesigned in the Georgian period and again in the 20<sup>th</sup> century. The house is situated at 60m AOD on a spur of raised ground overlooking Barham's Brook.

According to the British Geological Survey (BGS), the bedrock on the site consists of limestone of the Middle Devonian Kingsteignton Group, while the soil consists of the predominantly well drained, fine loamy or fine silty soils of the Denbigh 1 Association (Soil Survey of England and Wales 1983). The Devon County Historic Landscape Characterisation defines the area as "modern enclosures replacing parkland". Elements of this historic parkland may have been retained by this process of enclosure.

### 1.2 Archaeological Background

Gaia House was originally constructed by the Reynell Family in 1589, and may have replaced an earlier building. The adjacent parish church dates from the 12<sup>th</sup> century but, judging by its position on a slight spur and the curved churchyard boundary, may originally have been positioned within an ovoid enclosure and be of pre-conquest origins.

### 1.3 Methodology

The desk-based assessment was undertaken in order to place the buildings and archaeology at Gaia House in their historical and archaeological context and was based on the cartographic archives held at the Devon Record Office and the West Country Studies Library, as well as an examination of records and aerial photographs held by DCHES. Research undertaken by I. Fraser and published on the Gaia House website was also consulted. This work was carried out in November 2010 by T. Green and L. Bray.

The area subject to archaeological monitoring (Figures 1 & 2) measured c.15×7m. It was initially stripped using a tracked mechanical excavator with a 1.6m toothless grading bucket, although a concrete pad partially covering the area was removed using a toothed bucket. The archaeological deposits revealed were then sectioned twice by hand (Sondages 1 and 2, see Figure 7) in order to

gain a basic indication of the nature of the sequence, and then by machine (Sondage 3) to confirm and expand this. The site was then stripped down to the natural subsoil by machine. All work was carried out under strict archaeological supervision. Topsoil covered the site to a depth of c.0.3-0.4m thick, except in the north over the footprint of the 19<sup>th</sup> century building, where it was 0.1m deep. A natural subsoil of compact gritty reddish-yellow clay-silt with few stone inclusions underlay this which was cut by a range of archaeological features and deposits. These archaeological features were identified and excavated in accordance with the agreed WSI (see Appendix 2). This work took place between 1<sup>st</sup>-8<sup>th</sup> November and was directed by S.Walls.

A photographic record, a drawn record at appropriate scales (1:10 to 1:50) and a written record of standard single context sheets was compiled.

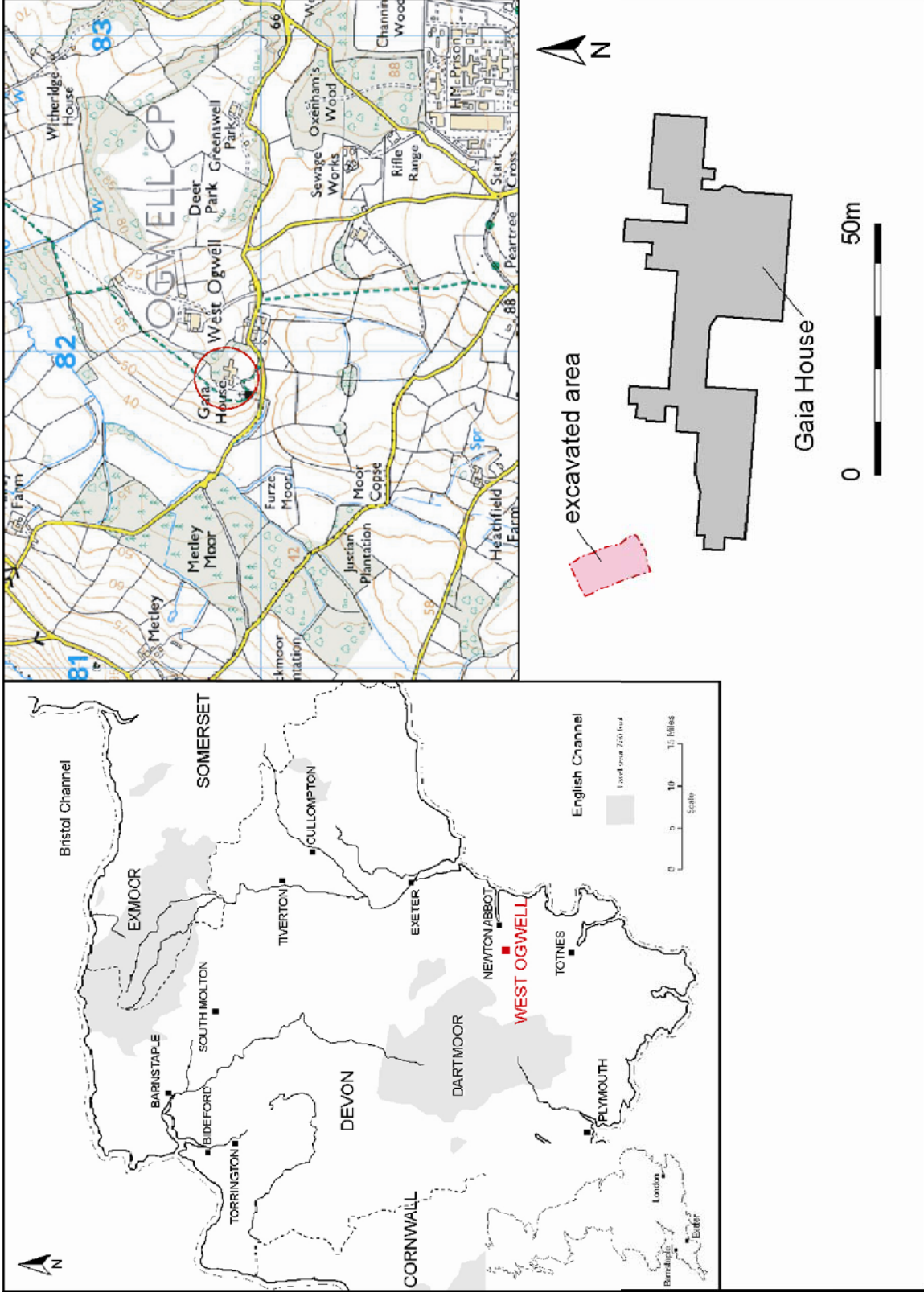


Figure 1: Location maps for West Ogwell and the excavated area. (Promap insert 1:10,000).



Figure 2: The development site before excavation, viewed from the north.

## 2.0 Results of the Desk-Based Assessment

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### 2.1 The History of West Ogwell/Gaia House

Domesday Survey of 1086 provides the first mention of West Ogwell when it was held by William Pictavensis or Peytevin, with ownership continuing in his family until the 14<sup>th</sup> century when it passed to the Earls of Devon. However, more detail concerning the manor is not available until the late 16<sup>th</sup> century. By this time it had passed to the wealthy Reynell family and in 1589, Thomas Reynell constructed a house there, described as ‘*a very fair and genteel structure*’. The Reynells continued to hold West Ogwell through the 17<sup>th</sup> and into the first half of the 18<sup>th</sup> century when Rebecca Reynell, heiress to the estate, married Joseph Taylor and the manor passed to the Taylor family.

By the end of the 18<sup>th</sup> century the house built by Thomas Reynell in the 16<sup>th</sup> century was becoming decrepit and Pierce Joseph Taylor embarked on a programme of restoration and modernization which he completed in 1790. The modern Georgian house is the result of this renovation.

In 1869 the house changed hands again when it was sold by the Taylors to the Scratton family. They, in turn, sold the property in the early 20<sup>th</sup> century initiating a period during which the house saw a variety of owners using the house for different purposes. For a few years it belonged to a neighbouring farmer and was used to store farm produce until it was bought by the Australian army during the First World War who intended to use it as a hospital and convalescence centre. In the event, although some alterations to the building were undertaken, the house was never used for this purpose and remained empty until it was purchased in 1925 for use as a Diocesan House and retreat centre. It continued to be used for conferences and retreats until 1939 when St. Gabriel’s School in London bought it as a suitable property to move the school to away from the threat of bombing. The house served in this way until 1943



when the school moved again, although it remained with the same owners who established the Convent of the Companions of Jesus the Good Shepherd. The Convent was responsible for the evolution of the house into its modern form, constructing the current Hermitage wing and its extension in 1954 and 1960 respectively, the Chapel in 1955 and the Garden Wing in 1966/67. The house was sold by the sisters to the Gaia House Trust in 1996 and it has served as a retreat centre since then.

