

BUILDINGS TO THE REAR OF THE LONDON INN OKEHAMPTON

Results of a Desk-Based Assessment
&
Historic Building Recording



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

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 290711
Date: 20/06/11
Author: D. Laing-
Tregrove

Buildings to the rear of The London Inn Okehampton

Results of a Desk-Based Assessment & Historic Building Survey

For

Mr Bill Walton

By



SWARCH project reference: OLI11
National Grid Reference: SX58629516
OASIS reference: southwes1-92426
OS Map copying Licence No: 100044808
Planning application No: 11215/2007/OKE & 11216/2007/OKE
Historic Environment Officer: Cressida Whitton
Project Director: Colin Humphreys
Desk-Based Assessment: Deb Laing-Trengove; Bryn Morris; Samuel Walls
Building Recording: Deb Laing-Trengove; Emily Wapshott
Report: Deb Laing-Trengove
Report Editing: Deb Laing-Trengove; Samuel Walls
Graphics: Samuel Walls

July 2011

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Written Scheme of Investigation.

Summary

South West Archaeology was asked to undertake a desk-based assessment and historic building survey on buildings to the rear of the London Inn in West Street, Okehampton. The documentary sources suggest that the yard to the north-west of the present London Inn has probably contained stabling and housing for carts and carriages for some two hundred years with more major alterations occurring during the late 19th century when the current buildings were erected. But from the early 20th century horse transport would have become less and less important and viable to both travellers and commercial transporters of goods and mail, leading eventually to the purpose built stables and cart sheds falling into decline.

Contents	Page No.
<i>Summary</i>	3
List of Figures	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	7
1.1 Background	7
1.2 Historic Background	7
1.3 Methodology	7
2.0 Results of the Desk-Based Research	9
2.1 Cartographic Sources	9
2.1.1 The Okehampton Tithe Map 1841	9
2.1.2 The Ordnance Survey First Edition	10
2.1.3 Ordnance Survey Second Edition	10
2.1.4 Directories	11
3.0 The Building Survey	13
3.1 General Description	13
3.2 Building Descriptions	14
3.2.1 Building 1(B1) Lean-To	14
3.2.2 Building 2 (B2) Stable with Tallet above	14
3.2.3 Building 3 (B3)	15
3.2.4 Building 4 (B4) Stables/Cart shed?	16
3.2.5 Building 5 (B5)	17
3.2.6 Building 6 (B6) Carriage/Cart Shed	17
4.0 Conclusions	18
5.0 Bibliography and References	19

List of Figures

Coverplate: Buildings B3 & B4 prior to collapse, viewed from the south-east. (Courtesy Bill Walton)

Figure 1: Regional and site location.	6
Figure 2: Site plan (prior to the collapse and clearance of most of the structures).	8
Figure 3: Extract from the Okehampton Tithe map, 1841.	9
Figure 4: Ordnance Survey First Edition map, 1:2500, surveyed 1884, published 1886.	10
Figure 5: Ordnance Survey Second Edition Map, 1:2500, published 1906.	11
Figure 6: The buildings formerly in the centre of the range (B3 & B4), prior to collapse.	12
Figure 7: The buildings formerly in the centre of the range (B3 & B4), partially collapsed.	13
Figure 8: The Former stable at the south-east of the range (B2), viewed from the east.	15
Figure 9: The hooks to the front of the dividing partition within B2.	16
Figure 10: The footings of the former north-east wall	17
Figure 11: The remaining masonry of the rear (south-west) walls & dividing walls of B3, B4 & B5, with the north-west gable of B6 viewed from the east.	18

List of Appendices

1. DCHES Brief	20
2. Written Scheme of Investigation	25
3. List of JPegs on CD to the rear of the report	29

Acknowledgements:

Bill Walton and Simon Chudleigh for unrestricted access to the site
Cressida Whitton of DCHES

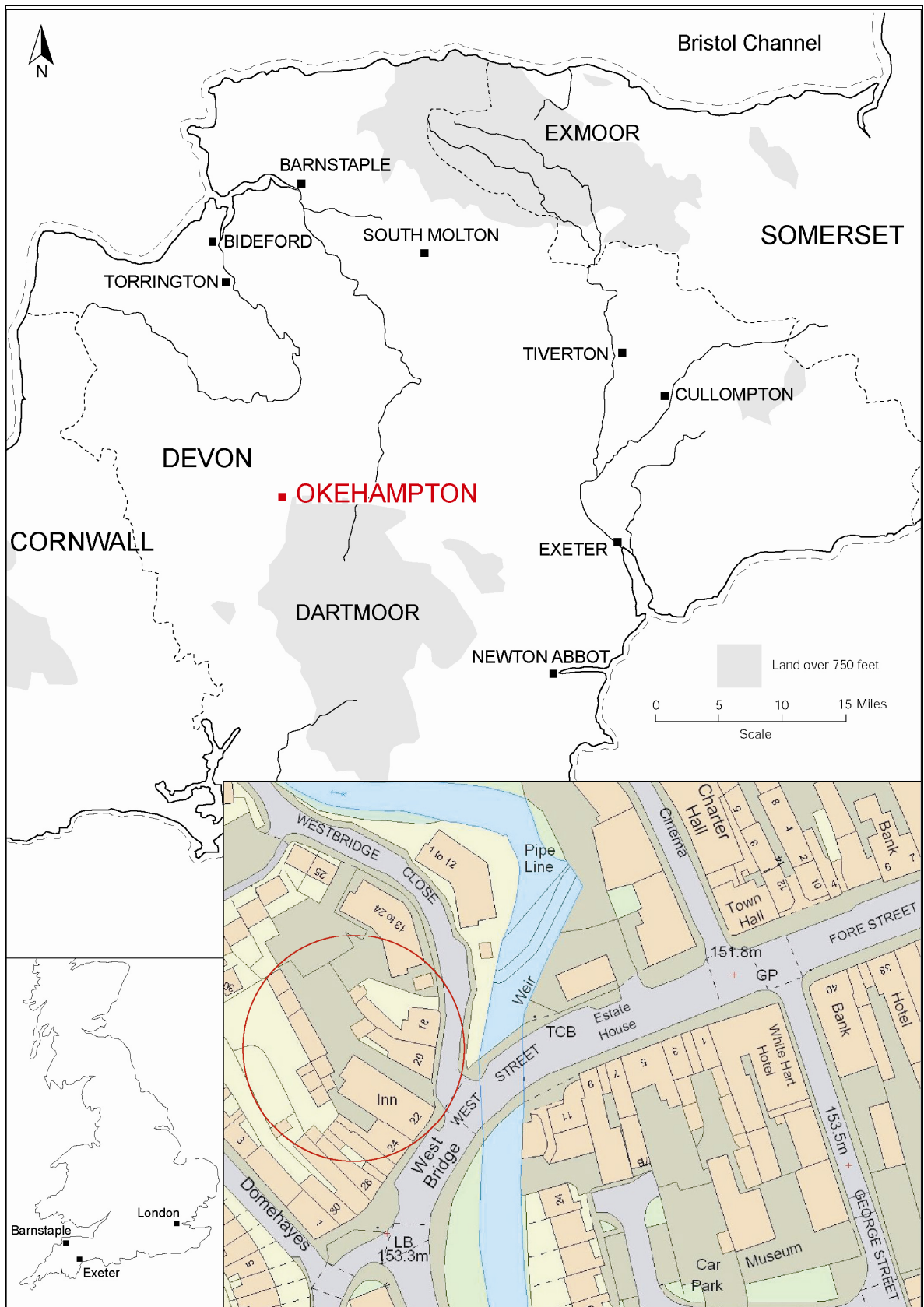


Figure 1: Regional and site location.

