

Walnut Cottage, Middle Blagdon Lane, Lower Blagdon, Paignton, Torquay, TQ3 3YE

NGR SX 8579 60885

Results of an historic building assessment and archaeological
monitoring and excavation

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On behalf of
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AC archaeology

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LOWER BLAGDON, PAIGNTON,
TORQUAY, TQ3 3YE (SX85795 60885)**

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Planning and listed building consents P/2010/0628 & 0629 LB

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Summary

Historic building recording and archaeological monitoring were carried out by AC archaeology in February 2011, both prior to and during groundworks associated with the redevelopment of Walnut Cottage, Middle Blagdon Lane, Lower Blagdon, Paignton, SX85795 60885.

Walnut Cottage is a Grade II listed small farmhouse, probably dating from the early 18th century. It has a simple but formal principal façade facing south, which may have overlooked domestic gardens. The interior preserves some 18th century features, with the high status rooms being located within the southern range of the house, and the lesser rooms, occupying the southern end of a long range of buildings, which once extended to the north of the present house. A ruinous building to the east of the house (which is to be converted into the new kitchen) may have been utilised for a time as a shippon and dairy. A range of former outbuildings to the north of the house, shown on the Paignton tithe map of 1840, survive only as walling dividing different sections of the garden. The former pigsty to the west of the cottage, (to be developed as the new garden room) appears to have originally comprised part of a much larger structure, also shown on the tithe map of 1840.

The remains of a culvert, wall foundation and cobbled surface were all identified during monitoring of the ground reduction levels within the footprint of the northern extension of the cottage. They are thought to relate to former structures, which comprised part of the northern extension of outbuildings shown on the tithe map of 1840. No significant pre-modern archaeological features, deposits or finds were identified.

1. INTRODUCTION

- 1.1 This document sets out the results of an historic building assessment and archaeological monitoring, which was undertaken during the redevelopment works at Walnut Cottage, Middle Blagdon Lane, Lower Blagdon, Paignton, SX 85795 60885 (Fig. 1). The work, which was carried out by AC archaeology during February 2011, was undertaken as a condition of planning and listed building consents (P/2010/0628 & 0629 LB), and as advised by the Torquay Council Senior Historic Environment Officer (hereafter SHEO). It was commissioned by the owners, Mr & Mrs Morrell.
- 1.2 Walnut Cottage is a Grade II listed building, which stands on a hillside facing south towards Lower Blagdon, but is approached from the north via Middle Blagdon Lane. The current building comprises a two-storey slate-roofed stone building surrounded by some 185m² of gardens containing several dilapidated outbuildings. It is situated upon land which lies at around 65mOD, with the underlying solid geology comprising Mudstones, Siltstones and Sandstones from the Meadfoot Group (British Geological Survey online 2011).
- 1.3 The proposed overall redevelopment scheme comprises the extension of the existing property both northwards and eastwards by the addition of a utility room and garages on the site of the earlier farm buildings to the north. The eastern extension, which will provide a new kitchen, by utilising the remains of a former outbuilding, had been partially demolished and was currently serving as a shed. The upper part of the existing northern extension, had been reduced to a single storey, is to be reconstructed to provide a new entrance hall and porch with additional accommodation over. To the

west of the house a ruined farm building, probably a former piggery, is to be rebuilt and extended to provide a new family garden room.

2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND (Appendix 1)

- 2.1** An initial desk-based appraisal (James 2011) was undertaken by AC archaeology, which comprised a review of historical cartographic and documentary information held by the Devon Record Office (hereafter DRO) and Westcountry Studies Library (hereafter WCSL).
- 2.2** Walnut Cottage is a small early 18th century Grade II listed farmhouse (LBS no. 383835). Although the current main building is believed to be of an early 18th century date, the property is thought to have medieval origins.
- 2.3** The Paignton tithe map of 1840 shows the site of the house to be far more extensive than it appears today (Appendix 1: Map 1). The existing main building is shown with a long northern extension, which extends from the present one storey service wing (now the kitchen). It is depicted in grey suggesting that it is an outbuilding. The former pigsty to the west appears as a smaller structure adjoining a larger structure to the north. A large barn-like building is also shown immediately to the north of this group. The side building to the east of the main property is also present as a detached structure. Again all are coloured grey indicating their use as outbuildings.
- 2.4** The first edition 1:2,500 County Series Ordnance Survey map of 1888 shows the northern extension as a structure measuring 35m long and 8m wide (Appendix 1: Map 2). The extension appears to include four structures, with the present kitchen being almost twice the extent it is now. A cobbled forecourt and a formerly enclosed garden area to the south of the main property are also depicted. The pigsty and associated structure to the north are both present as is the building to the east, which appears to be attached. The additional outbuilding shown on the 1840 tithe map to the north of the pigsty and barn is however missing.
- 2.5** The second edition 1:2,500 Ordnance Survey of 1904 (Appendix 1: Map 3) shows that the northern extension and detached barn have both been demolished by the time of the survey and the area turned into an orchard. The pigsty appears to have survived. The building to the east of the main house is shown reduced in size appearing to be associated with a narrow yard like area. This layout continues until 1954 when a driveway down to the main house is shown running down through the new orchard from Middle Blagdon Lane. Today only the house remains complete, with the other buildings surviving in a ruinous condition or as boundary walls.

