

**Greendale Farm  
Greendale Lane  
Clyst St Mary  
Exeter**

*Archaeological Watching Brief*



*for:*  
Mr T Adams

CA Project: EX0074  
CA Report: EX0074\_2  
OASIS ID: cotswold2-368831

August 2020



**Greendale Farm  
Greendale Lane  
Clyst St Mary  
Exeter**

*Archaeological Watching Brief*

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A	18 August 2020	Mark Brett	Derek Evans	Internal review	–	Derek Evans
B	9 September 2020	Mark Brett	Derek Evans	Curator (Stephen Reed) review	Revised planning ref. in line with Curator comments	Derek Evans

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## SUMMARY

<b>Project name:</b>	Greendale Farm
<b>Location:</b>	Greendale Lane, Clyst St Mary, Exeter, Devon
<b>NGR:</b>	300079 089921
<b>Type:</b>	Watching brief
<b>Date:</b>	8–10 June 2020
<b>Planning reference:</b>	19/0784/FUL
<b>OASIS ID:</b>	cotswold2-368831
<b>Location of Archive:</b>	To be deposited with the Archaeology Data Service (ADS)
<b>Accession Number:</b>	RAMM: 19/48
<b>Site Code:</b>	GCL 19

In June 2020, Cotswold Archaeology carried out an archaeological watching brief at Greendale Farm, Greendale Lane, Clyst St Mary, Exeter, Devon.

The watching brief area was previously occupied by an 18th-century farmhouse building, which was demolished prior to the monitored groundworks. It is probable that a medieval messuage or farmhouse formerly occupied the site.

The watching recorded a possible former stream, the fill which contained pottery dating from the later 16th or 17th century up to the 18th century. Also recorded were partial foundations associated with the northern and western parts of the demolished post-medieval farmhouse. A well was recorded immediately outside of the former building; the backfill of this well contained a single pottery sherd dating from the later 16th to 18th centuries.

There was no evidence for a medieval precursor to the post-medieval farmhouse. There were no structures or features clearly pre-dating the post-medieval period, and no residual medieval artefacts were present.

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## 1. INTRODUCTION

- 1.1. In June 2020, Cotswold Archaeology (CA) carried out an archaeological watching brief at Greendale Farm, Greendale Lane, Clyst St Mary, Exeter, Devon (centred at NGR: 300079 089921; Fig. 1). This watching brief was undertaken for Mr T Adams.
- 1.2. East Devon District Council has granted planning permission the demolition of a former farmhouse at the site and for the construction of three cottages (East Devon District Council Planning Ref: 19/0784/FUL). Condition 3 of the planning permission required a programme of archaeological works.
- 1.3. The scope of the required archaeological works was defined by Stephen Reed (Senior Historic Environment Officer, Devon County Council) as:
  1. a historic building recording survey, to comprise on-site observation and recording during the demolition phase; and
  2. an archaeological watching brief during development groundworks.
- 1.4. The present report presents the results of the archaeological watching brief (item 2 on the above list). A separate report has been prepared on the historic building recording survey (item 1; CA 2020).
- 1.5. The watching brief was carried out in accordance with a Written Scheme of Investigation (WSI) prepared by CA (2019) and approved by Stephen Reed. The watching brief was also in line with *Specification for a programme of Archaeological Monitoring and Recording* (Devon County Council 2018), *Standard and guidance for an archaeological watching brief* (ClfA 2014), *Management of Research Projects in the Historic Environment (MoRPHE) PPN 3: Archaeological Excavation* (Historic England 2015) and *Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide* (Historic England 2015).

### The site

- 1.6. The proposed development site lies on the western side of Greendale Lane, approximately 2.6km south-east of Clyst St Mary. Grindle Brook runs to the immediate north/north-east of the site, with the Crealy Theme Park & Resort beyond. The site is surrounded by open fields on all other sides.
- 1.7. The watching brief area was previously occupied by a farmhouse building, which was demolished prior to the monitored groundworks (CA 2020).