1.0 Introduction

Location: Buildings to the rear of the London Inn, 22 West Street
Parish: Okehampton
District: West Devon
County: Devon

1.1 Background

South West Archaeology Limited (SWARCH) were commissioned by Mr. Bill Walton (the Client) to undertake desk-based research and a historic building survey of structures to the rear of the London Inn, West Street, Okehampton (Figures 1-2) prior to the demolition of the outbuildings to precede the erection of extensions to the London Inn. This work was undertaken in accordance with a Written Scheme of Investigation (WSI) (Appendix 2) drawn up in relation to a brief for archaeological investigation provided by Cressida Whitton, Archaeological Officer, Devon County Council (Appendix 1).

This interim report represents only part of the archaeological programme as outlined in the Brief/WSI (Appendices 1 & 2) and further building recording and monitoring of groundworks during the demolition of the buildings and construction of the 2-storey extensions will be required as part of the archaeological conditions (planning refs: 11215/2007/OKE & 11216/2007/OKE).

1.2 Historic Background

The London Inn is a former Coaching Inn located within the historic core of Okehampton, where it occupies part of a former medieval burgage plot fronting onto West Street. The latter together with Fore Street and East Street form the main thoroughfare of the town. The Inn is depicted on the Ordnance Survey first edition (1886) and second edition (1906) maps with a range of outbuildings to the rear occupying the western side of an open courtyard fronting onto a small lane (now removed), which continued down to an area of foreshore beside the Okement River. It is thought that horses stabled at the Inn were led to water here. Whilst historic mapping indicates some changes in the basic layout of the outbuildings to the rear of the Inn to be demolished, it is likely that they were used for general livery purposes and/or storage connected with the running of the Inn, for several centuries.

1.3 Methodology

The desk-based assessment and historic context study was carried out by Dr. Bryn Morris and Deb Laing-Trengove and was undertaken with reference to IfA guidelines on the preparation of archaeological desk-based assessments (2008). The necessary research was conducted at the Devon Record Office, the West Country Studies Library and online using the ProMap Online Historic Maps service.

The building survey was carried out by Deb Laing-Trengove on 7th February 2011 with supplementary recording of the interior of Building 2 (B2) undertaken by Emily Wapshott on 7th July 2011, and was based on English Heritage Level guidelines with reference to IfA guidelines on the recording of standing buildings.

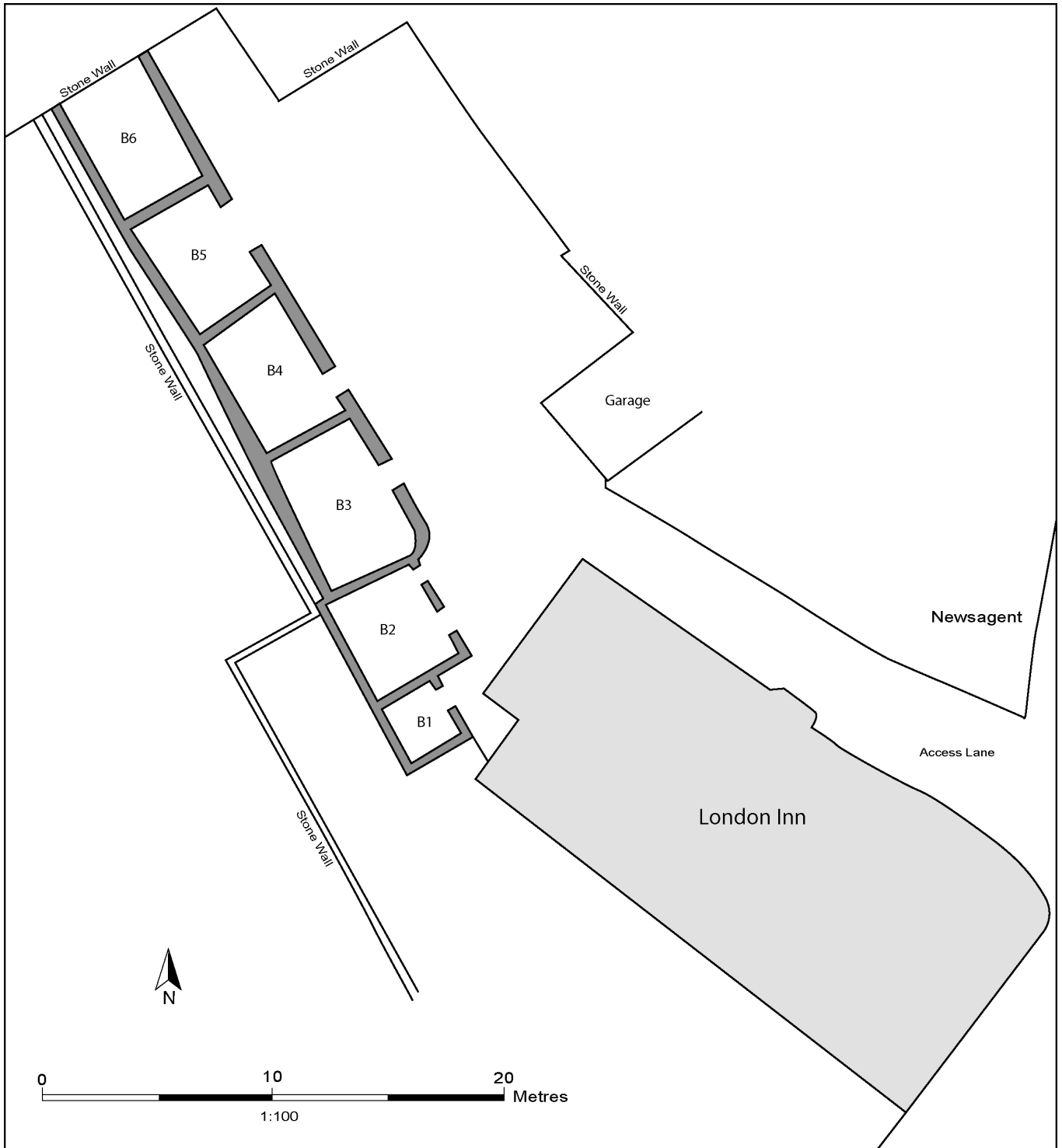


Figure 2: Site plan (prior to the collapse and clearance of most of the structures).

2.0 Results of the Desk-Based Research

2.1 Cartographic Sources

2.1.1 The 1841 Okehampton Tithe Map

The Okehampton tithe map (Figure 3) although in rather a poor state of repair appears to show an irregular shaped domestic (coloured pink) building fronting onto West Street (numbered 68) roughly in the current position of the London Inn. The apportionment states that number 68 is a house owned by the ‘Mayor & Burgesses’ and was rented by William Aggitt, and that number 69 (the adjacent pink building to the west) was the London Inn, owned and lived in by William Bond.