3. AIMS AND OBJECTIVES

- 3.1** The principal aim of the historic building assessment was to provide an archive standard record of Walnut Cottage.
- 3.2** The principal aim of the archaeological excavation and monitoring were to:

- Preserve by record any archaeological features present, with particular reference to features associated with the possible medieval origins of the property, which will be damaged or destroyed by the development;
- Advance the understanding of the significance of Walnut Cottage, its origins and immediate environs;
- Make an adequate drawn, written and photographic record of any remains investigated;
- To establish and deposit an adequate archive of the records and excavated material from any remains investigated, and;
- To report on the results of the above.

4. METHODOLOGY: HISTORIC BUILDING ASSESSMENT

4.1 The historic building survey and assessment was undertaken in accordance with a brief prepared by the Senior Historic Environment Officer (Bishop 2010), a Written Scheme of Investigation by AC archaeology (James 2011) and with reference to specifications applicable to Level 2 in the English Heritage publication (2006) *Understanding Historic Buildings: a guide to good recording practices*.

4.2 The recording took the form of manuscript notes, which have formed the basis of this report, together with a detailed photographic record of the property undertaken in digital format (see Appendix 2 for photographic register). The recording considered the following:

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

5. METHODOLOGY: ARCHAEOLOGICAL MONITORING AND EXCAVATION (Fig. 2)

5.1 The excavation was undertaken in accordance with a specification prepared by the Torquay Council SHEO, a Written Scheme of Investigation subsequently prepared by AC archaeology (James 2011) and the Institute for Archaeologist's document *Standards and guidance for archaeological excavation* (published September 1995, revised September 2001 and October 2008). It comprised the machine excavation of the footprint of the northern extension (Area 1) and an area to the southwest within and adjacent to the former pigsty (Area 2). The location of these areas is shown on Fig. 2.

5.2 Attendance during the site monitoring was 'comprehensive' in accordance with the meaning of the term as defined in the Institute for Archaeologists' *Standards and guidance for an archaeological watching brief* (published 1994, revised 2008) section 3.2.10: *i.e.* present during all (relevant) groundworks.

- 5.3 The site was recorded in accordance with the AC archaeology pro-forma recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 1*. All plans were drawn at a scale of 1:50 and sections at 1:20, as appropriate. All spoil heaps were scanned for finds.

6. WALNUT COTTAGE AND THE OUTBUILDINGS (Plates 1-17)

6.1 The House: Exterior (Plates 1-4)

The house is a small structure of local stone rubble, partially rendered and painted with a high-pitched slate roof. The original plan of the main range of the house survives almost intact, though there seems to have been some alteration of the staircase. The house has a very simple layout, one room deep, with a central entrance hall and two rooms on either side on each storey; a drawing room and dining room on the ground floor and bedrooms on the first and second floors above.

The other buildings are less well preserved. Attached to the eastern half of the north elevation of the house is a projecting northern wing, which formerly formed part of a longer range of buildings, shown on the Paignton tithe map of 1840. Much of this range now survives only as garden walls. The surviving section was originally of two storeys, but has been reduced to one and contains a single room. This is the present kitchen, is to be rebuilt as an entrance hall with a bathroom and further bedrooms over.

6.1.1 South Elevation (Plate 1)

This elevation was originally the main façade of the house and has an architectural treatment which is absent elsewhere. The facade is recessed within a small walled enclosure with stone gate piers defining a central gateway and was formerly symmetrical, though now slightly compromised by later alterations (Plate 1). The façade is two storeys high, with a rendered surface covering local stone rubble masonry (or possibly facing bricks). It is crowned with a coved plaster cornice beneath the slate roof. Cornices of this type are characteristic of the domestic architecture of the late 17th and early 18th centuries and it is likely that the building dates from this period. The windows are of the mullion-and-cross type, typical of the same period, though all of the existing windows appear to have been renewed in the late 19th or early 20th century. The ground-floor window to the western room has been cut down and converted into a pair of French windows, and a similar alteration is proposed to the ground-floor window in the eastern room.