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- 1.8. The underlying bedrock geology is mapped as Exmouth Mudstone and Sandstone Formation, which formed during the Triassic Period. No overlying superficial deposits are recorded (BGS 2019). The natural substrate, comprising predominately pink-brown sandy clay, was exposed throughout the monitored area.

## 2. ARCHAEOLOGICAL BACKGROUND

- 2.1. The following text is summarised from a previous heritage assessment, which should be referred to for a full background (Richard K Morriss & Associates 2008).
- 2.2. The site of the farmstead is documented from the medieval period. It is probable that the present Greendale Farm occupies the site of an early messuage or farmhouse. The farmhouse demolished during the present works was a traditional cob-built building with elements from the 18th century. It was rebuilt and extended in the 19th century. The outbuildings date to the latter half of the 19th century or later.

## 3. AIMS AND OBJECTIVES

- 3.1. The general objectives of the watching brief were:
- to monitor the development groundworks, and to identify, investigate and record any significant buried archaeological deposits/features thus revealed;
  - at the conclusion of the project, to produce an integrated project archive and a report setting out the watching brief results and the archaeological conclusions that can be drawn from the recorded data.

## 4. METHODOLOGY

- 4.1. The watching brief comprised the observation by a competent archaeologist of all intrusive groundworks associated with the proposed development. These works comprised the mechanical reduction of the footprint of the new cottages and the machine excavation of associated foundation trenches within the reduced footprint (Fig. 2).
- 4.2. Archaeological features/deposits were investigated, planned and recorded in accordance with *CA Technical Manual 1: Fieldwork Recording Manual*.

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- 4.3. Deposits were assessed for their palaeoenvironmental potential in accordance with *CA Technical Manual 2: The Taking and Processing of Environmental and Other Samples from Archaeological Sites*. No deposits were identified that required sampling.
  - 4.4. Artefacts were processed in accordance with *CA Technical Manual 3: Treatment of Finds Immediately after Excavation*.
  - 4.5. As no significant artefacts were recovered during the archaeological works, no material (finds) archive will be prepared.
  - 4.6. A digital archive will be prepared and deposited with the Archaeology Data Service (ADS). The digital archive will be prepared and deposited in accordance with *Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives* (ClfA 2014; updated June 2020).
  - 4.7. A summary of information from this project, as set out in Appendix C, will be entered onto the OASIS online database of archaeological projects in Britain.

## 5. RESULTS

- 5.1. This section provides an overview of the watching brief results. Detailed summaries of the recorded contexts are given in Appendix A. Details of the artefactual material recovered from the site are given in Section 6 and Appendix B. Figure 2 shows the recorded archaeological features in plan. Figs. 4–7 present a series of photographs of the site and the recorded structures.
- 5.2. The natural geological substrate (102) comprised brown-pink sandy clay with light green patches. It was revealed at an average depth of 0.15m–0.2m below present ground level. Within the eastern part of the monitored area, the natural substrate was overlain by remnant garden soil 101. Within the south-western and western parts of the monitored area, the natural substrate was overlain by cobbled surface 122. In the remainder of the monitored area, the natural substrate was overlain directly by demolition debris 100.
- 5.3. Sinuous linear feature 105, possibly representing a former stream course, was partially exposed along the western edge of the monitored area (Fig. 3). This



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feature was at least 1.9m wide and was 0.32m deep. It was filled by deposit 106, from which two sherds of pottery dating to late 17th–18th centuries were recovered.