The unclear numbering system means that it is difficult to say for certain whether the domestic building across a yard to the north-west is at this time part of the same property. However, what is clear is that this building is ligatured to the various non-domestic (coloured grey) buildings situated to either side of the plot to the rear (north) showing them to be all parts of a single holding, and it would appear that the building identified in the apportionment as the London Inn is also ligatured to this group of buildings. The outbuildings to the east appear to be quite large and they extend into the plot to the west, straddling the boundary visible on the map to the north, defining a former medieval burgage plot and forming the rear wall line of the northernmost building on this side of the yard.



Figure 3: Extract from the Okehampton Tithe map, 1841 (DRO). The site London Inn is arrowed.

2.1.2 The Ordnance Survey First Edition Map

The most noticeable change to the site by production of the 1884/86 map (see Figure 4) is that the two domestic buildings indicated on the tithe map in the position of the present Inn have been replaced/modified into a single rectangular structure now fronting onto West Street, with an indent or recessed area within the eastern elevation and what appears to be a passageway to the west possibly giving access to the buildings to the rear of the adjacent plot to the west. The back plot has also undergone major changes in the layout of the buildings within it; the entrance has been narrowed by the enlargement or rebuilding of the formerly non domestic buildings on West Street to the north-east, and to the rear a wall now appears to separate the north-eastern side of the yard and the buildings within it from the rest of the plot. To the west most of the buildings appear to have been split down the middle along the line of an existing boundary to the north, presumably representing the division of the plot. The buildings themselves are generally smaller than those marked on the earlier tithe map and may have been rebuilt or remodelled. The larger building aligned east-west to the north of the range is roughly in the position of B5/B6 (see section 3.0 below) which could indicate that these buildings may contain some earlier fabric.

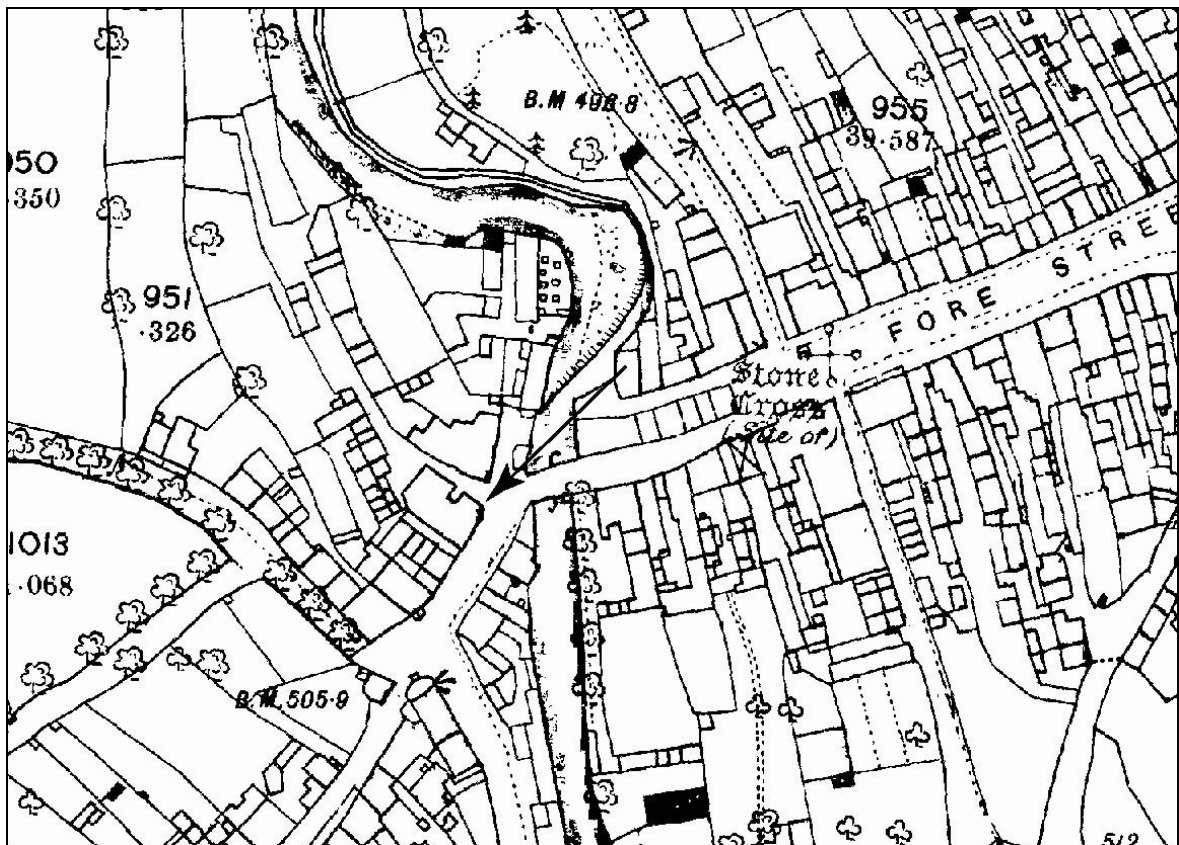


Figure 4: Ordnance Survey First Edition map, 1:2500, surveyed 1884, published 1886 (WCSL). The London Inn is arrowed.

2.1.3 Ordnance Survey Second Edition

By 1906 the London Inn building has been extended northwards and the recess in the east wall had been closed. Two of the smaller buildings to the rear adjacent to the Inn on the south-western side of the plot have been removed leaving a single small building at this end of the range. The rest of the buildings in the range appear far more uniform in size than they have been represented previously and the layout conforms to the modern layout of the remaining buildings. The buildings

(outside of the development area) further to the east and north have all been replaced by housing developments during the 20th century.