There is no central doorway in this elevation, though it seems likely that there may formerly have been one before the stairs were rebuilt in their present position. The window to the stairs is oddly positioned, halfway down the wall between the floor levels, and it is highly likely that this is an alteration. The two dormers in the roof are modern replacements in UPVC, with flat roofs. These are to be replaced with pitched roofed dormers more in keeping with the character of the building.

6.1.2 East and West Elevations (Plate 2)

The two gable ends of the house are dominated by very large chimney stacks with pronounced battering and small windows alongside lighting the attic rooms (Plate 2). There is no suggestion of any structures extending to east and west of these, and it is presumed that the primary core of the building

survives more or less as built. The house is thus flanked and defined by the two chimneys, which appear to have stone bases surmounted by brick shafts capped with decorative brickwork, now concealed by later render.

6.1.3 *North Elevation (Plate 3)*

Part of this elevation is obscured by the northern extension, which may very well be part of the primary building. The wall is entirely constructed of stone rubble, painted rather than rendered (Plate 3). There are very few openings in this wall, probably because of the proximity of the demolished farm buildings, which seem to have approached so close as to allow for only a narrow alley around this side of the house. The western part of the façade has a small two-light window, probably of late 19th century date, which may have replaced a doorway. The wall beneath the window looks like it has been rebuilt, and it is possible that this represents blocking of a former opening. There is no corresponding opening on the first floor.

The doorway at the centre of the façade lies under an early 20th century porch but has a flat-arched head of stone voussoirs and may be an original opening. Above this is a modern double-glazed window. A large two storey porch will be constructed in this position, and the window will be enlarged to form a doorway at first-floor level communicating with this. Further doorways are to be made in the walls of the north wing. Although these will probably affect primary masonry, there do not appear to be any archaeological features of significance in these areas.

Within the roof space above the present kitchen, in the north wing, the north wall of the main body of the house can be seen to be covered in 19th or 20th century wallpaper, showing that this area was formerly of two storeys and utilised as domestic accommodation. There was originally an opening between this room and the eastern room at the first-floor level, traces of which may be discerned both externally and within the eastern bedroom.

6.1.4 *North, East and West Elevation of the North Range (Plate 4)*

The north wall of this range faces the present cobbled courtyard and gardens to the north of the house and may be a late 19th or early 20th century rebuild, constructed after the demolition of the buildings to the north. It contains no visible features, but it is highly likely that the wall replaces a chimney breast containing a large fireplace, possibly serving the original kitchen; there is no evidence in the other walls of a chimney heating these rooms. A chimney is known to have been present until 1993 – the 1993 Paignton Blue Back entry for Walnut Cottage describes the service wing as having an ‘*internal lateral service stack with a shaft projecting through the roof*’. Excavations in the area immediately to the north of the house within the footprint of the new extension (Fig. 2: Area 1) were monitored and the results are discussed below (see Section 7.1).

The east wall of the kitchen has a large, three light, mullioned window with chamfered mullions of uncertain, but definitely not of early, date. Adjoining this is a doorway communicating with an alley alongside the house separating it from the eastern outbuilding. The window in the west wall is a steel-framed ‘Crittall’ window, which it is proposed to replace (Plate 4). These walls may be older, but contain no datable architectural features and the extent of rebuilding after the truncation of the wing cannot be established with confidence. Traces of wider stone walls near the base of both the eastern and

western walls might represent footings or, possibly, imply that the whole structure was rebuilt from the ground up.

6.2 The House: Interior (Plates 5-12)

As noted above, the plan of the house essentially survives intact (apart from the staircase, which appears to have been reconfigured, since it now blocks an opening into the eastern room). The main circulation area is the entrance hall at the centre of the main body of the house from which doorways open to the eastern and the western rooms. Both the doorways retain 18th century two-panelled doors with raised-fielded panels. They are hung from flat architraves by H-L hinges, and retain attractive late 19th century door furniture (Plate 5). Two further doorways, to a cupboard beneath the stairs and to a lobby communicating with the kitchen, have later planked doors, possibly dating from the 1900s.

6.2.1 *Ground Floor, Western Room (Plate 6)*

This room is now the drawing room; it has a large modern fireplace and fitted shutters to the northern window, which must date from after its conversion from a doorway to a window. The ceiling has been removed, revealing large, unsquared joists, possibly of elm, or some other softwood (Plate 6). These were not designed for display and it is likely that the room was originally ceiled. No other historic fixtures are visible.

6.2.2 *Ground floor, Eastern Room (Plate 7)*

This is now the dining room; it is a large room with a 20th century chimney piece and some unusual features, including a cupboard, with a door with a raised-fielded panel hung on H-hinges, which occupies the lower part of a larger blocked opening in the east wall. The upper part of this opening is discernible as a scar, but is in conflict with the half landing on the stairs. This strongly implies that the staircase has been reconfigured. There is also an enigmatic arched recess in the south-eastern corner (Plate 7).