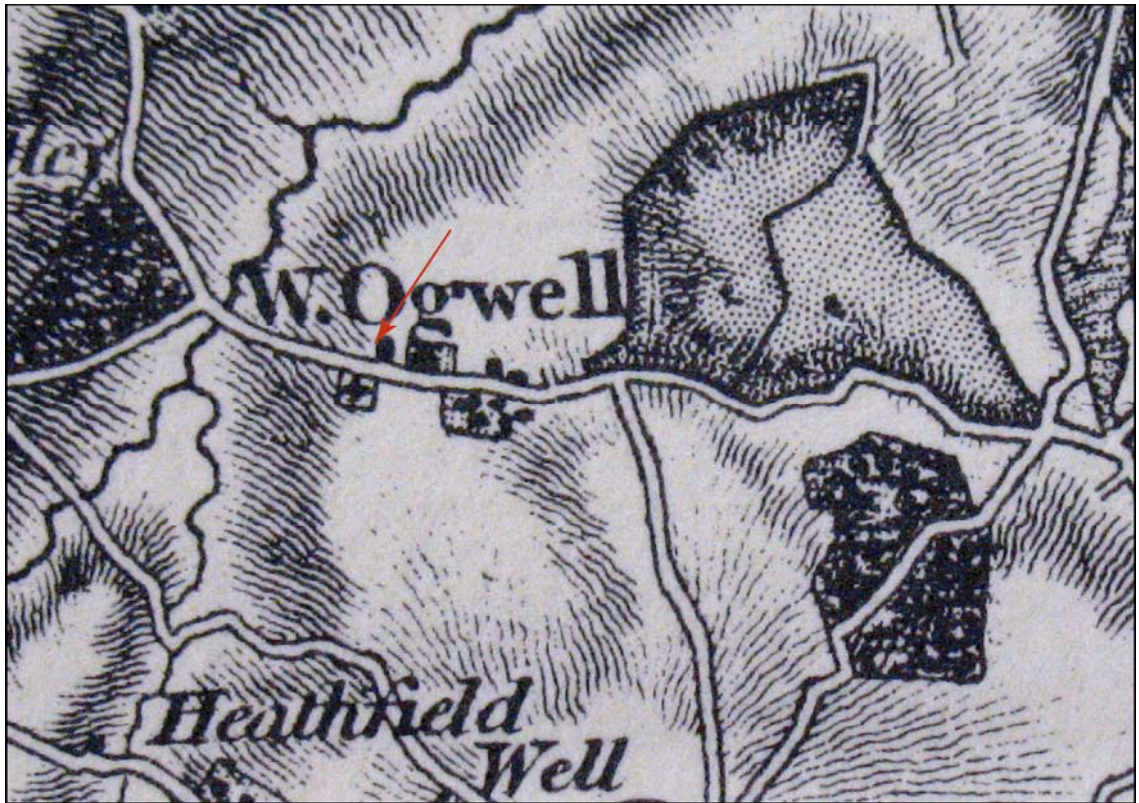


Figure 3: Extract from the Ordnance Survey 'Old Series' one inch map, surveyed c.1805, published 1809. (WCSL)

## 2.2 Cartographic History

### 2.2.1 Ordnance Survey 'Old Series' One Inch Map published 1809

West Ogwell House first appears on this map of 1805 (Figure 3). Little detail is apparent; the church is visible and a structure of some sort is indicated although detail is insufficient to enable its shape to be determined. The house had undergone a major restoration fifteen years before and was in the hands of Major General Taylor at the time of the map's production.

### 2.2.2 Brothers Greenwood Map of Devon of 1827

This map (Figure 4) offers no further detail on the house itself, but does suggest the presence of a rectilinear enclosure surrounding the house and a further, large enclosure to the south of the road that contains the church and possibly parkland.

### 2.2.3 West Ogwell Tithe Map of 1839

The tithe map provides the first significant detail of West Ogwell House (Figures 5 and 6), showing a south-facing structure built on a broadly east to west axis with a wing orientated north to south at its western end. The house was to retain an essentially similar shape into the second half of the 20<sup>th</sup> century. By this date the enclosures shown on the 1827 map (Figure 4) are no longer apparent or, in the case of that surrounding the house seem to have altered shape.

significantly. A lake, to the south-east of the house (Figure 5) may lend support to an earlier designed landscape in this area, potentially created at the time of the 1790 restoration.



Figure 4: Extract from the Brothers Greenwood map of Devon, 1827. (WCSL)





Figure 5: Extract from the West Ogwell tithe map, 1839, showing West Ogwell House (Number 60) in its local landscape context. (DRO)

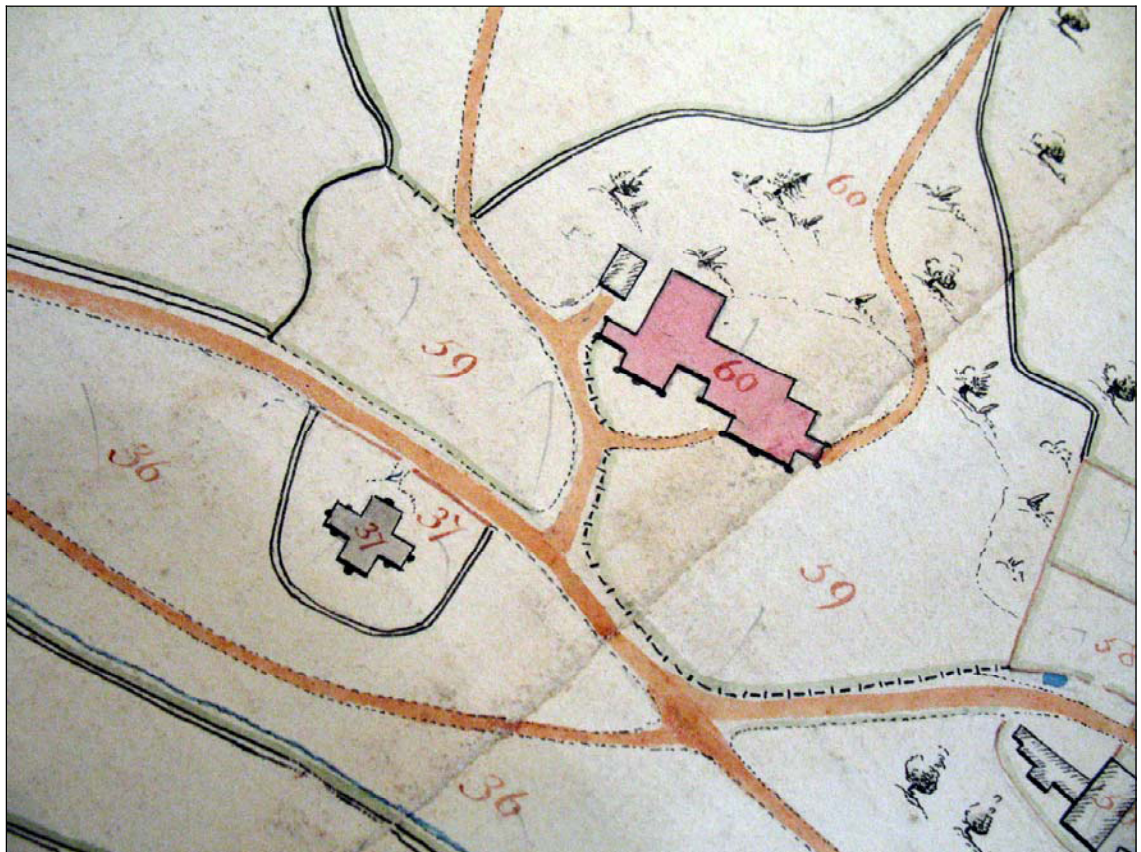


Figure 6: West Ogwell House and church as recorded on the West Ogwell tithe map of 1839. (DRO)



#### 2.2.4 The First Edition Ordnance Survey Map, published 1888

Some change is apparent by the later 19<sup>th</sup> century, although the shape of the house remains the same (Figure 7). Most obvious is the shift of the road past the church to its south, away from the house, the former road between the two have disappeared in the intervening fifty years. It is most likely this change is associated with the purchase of West Ogwell House by the Scrattopn family in 1869 and perhaps was part of alterations they may have made to their new property. In addition a building has been constructed to the north-east of the house, part of which was exposed during the excavation (see below). Also apparent is the loss of boundaries in the field surrounding the house enclosure which remains much the same as on the 1839 tithe map.

#### 2.2.5 2nd Edition Ordnance Survey Map 1905

The 2<sup>nd</sup> edition map (Figure 8) shows little change had occurred with the exception of the subdivision of the fields to the west of the house.

#### 2.2.6 Aerial Photograph 1946

Aerial photography immediately after the Second World War (Figure 9), shortly after the house became a convent, reveals the house has much the same shape as during the mid 19<sup>th</sup> century. The enclosure surrounding the house is no longer apparent, particularly on the western side, and the subdivisions of the western field apparent in 1905 are no longer evident.