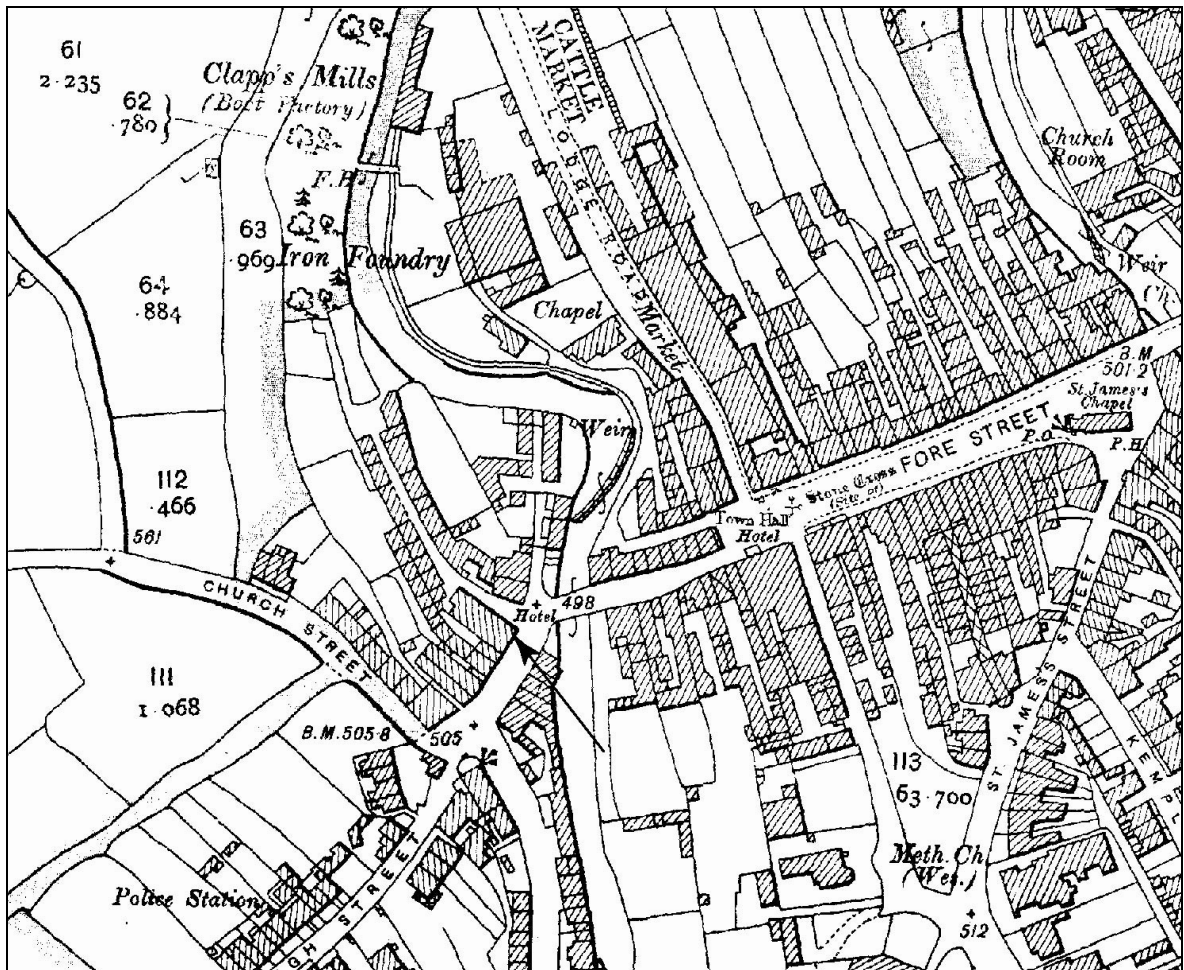


Figure 5: Ordnance Survey Second Edition Map, 1:2500, published 1906 (WCSL). The London Inn is arrowed.

2.2 Trade Directories

The various trade directories provide evidence for the changes in ownership which have occurred during the 19th and early 20th centuries.

The Pigot directory of 1822-23 does not include the London Inn amongst the list of taverns, it does however indicate the presence of a pub named the 'New Post Boy' on West Bridge, which was run by a W. Bond. This individual is probably the same William Bond who was also listed as the owner of the (by then re-named?) London Inn at the time of the title apportionments in 1840. The Pigot directory of 1844 also lists William Bond as the owner of the London Inn, and states that Carriers (William Orchard) left for South Molton (every Friday) and Tavistock (every Tuesday and Saturday). White's directory of 1850 lists John Ball as the owner, but indicates that the Inn was still a 'posting inn', as was the nearby White Hart. By 1857 Billing's directory indicates that John Ball had become the victualler at the White Hart, with the London Inn being run by Joseph Hockaday.

A further change in ownership had occurred in the early 1860s, with James Ward listed as the proprietor of the London Inn in Kelly's directory of 1866 and seemingly being successful as by the time of White's 1878-9 Directory he is listed as 'a horse and carriage letter and victualler, and proprietor' running the 'London Commercial Hotel', as well as the refreshments rooms at the

railway station. By 1883 the London Hotel had undergone a further change of ownership with Thomas Bowden the proprietor listed in Kelly's 1883 directory. The 1891 census indicates that the London Hotel was run by James and Caroline Ward. James Gray Toms is listed as the owner in 1893 Kelly's Directory, and in Kelly's 1914 directory William Webber is the proprietor. By 1919 Mrs Emily Brayley is running the London Hotel, having previously been the publican at the George Inn in the 1914 directory.



Figure 6: The buildings formerly in the centre of the range (B3 & B4), prior to collapse, viewed from the south-east. (Courtesy of Bill Walton)

3.0 The Building Survey

3.1 General Description

A range of outbuildings aligned north-west by south-east, fronting onto a yard to the north-east and situated to the rear (north-west) of the London Inn public house, located just to the west of West Bridge in West Street, Okehampton. The buildings, probably formerly mainly stables with tallet above, have suffered relatively recent collapse (see Figures 6 & 7). Of the former six buildings on the site only three remain and two of these are in a state of partial collapse. The most in tact is a double stable with tallet above (B2) to the south-east of the range (Figure 8) with the buildings at the south-east and north-west ends partially standing; to the south-east (B1) a lean-to and (B6) to the north-west a now roofless carriage/cart shed (Figure 10). The positioning of the building range in relation to the retaining wall between this and the next plot to the west has contributed to their collapse. There is a gap of approximately .5m between the rear (south-west) walls of the buildings and the retaining wall beyond which over time has filled with soil and tree roots. This, compounded by frost action and heavy snow during the winter of 2010/2011, has pushed the rear walls of the buildings north-eastwards with the weight of snowfalls compromising roof structures which has further undermined the stability of the buildings and lead to their collapse. The stable (B2) and a small lean-to structure (B1) at the south-east end of the range are the only buildings that appear to utilise the plot boundary wall to the south-west as a rear wall.



Figure 7: The buildings formerly in the centre of the range (B3 & B4), partially collapsed, viewed from the south-east. (Courtesy Bill Walton)

3.2 Building Descriptions

3.2.1 Building 1(B1) Lean-To

A small lean-to at the south-east end of the range built against the south-west (rear) wall, of uncoursed mixed rubble stone and brick construction with a collapsed part slate, part galvanised sheet mono-pitch roof sloping down to the east. The front (north-east) elevation of mixed rubble stone has partially collapsed but a central door opening with brick jambs is evident in the rubble close to the base of the wall. The north-west elevation is the rubble stone and brick built south-east wall of B2, the scar of the roof of B1 is apparent, with small areas of white plaster below and a hole presumably formally for a roof joist. The south-west elevation was not accessible but it is formed by the south-western site boundary wall, the south-east elevation is uncoursed rubble stone with brick quoins to the eastern corner of the building. The interior was not accessible as the roof had fallen in but where visible the walls are pointed rubble stone possibly formerly whitewashed or plastered. The floor was not visible.

3.2.2 Building 2 (B2) Stable with Tallet above

The most complete of the buildings on site (Figure 8). A one and half storey building with uncoursed rubble stone elevations, formerly whitewashed, with brick to the window and door openings, with a pitched slate roof with terracotta ridge tiles, beaded wooden barge boards to north-east and south-east and a dormer just to the north-west of centre in the north-east (front) pitch. Any guttering has now gone but there is a cast iron downpipe at the north end of the north-east wall and a partial section hanging diagonally from the eastern corner on the south-east elevation.

The rear (south-west) wall is the plot boundary wall which was only partially visible from within the building at the time of the survey. The north-west wall is a party wall with B3 to the north-west, except for a very short length at the western end spanning the gap between the west end of the wall and the rear boundary wall. This appears to have a small vent placed roughly centrally in relation to the interior ground floor height and which is only visible now from within the building. The south-east elevation has bull-nosed brick quoins to the east end and a single window opening at ground floor level at the east end, with a segmental brick arch, brick reveals and bull-nosed brick sill. With a wooden glazed casement with two fixed panes below a single long opener above, with bars to the interior.