In the corner of the dining room is a box-like structure which it is proposed to remove. This encloses the lobby separating the dining-room, entrance hall and kitchen. The door communicating from this lobby to the entrance hall is a 19th or 20th century plank door, whereas the door from the lobby to the dining room is of 18th century date, hung on H-L hinges, and has two raised-fielded panels. The lower hinge is broken and it seems likely that the door has been reset in this position. There is no door to the kitchen but the door frame is an early one, completely plain and without rebates, showing that the missing door simply shut against its inner face. No pintles for this door survive. It is proposed to block this doorway and reuse the doors in another part of the building.

6.2.3 *Staircase (Plates 8 & 9)*

The staircase (Plate 8 & 9) rises against the partition shared with the dining room, cutting across the opening in its eastern wall. It then turns to the east and north in a dog-leg around a partition dividing the upper and lower flights. There is no balustrade. At the base of the stairs is a large cupboard. The blocked opening to the dining room strongly suggests that the stair is not in its original position or that it has been reconfigured. The original position of the staircase is difficult to determine without further evidence, though it seems certain that it climbed within the volume of the present hall and landings above. It may have lain against the north, rather than the south wall of the house, or perhaps simply rose in an anti-clockwise rather than a clockwise spiral. The stairs may have been rebuilt here when the

northern doorway became the main entrance of the house, perhaps replacing an earlier entrance in the south wall. A blocked doorway beneath the stairs seems likely, if only because the proximity of the farm buildings formerly standing to the north of the house makes a main entrance within the north wall improbable. The doorway may have been blocked and the staircase reconfigured after the demolition of these buildings in the late 19th or early 20th century. This may well be the date of the render covering the south frontage, which may have been applied to conceal alterations to the windows and doorways.

6.2.4 *Kitchen*

The kitchen within the northern wing retains no visible early features, though it is possible that evidence of a fireplace might survive in the north wall. A chimney is known to have survived in this location until 1993 (see Section 6.1.4 above). The room is likely to have served either as a kitchen or a scullery from an early date. No other room in the house appears to have had a fireplace of sufficient size. The direct access to the present dining room may also suggest this use.

6.2.5 *First Floor: Landing*

With the exception of the staircase the first-floor plan may survive as built. Three doorways, all with 18th century two-panelled doors with raised-fielded panels, open off the landing. None retain their original hinges. The door to the present lavatory will be removed and reused elsewhere, but the wall and the architrave are to remain.

6.2.6 *First floor: Western and Eastern Rooms*

Alterations in the western room involve the insertion of a partition allowing the creation of an en-suite bathroom. This room is used as a bedroom and retains no historic features apart from the doorway to the landing. The eastern room is similar; the only alteration proposed here is the reopening of a blocked doorway to allow access into the rebuilt first floor of the northern wing. This doorway survives as a recess in the north wall of the room, now housing a basin. The blocking within the opening is unlikely to be earlier than late 19th century in date and the alterations are therefore unlikely to significantly affect the historic fabric.

6.2.7 *Second Floor: Landing, Western and Eastern Rooms (Plate 10)*

The stairs up to the second floor arrive at an unusually-shaped landing which, again, may suggest that the stairs have been altered. The balustrades at the top of the stairs have crude tapering newels which cannot be easily dated stylistically. On either side, the two attic rooms have plastered ceilings penetrated by the blades of the roof trusses (Plate 10). These rooms are lit by small windows in the gable ends and by south-facing dormers, which have been replaced in the 20th century.

6.2.8 *Roof Structures (Plates 11 & 12)*

Access to the roof spaces was limited by concerns about the ceilings and the roof areas were inspected from the attic hatch. The roof structure over the main house is supported by A-frame trusses, notched, tenoned and pegged together at the top, with applied collars concealed within the structures of the ceilings. There is a square, diagonally-set ridge tree and one visible set of purlins just above the collars (Plate 11). Traces of plaster on the gable ends suggest that the original ceilings were at a higher level than at present, and it is possible that the rooms were originally open to the apex of the roof, though perhaps ceiled on the underside of the common rafters. Most of the primary common rafters survive,

and these seem to preserve triangular voids reflecting the former pitched roofs of the dormers. No evidence of earlier roofing materials was observed and it seems probable that the roof has always been slated. This form of roof construction appears to be consistent with an early 18th century date for the house.

The roof of the north wing is of late 19th or early 20th century date, consisting of principal rafters linked by diagonal-scissor braces, secured to the principals by large iron bolts (Plate 12). This roof probably dates from the time of the truncation of the house in c.1900. Its removal will not involve the loss of a significant historic structure.