- 5.4. At its northern extent, possible former stream 105 was cut by the construction cut (109) for well 110. The cut was approximately 1.35m in diameter; partial excavation of the well backfill demonstrated that it was at least 0.45m deep. The well was constructed of cobbles and had been backfilled with deposit 123, which mostly comprised brick and roof slate. A sherd of pottery broadly dating to the later 16th–18th centuries was recovered from this deposit.
- 5.5. Possible former stream 105 was cut along its eastern edge by the construction cut (103) for wall foundation 104 (Fig. 3). This wall was aligned approximately north/south and extended for a distance of 6.5m. It was 0.4m wide and survived to a depth of 0.3m. It was constructed of large Heavitree stone blocks and large cobbles. This foundation may have formed part of the western wall of the post-medieval farmhouse building, although the correspondence was not exact (Fig. 8).
- 5.6. Foundation 104 was abutted at its northern end by drain 108, which comprised a single row of rounded cobbles set within construction cut 107. The drain was 2.05m long, 0.25m wide and 0.2m deep. It emptied into well 109.
- 5.7. A number of stone foundations were exposed within the northern end of the monitored area. Foundations 114, 116, 118 and 120 represented the northern end of the demolished post-medieval farmhouse (Fig. 8). The earliest of these appeared to be the foundations for the central chimney stack (118), which were constructed of Heavitree and sandstone blocks. Foundations 116 and 120 were constructed of cobbles and Heavitree blocks; foundations 114 were constructed of cobbles and sandstone.
- 5.8. To the east of foundations 116 were foundations 112, which were apparently part of an external garden/yard wall (Fig. 8). These foundations were 0.75m wide and 0.17m deep, and were constructed of rounded cobbles.
- 5.9. Cobbled surface 121 lay to the north of the foundations discussed above and apparently represented the remnants of an external yard surface. A similar cobbled surface (122; not illustrated) was recorded in the south-western and western parts of the monitored area.

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## 6. THE FINDS

- 6.1. Artefactual material, consisting entirely of pottery dating to the post-medieval period, was recovered from two deposits and as unstratified material. This material is listed by context in Appendix B and is discussed in brief below.
- 6.2. A total of seven sherds (122g) of pottery was recovered. All of this material dates to the post-medieval period and consists of glazed earthenware fabrics from a mix of local/regional (and uncertain) sources.
- 6.3. A single rim sherd was recovered from well backfill deposit 123. This was from a jug in a glazed fabric of South Somerset type, broadly dateable across the later 16th to 18th centuries.
- 6.4. Sherds from possible stream deposit 106 included a bodysherd in North Devon Gravel-Tempered ware, a type made in the Barnstable area, but common in Exeter from the later 16th or 17th century up to the 18th century. A base sherd from this deposit, occurring in a hard, pale-fired fabric with a white or yellow under-glaze slip, is probably a regional import from Bristol or the English Midlands and is dateable no earlier than the late 17th century.
- 6.5. The unstratified finds comprise sherds of glazed earthenwares, including examples with thin, clear glazes probably dating to the 18th or earlier 19th centuries.

## 7. DISCUSSION

- 7.1. The earliest feature recorded during the watching brief was a possible former stream (105). This watercourse may have flowed downhill in a general northerly direction towards the Grindle Brook (which runs to the immediate north/north-east of the site). The fill of the possible stream contained pottery dating from the later 16th or 17th century up to the 18th century; it is therefore likely that the stream was infilled prior to the construction of the post-medieval farmhouse at the site in the 18th century (see *Archaeological background*, above).
- 7.2. The watching brief recorded partial foundations associated with the northern and western parts of the post-medieval farmhouse (Fig. 8). Well 110 lay outside of the building, to the immediate north of the farmhouse kitchen. The backfill of the well contained a single pottery sherd dating from the later 16th to 18th centuries, which

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might indicate that the well went out of use prior to the construction of the farmhouse.

- 7.3. At the northern end of the building, different construction techniques were apparent in foundations 114, 116, 118 and 120. This supports the conclusion that the building's northern end was partially rebuilt c. 1900 (CA 2020).
- 7.4. There was no evidence for a medieval precursor to the post-medieval farmhouse. There were no structures or features clearly pre-dating the post-medieval period, and no residual medieval artefacts were present.

## 8. CA PROJECT TEAM

- 8.1. Fieldwork was undertaken by Mark Brett, who also wrote this report. The finds report was written by Ed McSloy. The report illustrations were prepared by Rosanna Price. The project archive has been compiled and prepared for deposition by Hazel O'Neil. The project was managed for CA by Derek Evans.