The north-east front elevation has four openings; two at ground floor level and two at first floor level, all with bull-nosed brick reveals/jambs. Central between the lower and upper openings is a single granite course (possibly a single stone), forming the lintel of the two lower door openings, supporting the wooden sill of the central loading door above and with a bolted metal guide rail for the sliding doors to the stables below. To the east (left) of each door approximately 0.20m below the granite lintel and set centrally in the masonry are square decorative iron vents. These are also visible in the central north-east elevation of the London Inn itself, suggesting a contemporary date for each building. The doors are 6 inch planks, ledged and with iron fittings including circular runners bolted to the door tops with iron straps. The openings are off-set to the north but the first floor loading door above sits squarely between them under the dormer eaves, with a slate sill, wooden lintel and frame containing double plank doors. To the east of this, placed just under the eaves is a small, thin, single pane, opening glazed window, the exact purpose of which is unclear.

The interior of B2 is divided into two compartments by a framed wooden plank partition, open to the upper portion with inset iron bars and forming two horse stalls. There would have been a brick-built corner trough to the inner corners of both stalls (missing from the northernmost compartment) and an iron ring tether to each stall on the rear (south-west) wall. There are large hooks to the planked partition to the front, presumably for hanging tack or harness on (Figure 9). A wooden chute or trunking appears attached to the front wall in the eastern corner adjacent to a window and seems to be associated with the tallet above, probably formerly supplying grain or oats to a trough



Figure 8: The Former stable at the south-east of the range (B2), viewed from the east. (Courtesy Bill Walton)

below. The walls are plastered and painted cream to the top with black to the base and with wide sloping splays to the ground floor window which is fitted with iron bars. The ceiling is planked to the underside of the floor joists with tongue and groove pine boards.

The first floor tallet and feed store floor has failed to the rear (south-west) and was not accessed for safety reasons, but it was viewed through the exterior loading door from a ladder. The timber roof structure is comprised of two heavy purlins to each pitch with a central ridge pole, all set into the gable end walls to the north-west and south-east, with the slight rafters set into the purlins with the battens nailed to the backs of the rafters. The gabled dormer roof timbers are notched into and supported on the central ridgepole. The walls are plastered and the floor is planked with thick boards. There were a number of old-fashioned hessian grain or oat sacks in this upper floor which suggests that this was used primarily as a feed store for the horses below.

3.2.3 Building 3 (B3)

From the evidence of earlier photographs (see Figures 6 & 7) Buildings B3, B4 and B5 appear to be two storied and of a continuous build, possibly with a shared first floor loft and with a number of openings on the ground floor and a loading door apparently central in the first floor of each under a corrugated sheet metal roof.

B3 is of semi-coursed rubble stone construction and the standing remains now comprise of the south-east gable wall to ridge height, the eastern end of the north-east (front) wall and the south-west (rear) wall as well as the south-western end of an abutting rubble stone dividing wall to the north-west. The coursed/semi-coursed rubble stone is blockier than that used in B2 and the building was formerly taller (approximately 0.5m) than the stables to the north-east, having a steeper roof pitch but eaves at a similar level. Joist holes are preserved in those interior elevations that still rise to



Figure 9: The hooks to the front of the dividing partition within B2.

first floor height and the south east and south-west walls are ties together and part of the same build.

The eastern exterior corner of the building is rounded, allowing horse and cart access around the building (see Figures 6 & 7). This perhaps suggests that this wall may be a fragment of an earlier building, extant prior to the construction of the stable (B2) when cart access was required rather than access primarily for horses to the northern stable entrance. This section of wall is constructed of fairly regular sized stone, which is fairly well coursed, elsewhere the remaining walls are constructed of more random size and shape stone, including some larger, rounded former river stone, and are semi coursed. At ground floor level in the remaining north-east elevation is a single window opening with a granite lintel and wooden frame, boarded below and with 2x2 panes above and with a terracotta tile and slate sill. From photographs of the building before collapse there were three regularly spaced openings at ground floor level on this elevation of the building; a central door flanked by windows, each with granite lintels (see Figure 6). The remaining section of wall terminates at the eastern jamb of the formerly central door opening which formerly had a loading door above. The dividing wall between B3 and B4 is of the same construction as elsewhere and it abuts the rear wall which has a line of former joist holes at first floor level. The walls were all formerly whitewashed inside and out and the floor cobbled. Small sections of the floor survive in the corners and alongside the remaining walls of the building, where the stones used are square and blocky rather than worn river stone. Where the floors have been removed a layer of silty river sand survives, former bedding for the cobbled floor.

3.2.4 Building 4 (B4) Stables/Cart shed?

Unfortunately very little of B4 now remains (see Figure 11), the rear south-west wall and small sections of the south-east and north-west walls, none of which reach first floor height and all of which are of the same construction as B3. The rear wall is leaning to the north-east, but the positioning of the abutting wall to the north-west suggests that this was happening before this dividing wall was set against it. The floor was formerly cobbled as B3 but there is also a line of large, flattish, possibly granite, stones set in the ground in the line of the former front north-east wall (Figure 10).

3.2.5 Building 5 (B5)

The leaning continuous (south-west) rear wall within B5 has almost entirely collapsed but at the base where it does survive the stones are very large and blocky. The gable wall to the south-east survives and the ragged remains of the west end of the south-west wall project from it and are clearly part of the same build, with large blocky quoins. The wall has a small unglazed window high up in the gable, with splayed reveals and possibly a stone lintel, possibly an owl hole suggestive of fodder storage, and there is a large forced opening with an inserted wooden lintel at ground floor level roughly central in the elevation. To the north the north-east wall appears partially tied into the gable on the interior but on the exterior this wall projects from the face of the northern, quoined end of the gable and appears to be a later rebuild. This wall terminates approximately 1.0m to the east at a former door jamb that has large blocky quoins at the base. This northern part of the building has been more heavily whitewashed than the other remaining standing walls. The floor is modern cement.



Figure 10: The footings of the former north-east wall of B4, viewed from the south-west (2m scale).

3.2.6 Building 6 (B6) Carriage/Cart Shed

This building has partially collapsed and the surviving walls are difficult to access. The north-east and south-west walls of this building abut the surviving mixed rubble stone north-west gable of B5. Although also of mixed rubble stone the build of these two walls is dissimilar to the gable in that they are uncoursed, the gable is coursed and has large quoins to the east and south ends. There is a small opening with modern brick quoins in the north-east wall and to the north-west are a pair of large double doors filling the entire elevation. The roof has now collapsed but was formerly pitched with slate and terracotta ridge tiles, now the central bolted A-frame truss has inverted and now hangs down into the building. A ridge tile lying within the building is stamped 'COLTHURST AND SYMONS BRIDGEWATER'.



Figure 11: The remaining masonry of the rear (south-west) walls & dividing walls of B3, B4 & B5, with the north-west gable of B6 viewed from the east (2m scale).

4.0 Conclusions

If the London Inn in West Street was formerly known as the ‘New Post Boy’ as suggested by the documentary sources, then the yard to the north-west of the present London Inn has probably contained stabling and housing for carts and carriages for some two hundred years. Changes to the buildings apparent in the cartographic sources between the 1840s and 1880s may reflect changes in ownership and the fortunes of the inn. The major alterations probably occurred during the 1860s and 70s under the ownership of James Ward, who adapted and exploited local changes in communication and the coming of the railway to Okehampton in 1871, and when the Inn became known as the ‘London Commercial Inn’. The decorative iron vents in the walls of B2 and the inn building itself suggest a contemporary date, probably also in the mid to late 19th century when the business appears to have thrived. But from the early 20th century horse transport would have become less and less important and viable to both travellers and commercial transporters of goods and mail, leading eventually to the purpose built stables and cart sheds falling into decline.