6.3 The outbuildings (Plates 13-16)

6.3.1 *Eastern Building (Plates 13-14)*

The eastern outbuilding is in poor condition; it has been reduced to three walls, sheltered under a modern mono-pitched roof (Plate 13). The north wall contains a broad, splayed window opening and is plastered internally (Plate 14). This might have been part of the domestic quarters; however, since it is shown coloured grey on the tithe map of the area, it is more likely to have been a well-appointed outbuilding such as a dairy. The east wall has no visible openings, but there is a clear building break externally, about half-way along the wall. This scar does not appear to extend to ground level, and may relate to a blocked opening, or, perhaps to an internal wall dividing the building into two sections, part of which remains as a wall stub. To the south of the stub of the internal wall the internal surfaces are unplastered and whitewashed. At the lower, south-eastern corner of the room, low down, is a square drain with a drip-moulding above it.

It seems likely that this building contained a shippon or milking parlour in close proximity to the putative dairy to the north. There are no surviving animal pens, though unpainted areas in the whitewash might betray the positions of lost partitions. The only other surviving feature is a small privy attached to its eastern wall. It is proposed to open a doorway in to the privy and convert it into a larder, the main volume of the building becoming a new kitchen.

6.3.2 *The Pigsty (Plate 15)*

The pigsty to the west of the house survives today only as a roofless ruin (Plate 15). Three walls, a small part of the south frontage and part of an internal division remain but there are no dateable features. The pigsty appears to have been constructed as a lean-to or out shut against the south wall of a much larger building, only part of which survives. Both are shown on the tithe map of 1840. Two small, low doorways with plain timber lintels opened into this building; these have been blocked, presumably after the demolition of the adjacent structure.

The former pigsty will be converted into a family garden room; the south wall is to be realigned, the wall dividing the pigsty is to be removed and a new roof constructed. The west wall is also to be demolished and replaced. Excavations in this area (Fig. 2: Area 2) were monitored as part of the project and the results are discussed below (see Section 7.2).

6.3.3 *Walls to the North of the House (Plate 16)*

These walls run northwards from the east wall of the northern extension and then turn to the northwest. They seem to have been part of a long range of buildings, which are shown coloured grey on the tithe map of 1840 (Appendix 1: Map 1) and are most likely have been farm buildings, perhaps ranges of linhays, stables or shippens. On the western side are traces of a cross wall running from east to west across the building, and there is also evidence of a wide opening in the west wall (Plate 16). It is possible that this was a cart entrance to the yard or, possibly, a doorway beneath which a cart could be drawn up for loading. The ground levels are different on each side of the wall; however, these levels may well have been altered by erosion or dumping of material since the demolition of the buildings. Excavations in the area were also monitored and the results are discussed below (see Section 7.1).

7. **RESULTS: ARCHAEOLOGICAL MONITORING AND EXCAVATION** (Fig. 2, Plates 17-20 & Appendix 1)

7.2 **Area 1: Northern Extension** (Fig. 2 & Plates 17-19)

The ground reduction within the northern extension immediately to the north of the present kitchen (Area 2), measured 7.5m long x 5.25m wide (Plate 17), with the eastern boundary following the line of the garden wall. The whole area was reduced by a depth of 0.6m. The overlying garden soil deposit (104) was dark reddish-brown silty clay, some 0.3-0.4m deep, which overlay the natural clay subsoil (105) at the southern end of the new extension area.

The ground reductions in the northern section exposed a stone lined culvert (106) some 0.6m wide and 0.4m deep, running east to west across the extension area. It was constructed from sandstone slabs measuring on average 0.5m x 0.5m. A cobbled surface (109) was noted to the north of the culvert (Plate 18). It is likely that it represents the remains of a surface within the former northern extension of outbuildings, as shown on the tithe map of 1840 (Appendix 1: Map 1). A number of post-1850 Post Medieval blue and white transfer printed pottery sherds were noted but not retained.

The remains of a wall footing (107) were also recorded running roughly parallel with the culvert, some 0.8m to the south. It appears to have been keyed into the existing garden wall (Plate 19), which is known to have formed the eastern side of the former range of outbuildings, as depicted on the tithe map of 1840 (Appendix 1: Map 1). This wall footing is therefore thought to relate to an earlier subdivision of the original northern extension of outbuildings. A modern brick soak-away (108) had been cut into the western end of the footings.

7.2 **Area 2: Former Pigsty** (Fig. 2 & Plate 20)

The original footings for the former pigsty measured 5.5m long and 2.6m wide; these were extended by another 3m to the west, making the new footings for the garden room 8.5m x 2.6m wide.

The ground reduction within the footings of the former pigsty exposed a rubble deposit of mixed reddish-brown silty clay (103) containing gravel, stone and mortar. This deposit appeared to be 'made-up' ground, which seems to have been added to level the interior of the structure; the full extent of this deposit was not exposed and no archaeological remains were identified.