## 9. REFERENCES

British Geological Survey 2019 *Geology of Britain*

Viewer <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html> Accessed 2 October 2019

Cotswold Archaeology 2019 *Greendale Farm, Greendale Lane, Clyst St Mary, Exeter: Written Scheme of Investigation for an Archaeological Watching Brief*

Cotswold Archaeology 2020 *Greendale Farm, Clyst St Mary, Devon: Historic Building Recording (Demolition) CA Report No. EX0074\_1*

Richard K Morriss & Associates 2008 *Greendale Farm, Clyst St Mary, Devon: An Architectural and Archaeological Analysis*

## APPENDIX A: CONTEXT DESCRIPTIONS

Context No.	Type	Fill of	Interpretation	Description	Length (m)	Width (m)	Depth/thickness (m)	Spot date
100	Layer		Demolition debris	Modern rubble; brick and roof slate			<0.15	
101	Layer		Garden soil	Mid brown silty sand			<0.2	
102	Layer		Natural substrate	Dark pink sandy clay with light green patches				
103	Cut		Construction cut	N/S aligned. Vertical sides, flat base	6.5	0.4	0.3	
104	Structure		Foundation	Heavitree stone blocks and cobbles bonded with coarse pink mortar. Stone blocks measured up to 0.85m in length, 0.4m in width and 0.3m in depth.			0.3	
105	Cut		?Stream/channel	Sinuuous, N/S aligned; shallow concave profile	10.7	>1.9	0.4	
106	Fill	105	Fill	Loose cobbles, pebbles, gravel and sand; upper cobbles and pebbles in clayey sand matrix			0.4	LC17-C18
107	Cut		Construction cut	N/S aligned. Irregular sides and base	2.05	0.25	0.2	
108	Structure		Drain	Row of cobbles within clayey sand matrix. Individual cobbles measured up to 0.22m long, 0.18m wide and 0.13m deep.			0.2	
109	Cut		Construction cut	Sub-circular; ?vertical sides, not fully excavated		1.35 diameter	>0.45	
110	Structure		Well	Cobbles, bonded with two types of mortar; brown sandy at rear and white lime towards face		0.3	>0.3	
111	Cut		Construction cut	L-shaped. Vertical sides, flat base	3.75	0.4	0.15	
112	Structure		Foundation	Rounded cobbles bonded with light pink sandy mortar			0.15	
113	Cut		Construction cut	T-shaped. Vertical sides, flat base	1.8	<0.75	>0.17	
114	Structure		Foundation	Cobbles, brick and grey sandstone bonded with light pinkish white mortar			>0.17	
115	Cut		Construction cut	Linear. E/W aligned. Vertical sides, flat base	1.85	0.55	0.3	
116	Structure		Foundation	Heavitree stone blocks and cobbles bonded with orange sandy mortar. Individual blocks measured up to 0.5m long, 0.38m wide and 0.25m deep.			0.3	
117	Cut		Construction cut	Rectangular. E/W aligned. Vertical sides, flat base	1.85	0.55	0.3	
118	Structure		Foundation	Heavitree stone and grey sandstone blocks bonded with light pinkish white mortar. Individual blocks measured up to 0.65m in length, 0.55m in width and 0.25m in depth.			0.3	
119	Cut		Construction cut	L-shaped. Vertical sides, flat base	2.9	0.5	0.3	
120	Structure		Foundation	Heavitree stone blocks and cobbles bonded with orange sandy mortar.			0.3	