5.0 Bibliography and References

Published Sources:

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

Institute of Field Archaeologists. 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures*.

Institute of Field Archaeologists. 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Watching Brief*.

Directories:

Billing's 1857

Kelly's 1866, 1883, 1893, 1914, 1919

Pigot's 1822-23, 1844

White's 1850, 1878-79

Census Data:

1891 <http://www.freecen.org.uk/>

Devon records Office:

Okehampton tithe map and apportionment

West Country Studies Library:

First Edition Ordnance Survey map - 1886

Second Edition Ordnance Survey map - 1906

Appendix 1

BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF GROUNDWORKS

Location: London Inn, 22 West Street, Okehampton, Devon, EX20 1HH
Parish: Okehampton
District: West Devon
County: Devon
NGR: SX58629516
Planning Application no: 11215/2007/OKE & 11216/2007/OKE
Proposal: Refurbish public house and demolition of existing rear outbuildings and erection of 2 storey extensions (11215/2007/OKE) & Conservation Area Consent for part demolition of building to rear (11216/2007/OKE)
Historic Environment Service ref: ARCH/DM/WD/ 17760

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 - in this case a programme of historic building fabric recording - 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 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 West Devon Borough Council Planning Authority(WDBC).'*
- 1.3 The principal objectives of the programme shall be to:
- i) make a record of the historic buildings prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.
 - ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.
- 1.4 The London Inn is a former 'Coaching Inn', located within the historic core of Okehampton, where it occupies part of a former medieval burgrave plot fronting onto West Street. The latter together with Fore Street and East Street form the main thoroughfare of the town. The Inn is depicted on the Ordnance Survey 1880s-1890s historic mapping and second edition (1904-06) with a range of outbuildings to the rear occupying the western side of an open courtyard fronting onto a small lane (now removed), which continued down to an area of foreshore beside the Okement River. It is thought that horses stabled at the Inn where led to water here. Whilst historic mapping indicates some changes in the basic layout of the outbuildings to the rear of the Inn to be demolished, it is likely that they were used for general livery purposes and/or storage connected with the running of the Inn, for several centuries. Modern mapping indicates that there are five outbuildings of varying size remaining to the rear of the Inn, but recent bad weather (2010) has led to the general collapse of at least one of the buildings. The best preserved buildings appear to be the second and fourth building from the Inn, the former having a gabled loft and the latter a double-width entrance, probably for cart/carriage storage (site photos available from DCHES). Archaeological building recording of the historic outbuildings of the London Inn (including where feasible collapsed/partial buildings), will be required prior to demolition.
 In addition to building recording, any groundworks associated with the development (though expected to be minimal) could impact on archaeological remains associated with the medieval (or earlier) development of the town of Okehampton and may require archaeological monitoring/recording.
- 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 historic fabric affected by the proposed development and to investigate and record the extent and character of any surviving archaeological deposits affected by the development within the application area and will form the basis of the *Written Scheme of Investigation* 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 WDBC 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 an element of desk-based research to place the development 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. An examination will also be made of records and aerial photographs held by the HER. In addition, it will involve the examination of other *known* relevant cartographic, documentary and

photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. 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 *Historic building recording*

A record shall be made of the historic fabric of the buildings affected by the development/demolition. This work shall conform to Level 2/3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

Previously prepared architect's plans (please note the latter were not submitted with the above planning applications) may be used as the basis of any historic building fabric recording, but must be of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings should be prepared by the archaeological contractor themselves.

Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

3.2.1 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal buildings, architectural features and any 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.

3.2.2 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IfA and scientific guidelines for the analysis and dating of the historic buildings.

3.2.3 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. 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*.

3.2.4 Should significant historical and/or architectural elements be exposed within the building the WDBC Conservation Officer, and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow recording *in situ*.

3.3 *Monitoring and Recording of Groundwork*

Intermittent monitoring and recording. (as and when seems appropriate and may involve viewing the trenches after machining). Topsoil stripping and groundworks will be monitored and recorded by the site archaeologist at agreed and appropriate intervals throughout the groundworks phase of the construction programme. The intervals will be determined by the archaeological consultant in consultation with the applicant, the ground-workers and the HES and set out in the Written Scheme of Investigation.

3.3.1 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 excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.
- Any variation of the above will be undertaken in agreement with the HES.
- 3.3.2 Spoil will be examined for the recovery of artefacts.
- 3.3.3 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*.
- 3.3.4 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.
- 3.3.5 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 (2nd 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.
- 3.4 An adequate photographic record of the historic building recording and excavations will be prepared. This will include photographs illustrating the principal buildings, architectural features and any finds discovered, as well as archaeological features and deposits exposed, 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.
- 3.5 The results of any desk-based work undertaken 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 County Historic Environment Service and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.7 below.
- 4.3 The archaeological contractor undertaking the fieldwork will notify the HES upon completion of the fieldwork stage of these works.
5. REPORTING
- 5.1 The reporting requirements will be confirmed with the HES on completion of the site work.
- 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 buildings location;
 - (iii) a methodology of all 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 layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
 - (x) the results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects plans and any other site specific elements required;
 - (x) the results and interpretation of the results of the archaeological monitoring and recording;
 - (xi) plans of areas subject to archaeological monitoring and recording, 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 orientation of areas subject to investigation in relation to north. Section drawing locations will be shown on these plans. 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) section drawings of features and deposits, 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 this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;

- (xiii) site matrices where appropriate;
- (xvi) photographs showing the general site layout and exposed significant features of historic or architectural significance 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;
- (xvii) a consideration of evidence within its wider context;
- (xviii) any specialist assessment or analysis reports that where undertaken;
- (xiv) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating).;

If any pre-application historic building appraisal or recording has been undertaken then this should be included in the final report and included in the over-arching site archive. 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 In addition to the copy supplied to WDBC Planning Authority a copy of the report will also be submitted to the WDBC District Council's Conservation Officer - address below.
- 5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. 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, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HES and the archaeological contractor.
- 5.6 On completion of the final report, in addition to copies required by the Client and the District Council Conservation Officer, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.
- 5.7 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.
- 5.8 *Publication*
Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.
- 6. PERSONNEL
- 6.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a 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 archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 6.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.
- 6.5 The work shall be carried out in accordance with IfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996), as amended (2008).
- 7. DEPOSITION OF ARCHIVE AND FINDS
- 7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*
- 7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

- 7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.
- 7.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.
8. PUBLIC OUTREACH
Should these excavations expose significant archaeological or artefactual deposits then the archaeological contractor should consider, with the developer or their agent, whether a programme of public outreach should be implemented. This may take a variety of forms, from the provision of notice boards on the site boundary with information on the site and the ongoing results of the archaeological excavations, the preparation of press releases, through to public open day(s) and talks to local interested organisations. While the cost for undertaking such outreach is borne by the applicant/agent, in certain circumstances the HES may be able to offer assistance in any outreach undertaken.
9. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES
It is the archaeological contractor's responsibility - in consultation with the applicant or agent - to ensure that the undertaking of the required archaeological works does 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, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
10. CONTACT NAME AND ADDRESS
Cressida Whitton, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW, Tel: 01392-383464 Email: cressida.whitton@devon.gov.uk
Graham Lawrence, Conservation Officer, West Devon Borough Council, Kilworthy Park, Tavistock, Devon, PL19 0BZ, Tel: 01822 813600 Email: glawrence@westdevon.gov.uk

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF BUILDINGS AT THE LONDON INN, WEST STREET, OKEHAMPTON, DEVON.