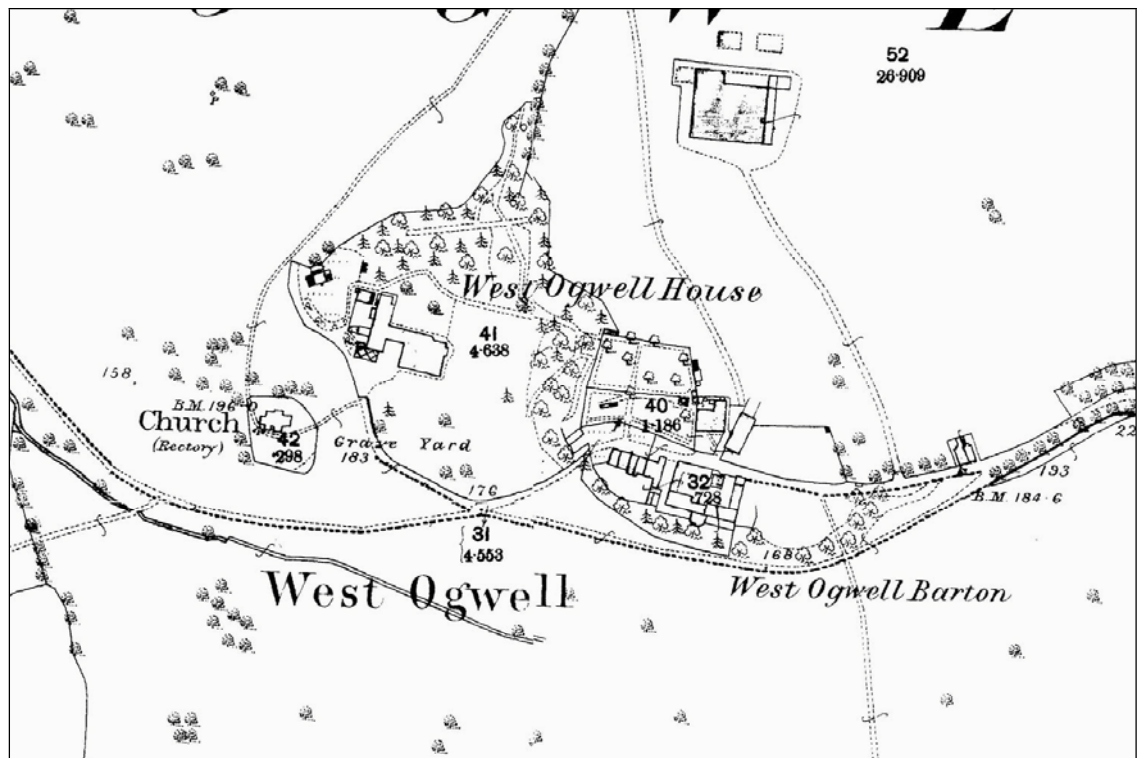


Figure 7: Extract from the Ordnance Survey First Edition map at 1:2500, Devonshire sheet 109.14, published 1888.

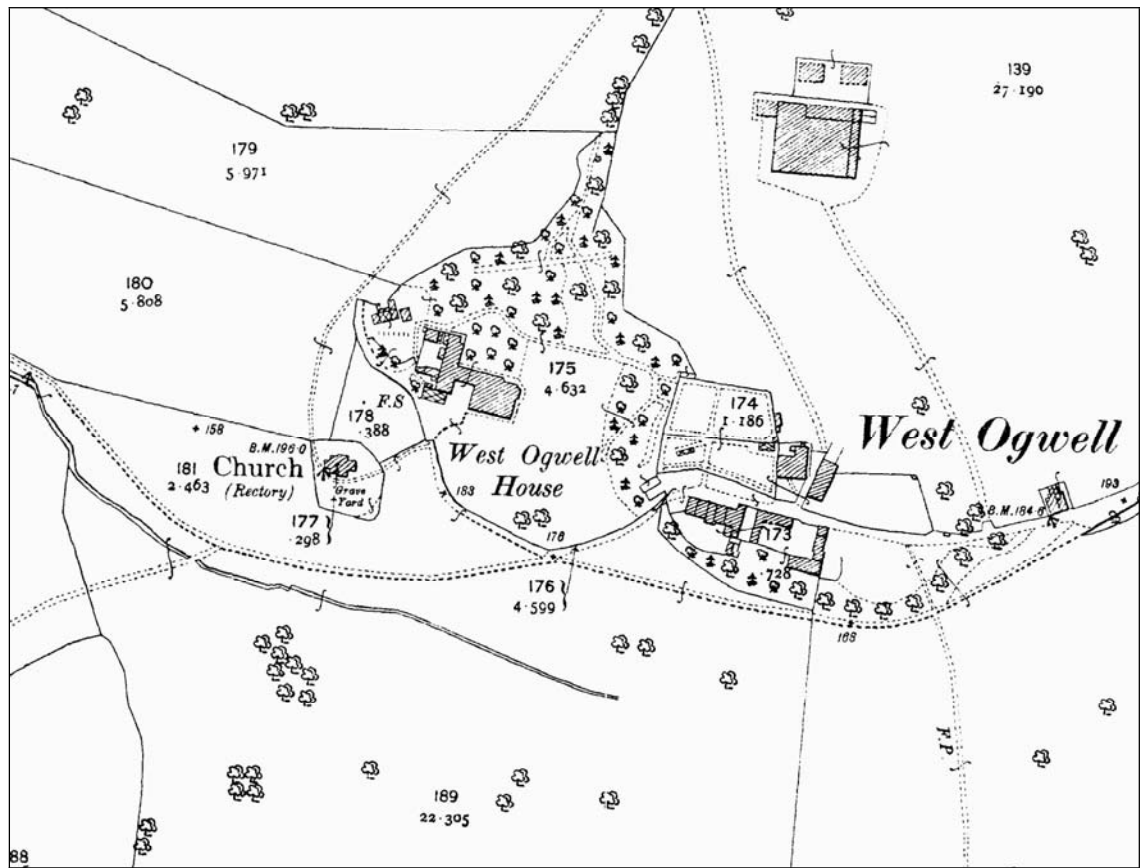


Figure 8: Extract from the Ordnance Survey Second Edition map at 1:2500, Devonshire sheet 109.14, published 1905.



Figure 9: Aerial photograph of West Ogwell House and church, 1946. (DHES/English Heritage (NMR) RAF Photography).

### 3.0 Results of the Archaeological Monitoring and Recording

#### 3.1 The Topsoil

The topsoil on the site consisted of a single layer of very mixed dark-brown garden soil containing several patches of red silty clay from the subsoil and occasional pieces of roof slate, large sub-angular stones and bricks. Pottery was also frequent in the topsoil, most notably towards the south of the excavation area, where a sub-rectangular rubbish pit had been cut into the topsoil [111]. This contained a gritty grey-brown silt-clay fill (112) which yielded numerous finds of oyster shell, pottery, cow and sheep bones. The rubbish pit [111] did not penetrate into the subsoil and, according to the assemblage of material recovered from it, had a *terminus post quem* in the 19<sup>th</sup> century.

#### 3.2 Phases of Activity

Five phases of activity on the site were identified during the excavation. (For context detail see Appendix 3).

##### 3.2.1 Phase 1: Medieval or earlier

The evidence for this feature consisted of a substantial linear cut [132] orientated west-north-west to east-south-east (Figures 10 & 11) which had been truncated by subsequent activity on the site (see below). This had a slightly asymmetric profile with a steeper northern side and survived to a width of at least c.2.9m and a depth of c. 1m. It was filled by (133), a firm, mottled buff clayey silt which was fairly clean containing only occasional slate inclusions (up to 0.03m in size) and no finds.

No dating evidence was recovered from feature [132].

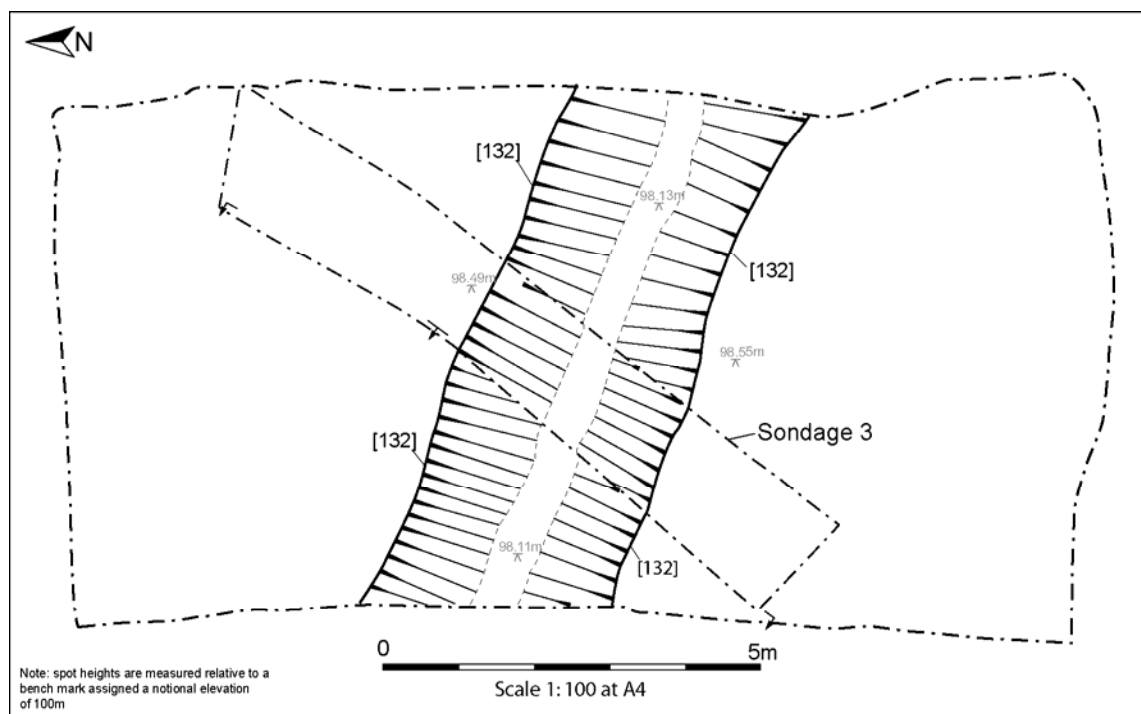


Figure 10: Site plan showing the Phase 1 ditch.