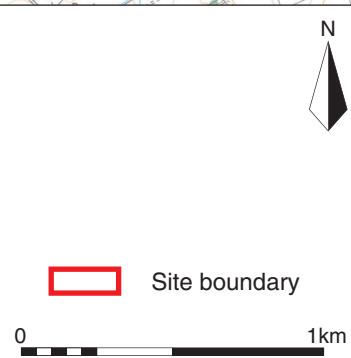
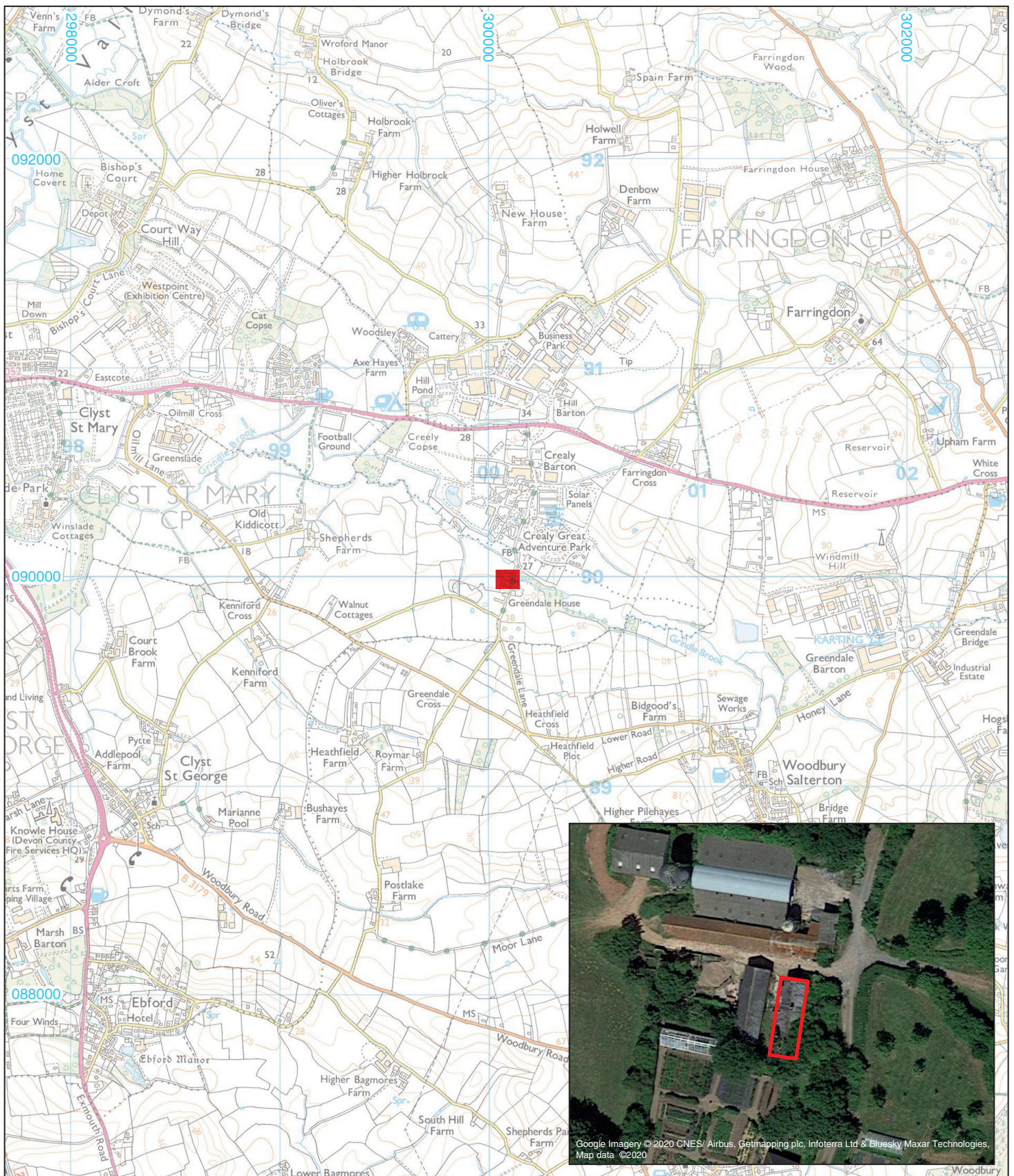
Context No.	Type	Fill of	Interpretation	Description	Length (m)	Width (m)	Depth/thickness (m)	Spot date
121	Layer		Surface	Rounded pitched cobbles	>12.4	>1.75	0.2	
122	Layer		Surface	Rounded pitched cobbles	>10.4	>2.7	0.2	
123	Fill	109	Backfill	Modern brick and roof slate			>0.45	MC16-C18