Location: The London Inn, 22 West Street, Okehampton EX20 1HH
Parish: Okehampton
District: West Devon
County: Devon
NGR: SX58629516
Planning Application no: 11215/2007/OKE & 11216/2007/OKE
Proposal: Refurbish public house and demolition of existing rear outbuildings and erection of 2 storey extensions (11215/2007/OKE) & Conservation Area Consent for part demolition of building to rear (11216/2007/OKE)
HES ref: ARCH/DM/WD/ 17760
WSI ref: SWARCHOLI11
Date: 03.02.2011

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology (SWARCH) at the request of Mr Bill Walton (the Client), and sets out the methodology for historic building recording to be undertaken prior to the demolition of outbuildings, to the rear of the London Inn, 22 West Street, Okehampton, for archaeological monitoring and recording during development works and for related off site analysis and reporting.

1.2 The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES; Cressida Whitton). The work is commissioned 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 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 West Devon Borough Council Planning Authority(WDBC).'

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The London Inn is a former 'Coaching Inn', located within the historic core of Okehampton, where it occupies part of a former medieval burgrave plot fronting onto West Street. The latter together with Fore Street and East Street form the main thoroughfare of the town. The Inn is depicted on the Ordnance Survey 1880s-1890s historic mapping and second edition (1904-06) with a range of outbuildings to the rear occupying the western side of an open courtyard fronting onto a small lane (now removed), which continued down to an area of foreshore beside the Okement River. It is thought that horses stabled at the Inn where led to water here. Whilst historic mapping indicates some changes in the basic layout of the outbuildings to the rear of the Inn to be demolished, it is likely that they were used for general livery purposes and/or storage connected with the running of the Inn, for several centuries. Modern mapping, indicates that there are five outbuildings of varying size remaining to the rear of the Inn, but recent bad weather (2010) has led to the general collapse of at least one of the buildings. The best preserved buildings appear to be the second and fourth building from the Inn, the former having a gabled loft and the latter a double-width entrance, probably for cart/carriage storage (site photos available from DCHES). Archaeological building recording of the historic outbuildings of the London Inn (including where feasible collapsed/partial buildings), will be required prior to demolition.

In addition to building recording, any groundworks associated with the development (though expected to be minimal) could impact on archaeological remains associated with the medieval (or earlier) development of the town of Okehampton and may require archaeological monitoring/recording.

3.0 AIMS

3.1 The principal objectives of the work will be:

3.1.1 To make a record of the historic buildings prior to the commencement of the development works with subsequent recording during the course of the proposed works as appropriate where previously obscured historic fabric or architectural features are exposed by such works.

3.1.2 To monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

3.1.3 To analyse and report on the results of the project as appropriate.

4.0 METHOD

4.1 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.

4.2 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.

- 4.2.1 Appropriate PPE will be employed at all times.
- 4.2.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.2.3 If the depth of any 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.
- 4.3 The desk-based assessment:
The programme of work shall include an element of desk-based research to place the development 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. An examination will also be made of records and aerial photographs held by the HER. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.
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.
- 4.4 Historic building recording:
4.4.1 An archaeological record of the historic fabric of the London Inn building will be undertaken. This work shall conform to Level 2/3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below.
Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.
Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis.
- 4.4.2 The historic building recording will be undertaken *in advance* of the development works and – if required - may be supplemented by observations and recording made *during* development works and, as such, appropriate arrangements will be made by the developer to allow appropriate access for the site archaeologist. Existing material will be consulted and previously prepared architect's plans may be used as the basis of the historic building fabric recording if of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings will be prepared by SWARCH.
- 4.4.3 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal buildings, architectural features and any 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. Suitably archivable prints will be made of the digital images by a photographic laboratory. The drawn and written record will be on an appropriately archivable medium.
- 4.4.4 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc.
- 4.5 Monitoring and Recording of Groundworks:
Intermittent monitoring and recording will be undertaken if appropriate (this may involve viewing the trenches after machining). Topsoil stripping and groundworks will be monitored and recorded by the site archaeologist at agreed and appropriate intervals throughout the groundworks phase of the construction programme. The requirement for monitoring groundworks will be considered in reference to the results of the desk-based assessment and the initial building survey and decisions will be taken by SWARCH in consultation with the applicant, the ground-workers and the HES.
- 4.5.1 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)*.
- 4.5.2 Spoil will be examined for the recovery of artefacts.
- 4.5.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines.
- 4.5.4 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.
- 4.5.5 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.5.6 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*.

- 4.5.7 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.
- 4.5.8 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 (2nd 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.
- 4.6 SWARCH will agree monitoring arrangements with DCHES 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.
The DCHES shall inspect the site and monitor the fieldwork being undertaken by SWARCH. This monitoring will include examination of excavated areas as well as the primary site record (context sheets, drawings, sample record sheets etc). No areas subject to archaeological work will be regarded as completed and available for construction without such monitoring and upon confirmation from the HES that the agreed works in those areas have been satisfactorily completed.
Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.
- 5.0 ARCHIVE AND REPORT
- 5.1 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, in a format to be agreed with the museum and within a timetable to be agreed with the HES. This will include relevant correspondence together with field drawings, and environmental, artefactual and photographic records. The archive will be deposited with the Plymouth City Museum under accession number AR.2011.3.
- 5.2 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). 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.
- 5.3 An illustrated summary report will be produced within three months of completion of the fieldwork of fieldwork, a draft report will be submitted to the HES for comment initially and then submitted to the DCHES, the West Devon District Council's Conservation Officer and the Client (for submission to the West Devon Planning Authority). One hard copy and one PDF copy of the report will be provided to the HES on the understanding that the hard copy will be deposited for public reference in the HER.
- 5.3.1 A report number and the OASIS record number;
- 5.3.2 A copy of the DCHES brief and this WSI;
- 5.3.3 A summary of the project's background;
- 5.3.4 The methodology of all works undertaken;
- 5.3.5 A location plan and overall site plan including the location of the building and areas subject to archaeological monitoring and recording in relation to identifiable landscape features and other buildings;
- 5.3.6 Plans and reports of all documentary and other research undertaken;
- 5.3.7 A description of the project's results;
- 5.3.8 An interpretation of the results in the appropriate context;
- 5.3.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 5.3.10 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans as appropriate, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects plans and any other site specific elements as required;
- 5.3.11 The results and interpretation of the results of the archaeological monitoring and recording;
- 5.3.12 Plans of areas subject to archaeological monitoring and recording, 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 orientation of areas subject to investigation in relation to north. Section drawing locations will be shown on these plans. 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;
- 5.3.13 Section drawings of features and deposits, 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 this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.3.14 Site matrices where appropriate;