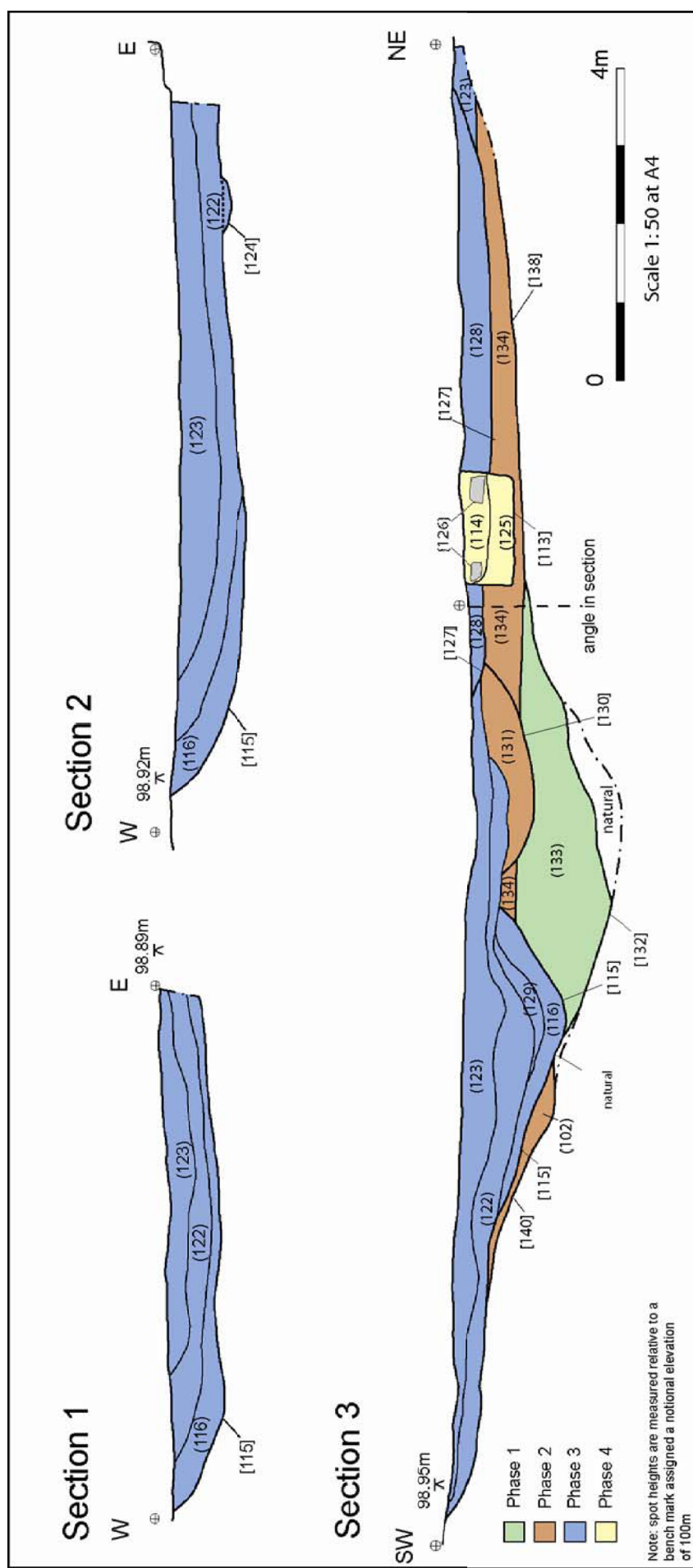


Figure 11: Sections taken from Sondages 1 to 3. Section 1; south-facing section of Sondage 1. Section 2; south-facing section of Sondage 2. Section 3; south-east facing section of Sondage 3. See Figure 14 for location of sondages.



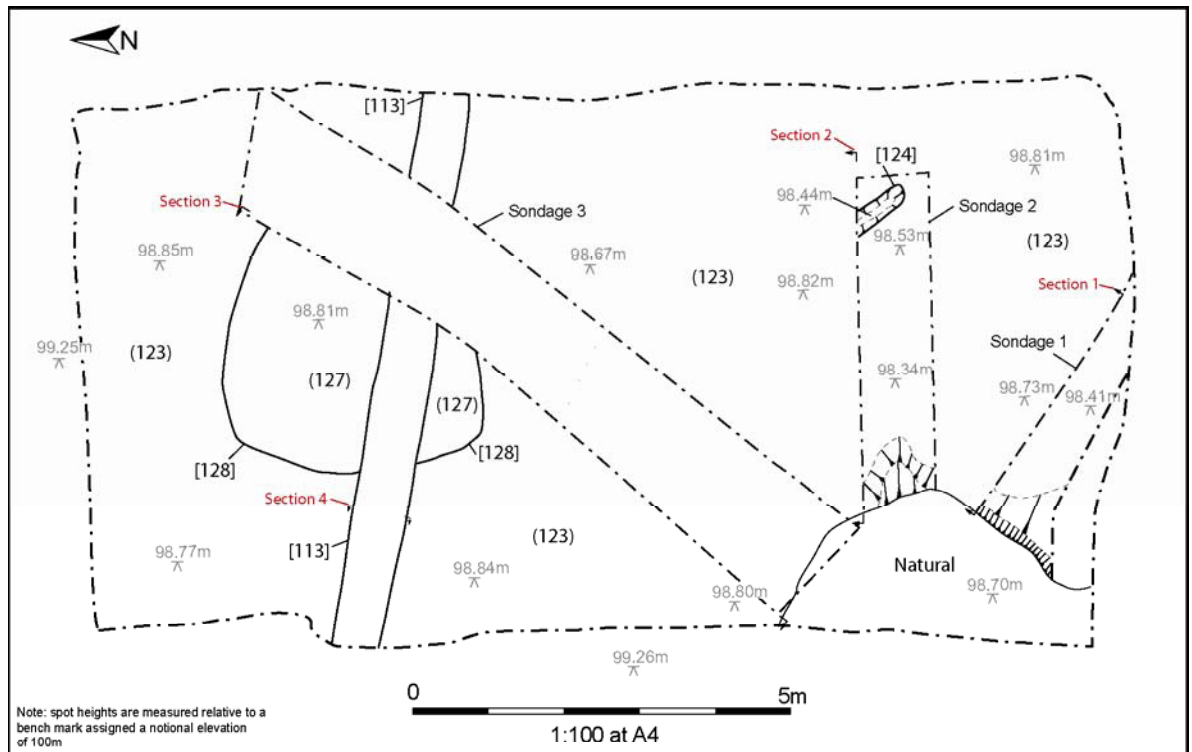


Figure 12: Site plan showing the location of sondages 1, 2, & 3. No finds were recovered from the features belonging to this phase.

### 3.2.2 Phase 2

The Phase 1 ditch was succeeded by a sequence of deposits and poorly defined features up to c.0.6m thick (Figure 11). The absence of a buried soil horizon suggests that the Phase 2 activity was initially marked by a cut [138] which removed the earlier topsoil and probably the top of the Phase 1 ditch. This was then followed by the deposition of a layer of reddish brown clayey silt (134) with a gritty texture containing occasional fragments of slate and patches of yellowish-brown soil which were probably re-deposited natural subsoil. This material was up to 0.4m thick and was most likely deposited deliberately to level the area. Cuts [130] and [140] are the result of activity on the level area created, the former being a small pit filled with a yellow-brown, compact silty loam containing occasional flecks of charcoal and slate fragments. Feature [140] was a further, somewhat deeper, pit which penetrated into the natural subsoil and was filled with (102) a gritty, yellow silty clay containing rare flecks of charcoal. It had been heavily truncated and its relationship with the other features and deposits of Phase 2 had been removed.

### 3.2.3 Phase 3

The start of Phase 3 was marked by a reorganisation of the site as it was re-levelled by a further major cut [115] which may have completely removed the Phase 2 evidence from the southern part of the excavated area (Figure 11). Cut [115] formed a basically horizontal platform with an undulating surface, especially on the western side of the area where there was a pronounced concavity. This was examined during stripping and did not appear to be a separate feature, being formed by variations in the surface of [115]. Feature [124] was a small linear cut in the surface of [115] (Figure 7), orientated north-west to south-east and its full extent measuring 1.2m long by 0.25m wide. The function of this feature was not apparent and it did not contain a separate fill, instead being filled by the overlying deposits. These deposits appeared to be dumped from the south-western side of the excavated area, consisting of contexts (116), (122), (123), and (129). The first of these was (116), a loose, grey, silty clay containing a high fraction (c.50%) of broken slate fragments. Overlying this in the concave part of cut [115] is a lens of

orange silty clay with a gritty texture (129) containing frequent fragments of broken slate. In turn, this was overlain by (122), a yellow-brown clayey silt containing frequent fragments of slate and rare flecks of charcoal which had the appearance of re-deposited natural subsoil. The succeeding deposit (123) also contained a high proportion of re-deposited subsoil and consisted of a pink-grey clayey silt containing abundant fragments of slate. Feature [127] was then cut into the surface of (123) (Figures 11 and 14). This was a shallow (*c.*0.3m deep at maximum) pit, *c.*3.5m in diameter, at the northern end of the site which was filled by a loose mass of broken slate fragments (128).