The western wall (together with the internal subdivision) of the original structure had been removed prior to archaeological monitoring and the new ground reductions to the west of the former wall, came down onto natural clay subsoil (105) at a depth of 0.65m (Plate 20). The sequence of deposits within this area comprised dark brown silty clay topsoil (100), 0.4m thick, which overlay 0.25m of reddish-brown silty clay subsoil (102) and dark reddish-brown clay natural subsoil (105). The extension area was to be reduced by another metre in order to be level with the area to the east, but as natural subsoil had already been exposed no further archaeological monitoring was undertaken.

8. CONCLUSIONS

- 8.1 Walnut Cottage is a small farmhouse, probably dating from the early 18th century. The date of the house is betrayed by its simple plan, with a central entrance hall and staircase flanked by the main rooms on each floor; this is an early-modern plan form (unrelated to the usual vernacular three-room-and-cross-passage plan) which began to be adopted in Devon in the 16th and 17th centuries, when symmetry became an important element in domestic architecture. There is no visible evidence of earlier fabric in the structure, which appears to have been constructed in a single phase. Although it is possible that traces of an earlier building may survive as buried remains on or near the site of the present house, no archaeological remains were identified during the archaeological monitoring.
- 8.2 The house has a simple but formal façade facing south, which may have overlooked domestic gardens. This must have been the principal façade of the house, since its northern elevation was crowded, if not completely obscured, by farm buildings. The coved plaster cornice under the eaves is characteristic of the late 17th or early 18th century, but the existing render and fenestration may be the result of later remodelling in c. 1900, possibly when the main entrance was moved to the other side of the house as a consequence of the demolition of some of the outbuildings.
- 8.3 The interior preserves some 18th century features, particularly the handsome two-panelled doors, but any other features of the period which may have existed, such as panelling in the dining room, leaded casements to the windows, fireplaces or turned balustrading to the original stair have not survived the late 19th or early 20th century alterations.
- 8.4 The higher status rooms appear to have lain within the southern range of the house, while lesser rooms, possibly including kitchens and sculleries appear to have occupied the southern end of a long range of buildings, which once extended to the north of the present house in a long continuous range as far as Middle Blagdon Lane (Appendix 1: Map 1). The present north wall of the kitchen, and much of its eastern and western walls, may represent later 19th or early 20th century rebuilding. It is unlikely that any significant historic fabric survives above ground except in the north wall of the main house, where doorways opening between the two buildings remain.
- 8.5 The ruinous building to the east of the house, which is to be reconstructed as a new kitchen, may have been utilised for a time as a shippon and dairy. There is very little physical dating evidence, but the building is shown in its present form and in use as a farm building, on the tithe map of 1840 (Appendix 1: Map 1). The northern section of the building appears to be its earliest part; traces of a break in the east wall and a cross wall internally may suggest that the building was extended to the south at some

time before 1840. Unfortunately the loss of the original roof structure and the entire west wall makes the interpretation of this building very difficult.

- 8.6 The buildings to the north of the house survive only as walling dividing different sections of the garden. These walls show some traces of keying for cross walls, though only at a low level, and also contain evidence of a large gateway. There is no visible dating evidence and the walls are therefore assumed to have been part of the range of farm buildings shown on the tithe map (Appendix 1: Map 1), perhaps representing 18th or early 19th century expansion of the farmyard.
- 8.7 The pigsty was formerly part of a much larger structure, of which only part of a wall remains. Again, there is a paucity of dating evidence and little to show the original function of these buildings. The surviving masonry contains no obvious early features such as putlog holes or openings with stone dressings, and it is probable that it is also of late 18th or early 19th century date.
- 8.8 The archaeological monitoring established that the redevelopment works at Walnut Cottage did not impact upon any significant pre-modern archaeological features or deposits that would suggest an earlier date than that indicated by the historic building nearby. The remains of the wall footings (107) recorded within the northern extension area are thought to relate to a former structure, which is likely to have comprised part of the northern extension of outbuildings depicted on the 1840 tithe map (Appendix 1: Map 1). The presence of the cobbled surface (109) and the culvert (106) to the north confirm the suggestion that at least part of the northern extension at one time comprised a linnhay, shippon or stables.

9. ARCHIVE AND OASIS

- 9.1 The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, Bradninch, near Exeter, Devon, EX5 4LQ. This will initially be stored under controlled conditions at the offices of AC archaeology in Bradninch, but will ultimately be deposited under the relevant accession number at Torquay Museum, once the current museum non-acceptance policy has been reviewed.
- 9.2 The OASIS (Online AccesS to the Index of Archaeological InvestigationS) number for this project is 109790.