- 5.3.15 Photographs showing the general site layout and exposed significant features of historic or architectural significance 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;
- 5.3.16 Consideration of evidence within its wider context;
- 5.3.17 Any specialist assessment or analysis reports undertaken;
- 5.4 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 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 will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 5.5 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 DCHES and the Client for approval.
- 5.6 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological Investigations*) database under OASIS record number southwes1-92426.
- 6.0 **CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**
It is SWARCH's responsibility - in consultation with the applicant - to ensure that the undertaking of the required archaeological works does 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, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 7.0 **PERSONNEL**
The project will be managed by Colin Humphreys, the building survey will be conducted by Deb Laing-Trengove; any archaeological monitoring required will be carried out by suitably qualified SWARCH personnel directed by Bryn Morris/Lee Bray. 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
The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH
Telephone: 01769 573555 email: debbt@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

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

Ross Dean Substrata

Human Bones

Louise Lou Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES Tel: 01865 263 800

Lithics

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

Metallurgy

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

Palaeoenvironmental/Organic

Vanessa Straker English Heritage SW, 29 Queen Square, Bristol BS1 4ND Tel: 0117 9287961
Dana Challinor (wood identification) Lavender Cottage, Little Lane, Aynho, Oxfordshire OX17 3BJ Tel: 01869 810150

Julie Jones (plant macro-fossils) juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis) heathertinsley@aol.com

Ralph Fyffe (pollen analysis) University of Plymouth

Pottery

John Allen, Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN Tel: 01392 665918

Graham Langman Exeter, EX1 2UF Tel: 01392 215900 email: su1429@eclipse.co.uk

Henrietta Quinell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

Timber Conservation

Liz Goodman Socialist Services, Conservation Museum of London, 150 London Wall, London EC2Y 5HN Tel: 0207 8145646

Appendix 3

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

1. The London Inn on West Street Okehampton, viewed from the east.
2. The rear of the London Inn, viewed from the north.
3. As above, viewed from the north-east.
4. The south-east end of the building range to the rear of the London Inn, viewed from the north-west (2m scale).
5. As above, viewed from the north (2m scale).
6. The central collapsed element of the building range viewed from the north (2m scale).
7. The north-west end of the building range, viewed from the north-east (2m scale).
8. As above and the western yard wall, viewed from the south-east (2m scale).
9. The northern corner of the yard viewed from the south (2m scale).
10. The northern yard wall viewed from the south (2m scale).
11. Building 1, viewed from the north (2m scale).
12. As above.
13. Building 1 viewed from the north-east (2m scale).
14. The south-east corner of Building 2 (B2), viewed from the south (2m scale).
15. The south-east side of B2, viewed from the south-east (2m scale).
16. The north-east elevation of B2 viewed from the north-east (2m scale).
17. As above.
18. The decorative vent in the north-east elevation of B2. (2m scale)
19. The north-east elevation of B2 with the curving south-east corner of B3, viewed from the south-east (2m scale).
20. The southern stable compartment within B2, viewed from the north-east (2m scale).
21. As above viewed from the north (2m scale).
22. The northern stable compartment in B2, viewed from the north-east (2m scale).
23. As above.
24. The north-east elevation of B2 and the remaining masonry of the south-east corner of B3, viewed from the north (2m scale).
25. The window in the south-east end of B3 viewed from the north-east (2m scale).
26. The interior of the former south-east gable of B3 viewed from the north-west (2m scale).
27. The interior of the south-east corner of B3 viewed from the north-west (2m scale).
28. The interior south-east and south-west walls of B3 viewed from the north (2m scale).
29. Remains of a cobbled floor in the south corner of B3 (2m scale).
30. As above (0.2m scale).
31. The remaining masonry of the rear (south-west) walls & dividing walls of B3, B4 & B5, with the north-west gable of B6 viewed from the east (2m scale).
32. The rear (South-west) walls and dividing wall of B3 & B4, viewed from the north (2m scale).
33. The south-west wall of B4 and remains of the dividing walls, viewed from the east (2m scale).
34. The wall between B4 & B5 with the remains of a former cobbled surface at the base, viewed from the south-east (2m scale).
35. As above with the stone footings of the former front (north-east) elevation visible to the north (2m scale).
36. The cobbles formerly inside B4 viewed from the south-east (2m scale).
37. The footings of the former north-east wall of B4, viewed from the south-west (2m scale).
38. As above, viewed from the south-east (2m scale).
39. As above.
40. The former interior elevations of B5, viewed from the north-east (2m scale).
41. The south corner of B5 viewed from the north (2m scale).
42. The south-west wall of B5 showing the tree damage, viewed from the north-west (2m scale).
43. As above, viewed from the north (2m scale).
44. The former western corner of B5, viewed from the east (2m scale).
45. The whitewashed former north-west gable of B5, viewed from the east (2m scale).
46. The whitewashed former north corner of B5, viewed from the south (2m scale).
47. The forced opening in the wall between B5 & B6, viewed from the south-east.
48. The former north corner of B5 with return of former opening, viewed from the south-east (2m scale).
49. As above, viewed from the east (2m scale).
50. The exterior north-east elevation of B5 viewed from the east (2m scale).
51. The join in the exterior masonry between B5 & B6 viewed from the north-east (2m scale).
52. As above.
53. The former window opening in the north-east elevation of B6, viewed from the north-east (2m scale).
54. The north-east elevation of B6, viewed from the north (2m scale).
55. The interior of B6, viewed from the east (2m scale).
56. The collapsed inverted roof truss within B6 viewed from the south-east.
57. As above (55).
58. The interior north-east wall with former window opening, viewed from the south (2m scale).
59. The eastern corner of B6 showing the large blocky quoins to the gable, viewed from the west (2m scale).

60. As above.
61. The southern corner of B6 showing the large blocky quoins to the gable, viewed from the north (2m scale).
62. Fallen ridge tile inside B6, marked 'COLTHURST & SYMONS BRIDGEWATER'.
63. As above.
64. Beams and joists probably removed from the collapsed buildings and now lying in the yard.
65. As above.
66. The stable B2, viewed from the north. (Courtesy Bill Walton)
67. The north-east corner of the London Inn with buildings to the rear, viewed from the south-east. (Courtesy Bill Walton)
68. Buildings B3 & B4 prior to collapse, viewed from the south-east. (Courtesy Bill Walton)
69. As 66 above. (Courtesy Bill Walton)
70. B3 & B4 prior to collapse, viewed from the south-east. (Courtesy Bill Walton)
71. B2 viewed from the north-east. (Courtesy Bill Walton)
72. B3 & B4 after partial collapse, viewed from the south-east. (Courtesy Bill Walton)
73. B5 & B6 prior to further collapse, viewed from the east. (Courtesy Bill Walton)
74. Interior of B2, viewed from the south-east.
75. Window in the south-east elevation of B", viewed from the north-east.
76. Interior north-west corner of B2, viewed from the east.
77. Interior of the northern door to B2, viewed from the south.
78. Interior ceiling of the ground floor of B2.
79. The hooks to the front of the dividing partition within B2, viewed from the north-east.
80. The roof structure above the dormer window in B2, viewed from below.
81. The interior upper north-west corner of B2, viewed from the south-east.
82. The interior upper south-west corner of B2, viewed from the north-east.
83. The interior upper floor and south-west wall of B2, viewed from the north-east.