## APPENDIX B: FINDS CONCORDANCE

Context	Material	Description	Ct.	Wt. (g)	Spot-date
Us.	Pmed. pottery	Clear glazed red earthenware	3	53	C18-C19
		Glazed earthenware (green) lead glaze	1	11	
106	Pmed. pottery	North Devon Gravel-tempered ware	1	21	LC17-C18
		Yellow slipware; hard, pale fabric	1	25	
123	Pmed. pottery	Somerset type glazed earthenware (jug sherd)	1	23	MC16-C18

## APPENDIX C: OASIS REPORT FORM

<b>PROJECT DETAILS</b>		
Project name	Greendale Farm, Greendale Lane, Clyst St Mary, Exeter	
Short description	<p>In June 2020, Cotswold Archaeology carried out an archaeological watching brief at Greendale Farm, Greendale Lane, Clyst St Mary, Exeter, Devon.</p> <p>The watching brief area was previously occupied by an 18th-century farmhouse building, which was demolished prior to the monitored groundworks. It is probable that a medieval messuage or farmhouse formerly occupied the site.</p> <p>The watching recorded a possible former stream, the fill which contained pottery dating from the later 16th or 17th century up to the 18th century. Also recorded were partial foundations associated with the northern and western parts of the demolished post-medieval farmhouse. A well was recorded immediately outside of the former building; the backfill of this well contained a single pottery sherd dating from the later 16th to 18th centuries.</p> <p>There was no evidence for a medieval precursor to the post-medieval farmhouse. There were no structures or features clearly pre-dating the post-medieval period, and no residual medieval artefacts were present.</p>	
Project dates	8-10 June 2020	
Project type	Watching brief	
Previous work	Architectural and Archaeological Analysis (Richard K Morriss & Associates 2008) Historic Building Recording (Cotswold Archaeology 2020)	
Future work	Unknown	
<b>PROJECT LOCATION</b>		
Site location	Greendale Farm, Greendale Lane, Clyst St Mary, Exeter, Devon	
Study area (m <sup>2</sup> /ha)	290m <sup>2</sup>	
Site co-ordinates	300079 089921	
<b>PROJECT CREATORS</b>		
Name of organisation	Cotswold Archaeology	
Project brief originator	N/A	
Project design (WSI) originator	Cotswold Archaeology	
Project Manager	Derek Evans	
Project Supervisor	Mark Brett	
<b>MONUMENT TYPE</b>	None	
<b>SIGNIFICANT FINDS</b>	None	
<b>PROJECT ARCHIVES</b>	<b>Intended final location of archive (museum/Accession no.)</b>	<b>Content</b>
Physical	N/A	N/A
Paper	N/A	N/A
Digital	Archaeology Data Service (ADS)	Digital photos; scans of primary site archive; survey data
<b>BIBLIOGRAPHY</b>		
Cotswold Archaeology 2020 <i>Greendale Farm, Greendale Lane, Clyst St Mary, Exeter: Archaeological Watching Brief</i> CA typescript report <b>EX0074_2</b>		




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**PROJECT TITLE**  
 Greendale Farm, Greendale Lane, Clyst St Mary, Exeter  
**FIGURE TITLE**  
 Site location plan

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- Area of monitored works
- Archaeological feature (excavated/unexcavated)
- Structure (excavated/unexcavated)
- Cobbled surface
- B B Section location