10. ACKNOWLEDGEMENTS

- 10.1 The project was commissioned by Mr and Mrs Morrell. The building survey and assessment was undertaken by Richard Parker, who is grateful to Mr and Mrs Morrell and their family for their generous hospitality and assistance during the recording work on site. The archaeological monitoring was carried out by Kerry Tyler and the illustrations for this report were prepared by Cain Hegarty. The advice and collaboration of Hal Bishop, Senior Historic Environment Officer, is duly acknowledged.

11. REFERENCES

Unpublished sources

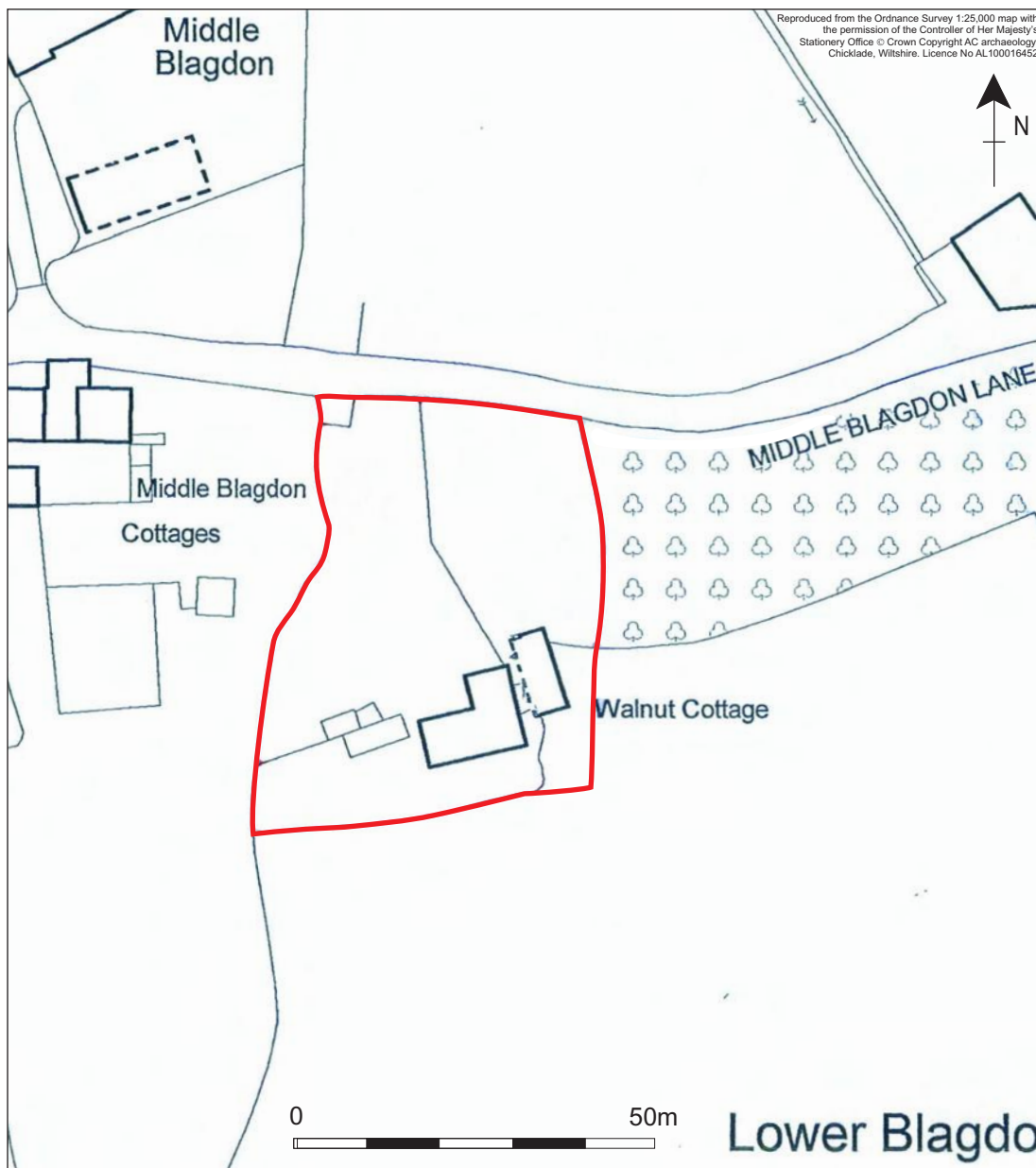
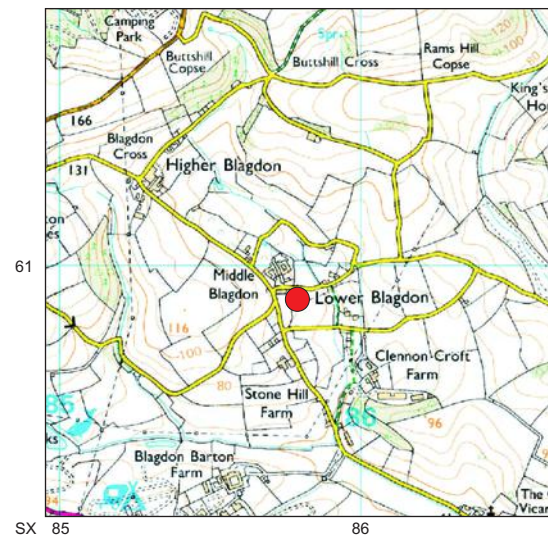
- Bishop, H., 2010, *Specification for Archaeological Investigation – Walnut Cottage, Middle Blagdon Lane, Blagdon, Paignton, Torquay*
- James, T., 2011, *Walnut Cottage, Middle Blagdon Lane, Lower Blagdon, Paignton, Torquay, TQ3 3YE Written Scheme of Investigation for Historic Building Recording, Archaeological Excavation and Monitoring'* unpublished AC archaeology document no. ACD251/1/1