A small assemblage of finds was recovered from deposit (116), at the base of the sequence of deposits infilling the platform and thus post-dating its initial use. These included three fragments of bone with butchery marks and five sherds of pottery including a partial Totnes ware jug handle. The last dated to between the mid 16<sup>th</sup> and early 17<sup>th</sup> century providing a *terminus post quem* for the deposit.

#### 3.2.4 Phase 4

The next event in the sequence, following the infill of the Phase 3 platform, was the cutting of a drain running north-west to south-east across the excavated area (Figures 11, 12 and 13). This was a substantial structure, the cut for which [113] was 0.7m wide with vertical sides and a flat bottom. Cut [113] was lined with a thick (0.15m) layer of clean, yellow clay (125) into which stones were set to form the sides which were then capped with substantial (*c.*0.4m), sometimes partially dressed, stone blocks and slabs {126}. The drain was filled with (114) a heterogeneous, loose, grey-brown silty clay with a gritty texture which contained occasional fragments of small slate fragments and flecks of charcoal.

A small assemblage of four sherds of pottery were recovered from the fill of the drain including two body sherds of Totnes ware vessels, a rim and handle of a jug in an unknown coarseware dating to the 16<sup>th</sup> century and a handle and rim of a German stoneware tankard dating to between the late 17<sup>th</sup> and early 18<sup>th</sup> centuries. This suggests the drain was potentially in use during the 17<sup>th</sup> century and silted up in or after the date range provided by the pottery.

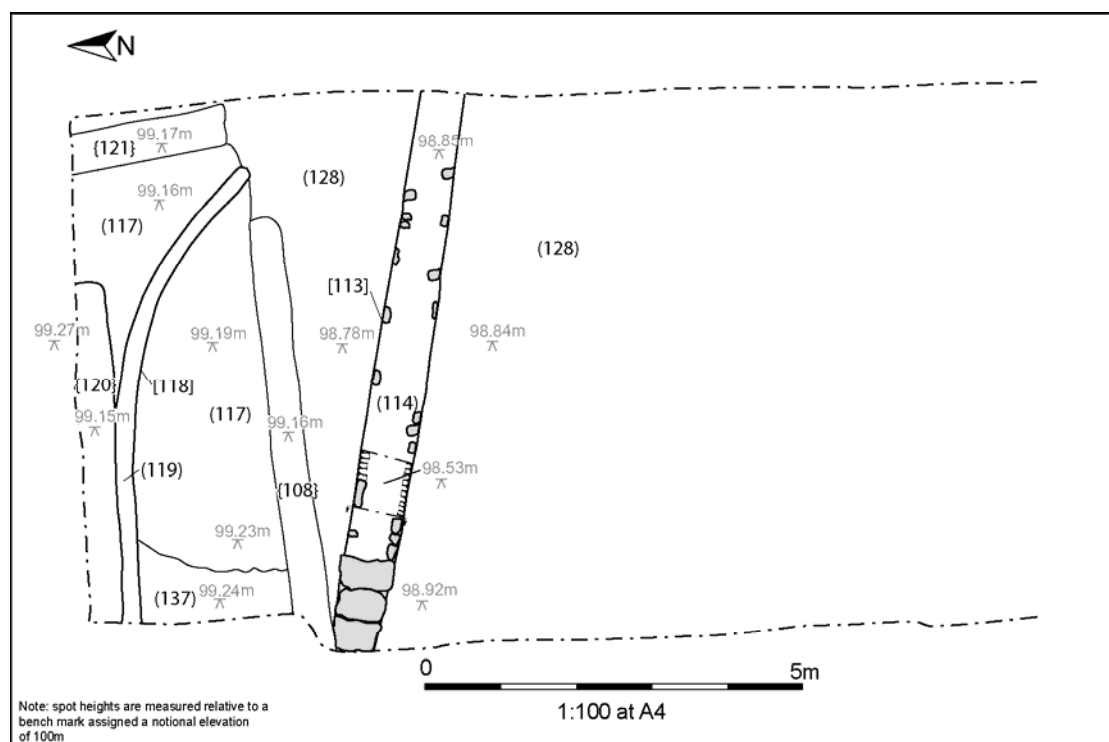
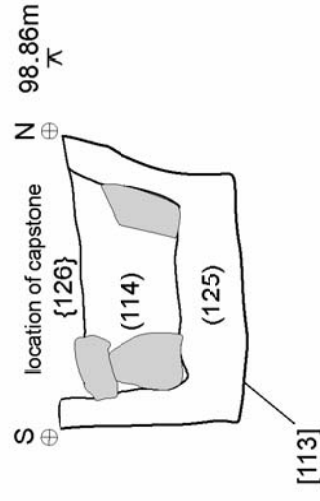


Figure 13: Site plan showing the Phase 4 drain and Phase 5 building.

## Section 4



Note: spot heights are measured relative to a bench mark assigned a notional elevation of 100m

Figure 144: The Phase 4 drain; photograph taken from the east (0.5m and 1m scales) and the east-facing section.



### 3.2.5 Phase 5: 18<sup>th</sup> – 20<sup>th</sup> centuries.

The Phase 4 drain was sealed beneath a thin layer of relatively clean, yellow-brown silt clay (137) which extended across the site. A clay pipe stem recovered from this material suggested a *terminus post quem* in the 18<sup>th</sup> century.

At the northern end of the excavated area, the next event was the construction of a building (Figure 12). This structure, a barn, survived until the 1980s, when it was demolished following storm damage (I. Fraser *pers. comm.*), but it does not appear on the mid 19<sup>th</sup> century tithe map, suggesting its construction dates to the second half of the 19<sup>th</sup> century.

Only the south-eastern corner of the barn; walls {108} to the south and {121} to the east, appear to have been exposed in the excavated area. The gritty grey mortar remains of a further, less substantial, wall {120} was exposed under the northern section of the excavation. Both external walls were of roughly coursed and faced, mortared rubble construction, containing large angular and sub-angular local stone (including red Ogwell marble). The eastern wall {121} was slightly wider (0.6m compared to 0.5m) and had a slightly deeper surviving foundation (0.45m compared to 0.35m) which may suggest two phases of construction. The wall foundations did not meet and it seems likely that the entrance to the building was located in the southeast corner. The northern wall, {120} may have been a stall partition within the barn.

The floor surface inside the building was a roughly constructed, uneven cobbled surface (117), comprising rounded to sub-rounded pebbles up to 0.15m in length. The pebbles were set in a compact grey-yellow sandy-silt, and were aligned north-south, although the floor had been truncated towards the western end. No finds were recovered from the cobbled surface.

The cobbled surface was cut by a later drain [118] which contained similarly sized pebbles which were aligned east-west. The drain curved gradually from the northwest corner of the excavated area to the entrance in the southeast corner, the only noticeable difference, apart from the orientation of the cobbles, being the presence of three bricks at its southern end. The only finds recovered from the drain were a few scraps of plastic which were discarded on site.

Running parallel to the southern wall of the barn {108} was a band of dark grey gritty silt up to 0.05m deep and 1.7m wide containing abundant broken slate fragments with occasional sub-rounded stone inclusions up to 0.05m in size and rare inclusions of brick and coal. This material most likely formed a path roughly contemporary with the first use of the barn given its form and course parallel to the structure's southern wall. The hardcore forming the base of the modern concrete pad, which probably formed a yard for the barn during the late 20<sup>th</sup> century, directly overlay (107), while further to the south (137) was overlain by topsoil.

## 3.3 Interpretation

The interpretation of the substantial Phase 1 ditch is difficult due to the lack of finds but its size; a minimum of 2.9m wide and c. 1m deep even in its truncated form, combined with the clean, homogenous silty nature of the fill (133) may indicate a prehistoric date, perhaps suggesting the presence of an enclosure in the vicinity. A medieval date is also possible, with the ditch functioning as a substantial boundary or perhaps indicating a manorial enclosure on the site of Gaia House.

The evidence from Phases 2 and 3 indicates significant activity in the excavated area. Both phases involve considerable landscaping followed by the use of pits and the deposition of a succession of infill deposits containing predominantly re-deposited natural and slate.