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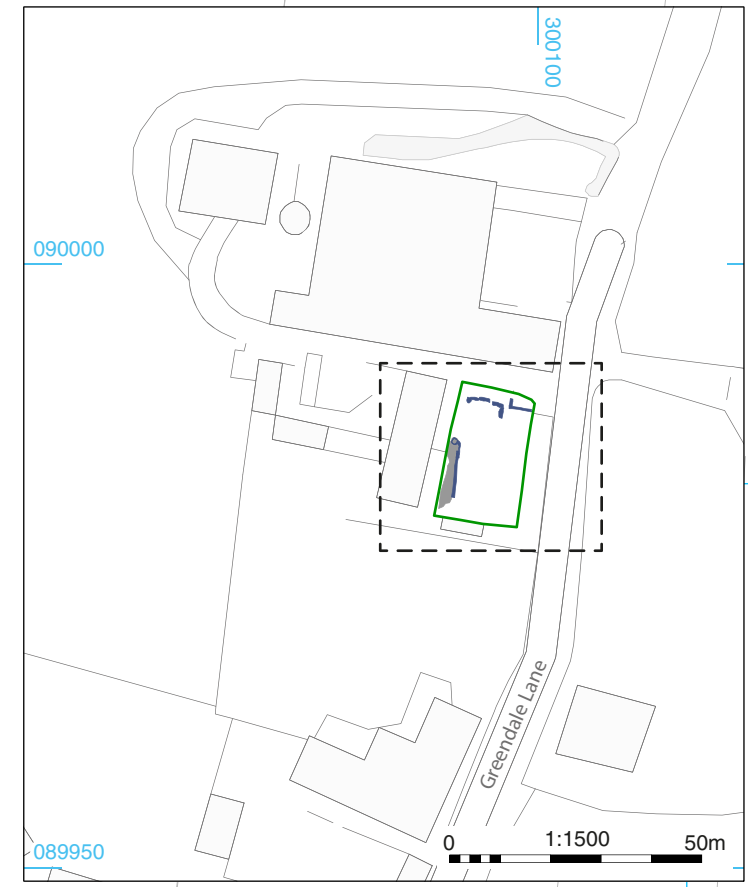
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**PROJECT TITLE**  
Greendale Farm, Greendale Lane, Clyst St Mary, Exeter

**FIGURE TITLE**  
**The site, showing monitored groundworks and archaeological features**

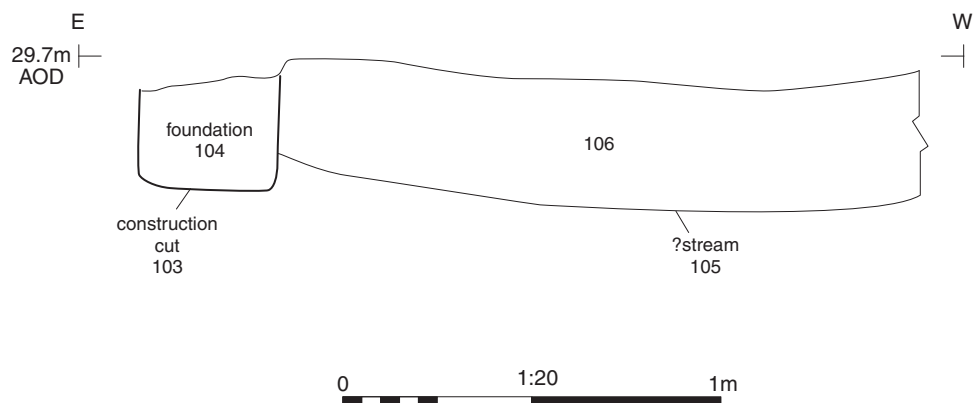
<b>DRAWN BY</b>	RP, AW	<b>PROJECT NO.</b>	EX0074	<b>FIGURE NO.</b>
<b>CHECKED BY</b>	DJB	<b>DATE</b>	18.06.20	
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Section AA



Section through foundation 104 and possible stream 105, looking north (0.4m and 1m scales)



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Greendale Farm, Greendale Lane, Clyst St Mary, Exeter

FIGURE TITLE

Section and photograph

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 APPROVED BY DE SCALE@A4 1:20

FIGURE NO.

3



General shot of the site following ground reduction, looking south-east

4



Well 109/110, looking north (1m scale)

5



Structural remains at northern end of the site, looking north (1m scale)

6

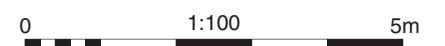


General shot of the excavated foundation trenches within the reduced footprint of the development, looking north-west

7



- Area of monitored groundworks
  - Archaeological feature
  - Structure
  - Cobbled surface
- Ground floor of building recorded in Historic Building Report (CA 2020)
- Brick wall
  - Predominantly cob wall
  - Approximate area of original dwelling
  - Bread oven



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**PROJECT TITLE**  
 Greendale Farm, Greendale Lane, Clyst St Mary, Exeter

**FIGURE TITLE**  
 Building plan overlying monitored groundworks

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APPROVED BY	SH	SCALE@A3	1:100	

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