This was followed, at the start of Phase 3, by a major levelling cut [115] and a resumption in use of the area, followed by the deposition of a sequence of infilling deposits from the south-west. Finds from context (116), near the beginning of this sequence, suggested a *terminus post*

*quem* for this deposition in the mid 16<sup>th</sup> to early 17<sup>th</sup> centuries. In interpreting this activity the ubiquity of fragments of slate in varying proportions in the Phase 3 deposits is significant. Slate is geologically exotic to the site which is situated on an outcrop of limestone surrounded by volcanic and pyroclastic rocks. No slate fragments were recovered bearing features confirming an origin as roofing material, but this may indicate their derivation from construction activity as opposed to demolition. Deposits (116) and (128) in particular may represent primary deposits of waste of this sort. Given this evidence, it is most likely that Phase 3 is associated with the construction of a house at West Ogwell by Thomas Reynell in 1589 (Adams, 1900, 241). Slate is much less evident in the preceding Phase 2 deposits and features and the absence of dating evidence makes it difficult to interpret. The nature of the fills of features [130] and [140] suggest a natural silting up process indicating a hiatus in activity during a period of disuse. It is thus unlikely that this phase can be associated with the 1589 house although it remains possible that it may result from earlier construction work. An alternative explanation could be that the Phase 3 evidence is the result of landscaping, perhaps of gardens, associated with a possible late medieval manor house preceding the late 16<sup>th</sup> century house. Activity of some sort at this date is suggested by the recovery of three sherds of Totnes type coarseware pottery of broadly medieval date from the topsoil.

It is possible that the Phase 4 drain, cut across the excavated area from south-east to north-west, may have been associated with the late 16<sup>th</sup> century house. Finds from its fill provide a *terminus post quem* between the late 17<sup>th</sup> and early 18<sup>th</sup> centuries, suggesting its disuse and silting up falls within this date range or later.

The construction of the Phase 5 barn, in the latter half of the 19<sup>th</sup> century is the next and final event in the excavated area which continued in use into the late 20<sup>th</sup> century when it was demolished following storm damage. The area had otherwise been used for rubbish disposal as evidenced by the assemblage of predominantly 18<sup>th</sup> to 20<sup>th</sup> century finds derived mostly from the southern part of the site.

## 4.0 Conclusions

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The work at Gaia House exposed a sequence of archaeological features and deposits indicating a significant time depth of human activity on the site. Most unexpected was the substantial Phase 1 ditch. Given its stratigraphic position and the nature of its fill, which suggests it was infilled naturally over a period of time, it is most likely to date to at least the medieval period, but could be significantly older; even prehistoric. Its interpretation is difficult given the limited section exposed but, if prehistoric, it may be evidence for a hitherto unknown enclosure. Alternatively, if of medieval date, it might suggest the presence of a manorial enclosure, potentially including the church, pre-dating the 16<sup>th</sup> century house on the site.

This was followed by a period in which the site was extensively landscaped on at least two occasions before being infilled. The nature of the activity that generated this evidence is unclear in the first part of this sequence (Phase 2), but the latter part (Phase 3) dates to the latter part of the 16<sup>th</sup> or early 17<sup>th</sup> centuries and involved the deposition of debris from roofing activity possibly associated with the construction of a house at West Oghwell in 1589 by Thomas Reynell. Also associated with this house was the Phase 4 drain, an elaborate structure, lined in clay with stone sides and capping, which was probably in use during the 17<sup>th</sup> century before falling into disuse and silting up by the early 18<sup>th</sup> century.

The construction of the present house in 1790 (Adams 1900, 241) has left no evidence in the excavated area, although an assemblage of pottery from the topsoil attests to continued high status habitation on the site after this time as does the construction of a barn (Phase 5) in the late 19<sup>th</sup> century which survived into the late 20<sup>th</sup> century.

## 5.0 Bibliography and References

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### Published sources:

**Adams, M.** 1900: Some notes on the churches and the manors of East and West Oghwell, *Devonshire Association* 32, 229-248.

**Institute of Field Archaeologists** 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Desk-based Assessment*.

**Institute of Field Archaeologists** 1995 (Revised 2008): *Standard and Guidance for Archaeological Excavation*.

**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)*.

### Unpublished sources:

#### West Country Studies Library:

Ordnance Survey 'Old Series' one inch map, 1809  
Ordnance Survey map at 1:2500, 1888, County Series, Devon sheet 109.14  
Ordnance Survey map at 1:2500, 1905, County Series, Devon sheet 109.14  
The Brothers Greenwood map of Devon, 1827

#### Devon Record Office:

West Oghwell tithe map, 1839.

#### Devon Historic Environment Service:

Aerial photograph, 1946  
CPE/UK/1890 10 DEC46 F20//MULTI(4) 58 SQDN: 2395  
HER 9123, 9135, 21918

#### Websites:

<http://www.gaiahouse.co.uk/page.php?id=140>  
<http://www.bgs.ac.uk/opengeoscience/>

## Appendix 1

### BRIEF FOR ARCHAEOLOGICAL MONITORING AND RECORDING

**Location:** Gaia House West Ogwell Devon TQ12 6EW

**Parish:** Ogwell

**District:** Teignbridge

**County:** Devon

**NGR:** 281886,070118

**Planning Application no:** 10/01983/FUL

**Proposal:** Bio-mass boiler house

**Historic Environment Service ref:** Arch/dc/te/16683

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.

1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), 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 Local Planning Authority.'* The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

1.3 The principal objective of the programme shall be to observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits across the area affected by the proposed development.

1.4 The proposed development lies in close proximity to the former mansion house originally built for Thomas Reynell in 1589 and impacts directly upon the site of a building shown on the late 19<sup>th</sup> century historic mapping. Groundworks (including associated service trenching) involved with the construction of this development may therefore expose and destroy significant archaeological or artefactual evidence.

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

#### 2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the extent and character of any surviving archaeological deposits within the application area and will form the basis of the *Written Scheme of Investigation* (WSI) to be prepared by the archaeological consultant.

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

#### 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.

This desk-based work will be undertaken in advance of any fieldwork commencing. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

##### 3.2 Monitoring and recording.

Topsoil removal and all groundworks across the site will be undertaken by a 360o tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket with the site archaeologist in attendance to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.

3.3 Archaeological features and deposits will be cleaned and excavated by hand and will be fully recorded by context as per the Institute for Archaeologists' *Standard and Guidance for an Archaeological Watching Brief* (1994 - revised 2008). All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

As a minimum:

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

Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.

Any variation of the above will be undertaken in agreement with the HES.

3.4 Spoil will be examined for the recovery of artefacts.

3.5 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.

3.6 In the event of particularly significant discoveries, the HES will be informed and a site meeting between the consultant, the HES and the client/applicant to determine the appropriate mitigation.

3.7 An adequate photographic record of the excavation will be prepared. This will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, 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.

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

3.9 Should any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996 Code of Practice (2<sup>nd</sup> Revision). Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.10 The results of the desk-based work and a copy of the agreed Written Scheme of Investigation must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

#### **4. MONITORING**

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

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

#### **5. REPORTING**

5.1 The reporting requirements will be confirmed with the HES on completion of the site work. In the event that few or no archaeological remains are exposed, only minimal reporting would be required. The results may be presented in the form of a short entry to the Historic Environment Record (HER), sent to the HES either digitally or as a hard-copy. If archaeological deposits or remains are exposed during the course of the works, then more detailed reporting would be required, in the form of an illustrated summary report submitted both in hard-copy and digitally and, if merited, wider publication.

5.2 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the site location;
- (iii) a methodology of the works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map,
- (ix) a plan showing the location of the areas subject to the archaeological work and the exposed features and deposits in relation to the site boundaries;
- (x) detailed plans of areas of the site in which archaeological features are recognised along with adequate OD spot height information. These should be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans must show the site and features/deposits in relation to north. Archaeologically sterile areas need not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- (xi) section drawings of deposits and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and must show the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile areas need not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- (xii) site matrices where appropriate;
- (xiii) photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;
- (xvi) a consideration of evidence within its wider context;

(xv) a summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;  
(xvi) specialist assessment or analysis reports where undertaken;  
(xvii) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating).  
It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. 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 the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.

5.4 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that a digital version of the report may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.5 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.

#### 5.6 Publication

Should particularly significant archaeological remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (PPS5). 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 work shall be carried out by a recognised archaeological consultant, agreed with the DCHES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a specified Member of the Institute for Archaeologists (MIFA), or by a specified person of equivalent standing and expertise. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

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

6.3 The work shall be carried out in accordance with IfA *Standard and Guidance for an Archaeological Watching Brief* (1994), as amended (2008).

### 7. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES

If topsoil stripping or groundworks are being undertaken under the direct control and supervision of the archaeological contractor then it is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

### 8. DEPOSITION OF ARCHIVE AND FINDS

8.1 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*, and within the final report or the short entry to the Historic Environment Record.

8.2 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.

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

8.4 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.

### 9. CONTACT NAME AND ADDRESS

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture  
Directorate, Matford Offices, County Hall, Exeter EX2 4QW  
Tel: 01392-383303 E-mail: [stephen.reed@devon.gov.uk](mailto:stephen.reed@devon.gov.uk)  
11th September 2010

## Appendix 2

### WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL MONITORING AND RECORDING AT GAIA HOUSE, WEST OGWELL, DEVON

**Location:** Gaia House West Ogwell Devon TQ12 6EW

**Parish:** Ogwell

**District:** Teignbridge

**County:** Devon

**NGR:** 281886,070118

**Planning Application no:** 10/01983/FUL

**Proposal:** Bio-mass boiler house

**HES ref:** Arch/dc/te/16683

**WSI ref:** SWARCHWOG10

**Date:** 26.10.2010

#### **1.0 INTRODUCTION**

1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for archaeological monitoring to be undertaken prior to the erection of a bio-mass boiler house at Gaia House, West Ogwell, Devon. It has been drawn up by South West Archaeology (SWARCH) at the request of Andy Power (the Client). The WSI and the schedule of work it proposes conforms to a brief supplied by Devon County Historic Environment Service (DCHES) (S. Reed, 11.09.2010).

1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), 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 Local Planning Authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'*

#### **2.0 ARCHAEOLOGICAL BACKGROUND**

2.1 The proposed development lies in close proximity to the former mansion house originally built for Thomas Reynell in 1589 and impacts directly upon the site of a building shown on the late 19<sup>th</sup> century historic mapping. Groundworks (including associated service trenching) involved with the construction of this development may therefore expose and destroy significant archaeological or artefactual evidence.

#### **3.0 AIMS**

3.1 The principal objective of the work will be to:

- 3.1.1 To observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits in areas affected by groundworks associated with the proposed development.
- 3.1.2 Analyse and report on the results of the project as appropriate.

#### **4.0 METHOD**

4.1 Desk-based assessment:

The programme of work will include a desk-based *appraisal* of the site to place the site 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. In addition, it will involve the examination of records and aerial photographs held by the County Historic Environment Service.

The reporting requirements for the desk-based work will be confirmed in consultation with the HES.

- 4.1.1 If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

4.2 Excavation:

Topsoil removal and all groundworks across the site will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket with the site archaeologist in attendance to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits. Archaeological features and deposits will be cleaned and excavated by hand.

- 4.2.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.

4.2.2 Spoil will be examined for the recovery of artefacts.

4.2.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines.

4.2.4 If archaeological features are exposed, then *as a minimum*:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated);



- iii) long linear features will be sample excavated along their length - with investigative excavations distributed along the exposed length of any such feature and to investigate terminals, junctions and relationships with other features;
    - iv) a minimum of one long face of each trench will be cleaned by hand to allow the site stratigraphy to be understood and for the identification of archaeological features.
  - 4.2.5 Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features /deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts.  
Any variation of the above will be considered in consultation with the Client and DCHES.
  - 4.2.6 In the event of particularly significant discoveries, the HES will be informed and a site meeting between the consultant, the HES and the client/applicant to determine the appropriate mitigation.
  - 4.2.7 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.
  - 4.2.8 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
  - 4.2.9 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.
  - 4.2.10 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, must be dealt with according to the Treasure Act 1996 Code of Practice (2<sup>nd</sup> Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.
  - 4.2.10 In the event of particularly significant discoveries, the HES and the client will be informed and appropriate mitigation determined.
- 4.3 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 4.4 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.
  - 4.4.3 If the depth of trenching exceeds 1.2 metres the trench sides will need to be shored or stepped to enable the archaeologist to examine and if appropriate record the section of the trench. The provision of such measures will be the responsibility of the client.
- 4.5 SWARCH shall agree monitoring arrangements with the DCHES and give two weeks notice, unless a shorter period is agreed with the DCHES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.  
Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.
- 5.0 ARCHAEOLOGICAL RECORDING**
- 5.1 This will be based on IfA guidelines and those advised by DCHES and will consist of:
  - 5.1.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1: 50 and 1:100 as appropriate and digital photography.
  - 5.1.2 Survey and location of features.
  - 5.1.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.
 Any variation of the above shall be agreed in consultation with the DCHES.
- 5.2 Should suitable deposits be exposed (e.g. palaeoenvironmental) then scientific assessment/ analysis/dating techniques will be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon.
- 6.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES**  
SWARCH will, in consultation with the applicant, ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and will also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 7.0 ARCHIVE AND REPORT**
- 7.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Royal Albert Memorial Museum under an accession number to be assigned (application in progress). The museum's guidelines for the deposition of archives for long-term storage will be adhered to.

- 7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the accession number above) in a format to be agreed with the museum, and within a timetable to be agreed with the DCHES. 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.
- 7.3 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing. A draft report will be submitted to the HES for comment prior to its formal submission to the Local Planning Authority. Copies of the report will be provided to the DCHES as well as the Client. If few or no archaeological deposits are exposed then the submission of a short HER entry will be acceptable.
- 7.4 If a report is produced it will include the following elements:
- 7.4.1 A report number, date and the OASIS record number;
  - 7.4.2 A copy of the DCHES brief and this WSI;
  - 7.4.3 A summary of the project's background;
  - 7.4.4 The methodology of the works undertaken;
  - 7.4.5 A description and illustration of the site location;
  - 7.4.6 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map and overall site plan including the boundaries of the site and the location of all exposed archaeological features and deposits;
  - 7.4.7 A description and interpretation of the project's results;
  - 7.4.8 Plans and sections of significant features or deposits at a relevant scale, in relation to north and with appropriate OD spot height information where possible;
  - 7.4.9 Photographs showing the general site layout and exposed significant features and deposits with appropriate scales where feasible;
  - 7.4.10 A description of any remains and deposits identified including and interpretation of their character and significance in the wider context;
  - 7.4.11 An assessment of significant artefacts, historical and/or architectural features, environmental and scientific samples together with recommendations for further analysis;
  - 7.4.12 Any specialist assessment or analysis reports commissioned;
  - 7.4.13 A summary of the contents of the project archive and its location.
  - 7.4.14 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
  - 7.4.15 Site matrices where appropriate.
- 7.5 DCHES 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 DCHES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the DCHES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 7.6 Should particularly significant features, below-ground remains or 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 DCHES.
- 7.7 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigationS*) database.

## 8.0 PERSONNEL

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

Deb Laing-Trengove

South West Archaeology Ltd

The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH

Telephone: 01769 573555 email: [deblt@swarch.net](mailto:deblt@swarch.net)

### Appendix 1 – List of specialists

#### Building recording

Richard Parker; 11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

#### Conservation

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

#### Curatorial

Alison Mills; The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN

Tel: 01271 346747

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

Fiona Pitt; Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ; Tel: 01752 204766

#### Geophysical Survey

Substrata; Tel: 07788 627822

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

**Human Bones**

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

**Lithics**

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**Metallurgy**

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## Appendix 3

### Extracts from Devon County Historic Environment Record

#### **HER 9123**

Type: MANSION  
NGR: SX81927008  
Historic Parish: WEST OGWELL  
OS Map: SX87SW  
Civil Parish: Ogwel  
Broad Period: Medieval  
Listed Building Grade:  
Period: Modern, Post  
Medieval, XVI, XVIII

#### Description

Remains of Ogwel House, which was originally erected by Sir Thomas Reynell 1589; of this building only the offices remain; the present residence dates from 1790 and is a handsome building of stone standing in about 2.43ha of gardens and meadow. West Ogwel House now a convent on remains of house. The late 18th century house is now used as a convent of order of the Companion of Jesus the Good Shepherd. A small out-house, built in ragstone adjoining the west side of the house bears a date stone - possibly not in situation, having the inscription - Anno Domini 1588 T. R. Immediately north of this out-house are the ragstone walls of some kind of outhouse, now in a ruinous condition, which appears to be of some antiquity. The original kitchen of Sir Thomas Reynell's house is incorporated in the later building on the north side. Adams reported in 1900 that only the stables and outbuildings remained of the original house. The Domesday manor of West Ogwel was held by William Pictavensis of Ralph de Pomerai. Descents given (adams). (ADAMS )

Convent, formerly mansion house. Built for Thomas Reynell in 1589. Considerably altered in 1751-3 for Thomas Taylor and again in 1790s for Pierce-Joseph Taylor. Remodelled early or mid C19 (possibly between 1832-6 for Thomas William Taylor). Rendered stone, the south and east fronts blocked-out. Slate roofs. Complex plan has 2 main parts: (1) u-shaped building of 2 storeys (possibly the 1589 house, now service wing). Doorway in centre with window above. Wings 3 windows deep on west and 4 (after C19 extension) on east, each wing 1 window wide. Windows have raised surrounds and (except at front of west wing) barred sashes. Fronts finished with raised band and parapet. In centre of roof a wooden bell-turret with shaped lead roof. Rear and west walls retain 5 wood mullioned and transomed windows of late c17 or early c18. Inside, chamfered ceiling-beams (in kitchen) and ovolo-moulded panelled doors. Re-set on lean-to at rear a stone plaque inscribed 1588 tr; (2) l-shaped building of 3 storeys (the main house) abutting the above on east. Similar south front, 7 windows wide, the windows reducing in height with each storey. A minority of sashes are c20 replacements. Inside, 3 ground-storey rooms with early or mid c19 enriched cornices and margin-bands of c-scrolls, one room with a large chandelier-boss of foliage. Stair turret in angle of the l has geometric stair of stone to second storey with slender moulded iron balusters (later replacements). Wooden treads to third storey with thin oblong-section iron balusters. In first 2 storeys turret has late c18 round-arched doorways with moulded impost and archivolt, enriched with flowers and egg-and-dart. Second-storey landing and adjacent lobby have friezes of festoons and foliage. In former wing room (now sub-divided) a coloured marble chimney piece with pilasters and plaque carrying oval disc. At north-west corner of wing a large round turret, possibly an early feature. (POSSIBLY BETWEEN 1832-6 FOR THOMAS WILLIAM TAYLOR )  
Not included in listing: Bethany wing (1954 and 1961), chapel (1955) and Nazareth block (1966) (doe). (1966 )

#### **HER 9135**

Type: PARISH CHURCH  
NGR: SX81887003  
Historic Parish: WEST OGWELL  
OS Map: SX87SW  
Civil Parish: Ogwel  
Broad Period: Medieval  
Listed Building Grade: Grade I  
Period: Medieval, Modern,  
Post Medieval, XIII, XIV

#### Description:

West Ogwel church situated in park of West Ogwel House. 14th century cruciform plan unaltered. Plastered and whitewashed walls. Nave, chancel, north and south transepts, an embattled tower at west end. Three sedilia with trefoil arches, separated from each other by granite columns. Font is a small basin, cut out of a single piece of rock, mounted on a circular column. Several flagstones in chancel floor. Georgian box pews, two wooden arms in one pew are unique, probably put there to provide seat for a child. Jacobean pulpit, fine bell tower, altar rails in half circle, barrel roof, sedilia and a royal arms dated 1832 (ADAMS )

Excavation in churchyard revealed that the walls were constructed directly on the compact Nordon slate bedrock without foundations. The s transept wall however was built on a 0.3m foundation of un-mortared limestone + rough slabs. This lay on a 0.3m thick bed of grey/green clay + stones over pure clay. The transept seems to lie slightly off the edge of the summit area thus necessitating the somewhat crude foundations. This might indicate that the body of the present church overlies a simple rectangular structure such that the transept had to be built on the slope. The presence of the postulated earlier church so near the edge of the summit area may have been dictated by the presence of a settlement to the n. The occupants of west ogwell house may have adopted the church as their own at some time. The few finds included 2 fragments of discarded window tracery and a worn fragment of encaustic tile, which may indicate that the church was once floored with medieval tiles. Fragments of small roofing slates occurred in abundance and a broken ridge tile of medieval date was found (FLETCHER, IN FLETCHER + NAVIN ) Architectural survey carried out under financial + temporal constraints suggests a cruciform church constructed possibly 1280-1300. The essential plan is unchanged and a great deal of 13C fabric survives. The W tower is of a later date.

### **HER 21918**

Type: BUILDING  
NGR: SX81907011  
Historic Parish: WEST OGWELL  
OS Map: SX87SW  
Civil Parish: Ogwell  
Broad Period: Modern  
Listed Building Grade:  
Period: Modern, XIX  
Description:

This limestone building has been used for a variety of purposes. Its original purpose is not clear but the surrounding flagstoned area and foundations of walls make it of interest. Roof - galvanised - not original - does not conform to angle of end gable. Long timber roof supports to long walls still in place. Farm building, church park. Shown on tithe map, 1839, but not on OS map 1964.

### **HER 21976**

Type: ROAD  
NGR: SX81857006  
Historic Parish: WEST OGWELL  
OS Map: SX87SW  
Civil Parish: Ogwell  
Broad Period: Modern  
Listed Building Grade:  
Period: Modern, XIX

#### **Description:**

Route of old road through settlement. Part re-routed prior to 1839, remainder re-routed post 1839.



## Appendix 4

### List of contexts

<i>Context Number</i>	<i>Description</i>
101	Mid-brown silty-clay topsoil
102	Orange-brown deposit of re-deposited natural in SW of site
103	Natural subsoil
104	Concrete pad of former floor in front of a building
105	Hardcore of angular and sub-angular stones beneath (104)
106	Compact pink-grey rubble layer beneath (105)
107	Slate rich path running east-west beneath (106)
{108}	Southern wall of building
109	Brown-grey fill of wall cut [110]
[110]	Cut of foundation trench for {108}
[111]	Cut of modern rubbish pit in topsoil
112	Dark grey-brown fill of [111] containing a high proportion of pottery and animal bones
[113]	Cut of substantial stone lined drain {126}
114	Loose grey fill of [113]
[115]	Cut of platform/ditch
116	Grey slate rich fill of [115]
117	Cobbled surface of 19 <sup>th</sup> century building
[118]	Cut of drain in cobbled surface
119	Cobbled fill of [118]
{120}	Possible internal wall/stall inside 19 <sup>th</sup> century building
{121}	Eastern wall of 19 <sup>th</sup> century building
122	Middle fill of [115]
123	Upper fill of [115]
[124]	Cut of shallow gully in base of [115], filled by (122)
125	Clay lining of [113]
{126}	Stone lined and capped drain in [113]
[127]	Cut of slate filled pit to the north of the site
128	Slate rich (60%) fill of [127]
129	Orange clay lens in [115]
[130]	Cut of small pit
131	Fill of [130]
[132]	Cut of early ditch, possibly prehistoric
133	Silt-clay buff coloured fill of ditch [132]
134	Yellow-brown fill of [138] at north end of the site, cut by [127] and [113]
[135]	Cut of foundation trench for {121}
136	Brown-grey fill of [135]
137	Slightly compacted yellow-brown layer extending across the site, cut by {106}
[138]	Cut of (134) a levelling deposit
139	Not Assigned
[140]	Cut of truncated pit containing (102)

## Appendix 5

### Concordance of Finds

Context	Sherds	Wgt. (kg)	Notes	Pottery	Frgs.	Wgt. (kg)	Notes	Other material
Stratified								
<i>Sub Total</i>								
112	x1 x1 x75 x4	0.07 0.04 0.719 0.101	19 <sup>th</sup> C stoneware industrial slipware (19 <sup>th</sup> C) white refined earthenware/creamware/blue transfer print S. Devon whiteware		x3 x5	0.132 0.211	oyster shells vessel glass (19 <sup>th</sup> C)	
114	x1 x2 x1	0.038 0.014 0.089	Westenwald tankard handle (L. 17 <sup>th</sup> – E. 18 <sup>th</sup> C) body sherds Tothnes type coarseware jug rim and handle (16 <sup>th</sup> C)					
116	x1 x1 x1	0.038 0.115 0.004	body sherds, unknown coarseware jug handle, Tothnes type coarseware clay pipe stem (18 <sup>th</sup> C)	x1 x3	0.186 0.178	utilized stone bone with butchery marks		
137	x1	0.004						
<i>Sub Total</i>	x88	1.228						
Unstratified								
	x2	0.06	19 <sup>th</sup> C stoneware		x5	1.112	whole glass bottles inc. x 1 Yorkshire relish, x1 medicine, x1 Champion & Slee vinegar	
	x5	0.032	Chinese porcelain (18 <sup>th</sup> C ?)		x16	1.389	vessel glass inc. x4 bottle bases, x4 bottle necks (18 <sup>th</sup> -19 <sup>th</sup> C)	
	x5	0.062	coarseware, Tothnes type (16 <sup>th</sup> C)		x1	0.023	metal object	
	x1	0.011	coarseware rimsherd, Tothnes type (15 <sup>th</sup> -16 <sup>th</sup> C)		x4	0.089	corroded iron objects	
	x2	0.013	coarseware, Tothnes type, abraded rimsherds (14 <sup>th</sup> -15 <sup>th</sup> C)		x5	0.207	bone inc. sawn limb bone	
	x5	0.161	coarseware, unknown (post medieval)		x5	0.192	oyster shells	
	x1	0.028	refined redware		x2	0.088	salt-glazed sewer pipe	
	x4	0.062	South Devon whiteware		x1	0.024	flint nodule	
	x2	0.006	tin glazed ware inc. 1 w/ polychrome decoration		x1	2.5	iron object, poss. Part of agricultural machinery	
	x145	1.451	white refined earthenware and ironstone china		x1	0.001	clay pipe stem	
<i>Sub Total</i>	172	1.886						
<b>TOTALS</b>	<b>260</b>	<b>3.114</b>						

## Appendix 6

### List of Jpegs on CD to the rear of the report

<i>Photo Number</i>	<i>Description</i>	<i>From</i>	<i>Scale</i>
1	View of site before evaluation	N	2m
2	As above	W	"
3	As above	S	"
4	As above	SE	"
5	As above	E	"
6	As above	N	"
7	Cobbled surface (117) and wall foundation {108}	E	"
8	As above	"	"
9	Cobbled surface (117) and wall foundation {121}	W	"
10	Wall {108}	E	"
11	Section through Drain [113] on to its clay lining (125)	"	0.5m
12	As above	"	0.5m, 1m
13	Southwest facing section of sondage 1	SW	2m
14	South facing section of sondage 2	S	"
15	Southeast facing section of sondage 3	SE	2m, 1m
16	As above	"	2m
17	As above	"	"
18	As above	"	"
19	As above	"	"
20	As above	"	"
21	As above	"	"
22	As above	"	"
23	As above	"	"
24	As above	"	"
25	As above	"	"
26	Site excavated onto the top of ditch [132]	S	"
27	As above, sondage 3 is visible in the east of the shot	SW	"



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