Historic maps

- Paignton tithe map and apportionment 1840
- Ordnance Survey 1st edition County Series map 1:2500, Sheet 121:8, surveyed 1862, published 1888
- Ordnance Survey 2nd edition County Series map 1:2500, Sheet 121:8, surveyed 1862, revised 1904, published 1906

Internet sources (2011)

- British Geological Survey online www.bgs.ac.uk/opengeoscience
- English Heritage Listed Buildings online www.lbonline.english-heritage.org.uk



PROJECT

Walnut Cottage, Blagdon

TITLE

Fig 1: Location of site

Reproduced from the Ordnance Survey 1:25,000 map with the permission of the Controller of Her Majesty's Stationery Office © Crown Copyright AC archaeology, Chicklade, Wiltshire. Licence No AL10001652








Northern Extension (Area 1)

109
Cobbled surface
106
Stone-lined culvert
107
Modern
soakway
108
Wall
footing

Garden Room (Area 2)

100
102
Removed
wall footings

Walnut
Cottage

-  Excavation area
-  Mortar
-  Brick
-  Existing buildings
-  Application area

PROJECT

Walnut Cottage, Blagdon

TITLE

Fig 2: Location of
excavation areas 1 and 2

0 10m



Plate 1: View of the south façade of the house, looking north west, showing the coved cornice beneath the eaves and the late 19th or early 20th century fenestration (Scale 2m)



Plate 2: View of the house from the southwest showing the remains of the pigsty and a typical end elevation of the dwelling house (Scale 2m)





Plate 3: View of the north elevation of the house showing the position of the north wing. Note the absence of fenestration (Scale 2m)



Plate 4: View of the western elevation of the north wing, showing the projecting plinth at the base of the wall and the metal-framed 'Crittall' window in the upper section (Scale 2m)





Plate 5: Details of the 18th century panelled doors in the hallway, showing the door to the dining room and the later lobby to the left (Scale 2m)



Plate 6: View within the drawing room showing the modern fireplace, exposed ceiling joists and the shutters to the northern window (far right) (Scale 2m)





Plate 7: View of the dining room showing the arched recess to the south of the fireplace (Scale 2m)



Plate 8: View of the base of the stairs, looking to the south towards the possible position of the original main entrance, behind the staircase (Scale 2m)





Plate 9: View of the summit of the staircase on the second floor showing the complex arrangement at the stair head, suggestive of alterations (Scale 2m)



Plate 10: View within the attics, looking west, showing the substantial blades of the principal rafters (Scale 1m)





Plate 11: View within the roof space, looking west, showing the substantial roof timbers and evidence of plastering on the interior of the west wall



Plate 12: View of the roof space above the north wing, looking south west, showing traces of wallpaper on the wall indicating that there was formerly an inhabited upper storey





Plate 13: View of the eastern outbuilding, looking south, showing its relationship to the adjacent house and to the surviving walls of the demolished north range (Scale 2m)



Plate 14: View of the interior of the outbuilding, showing some remains of plaster and a window embrasure in the north wall (Scale 2m)





Plate 15: The remains of the pigsty to the west of the house, showing the blocked openings in the rear wall of the building, which formerly opened into a larger structure, now demolished (Scale 2m)



Plate 16: Part of the wall, lying to the north of the house, possibly connected with the demolished northern range of farm buildings. A blocked gateway lies just left of centre (Scale 2m)





Plate 17. General view of the northern extension (Area 2), view from northwest



Plate 18. The cobbled surface (109) - view from northeast (scale 1m)





Plate 19. Wall footing 107 and the stone lined culvert 106 - view from west (scale 1m)



Plate 20. View of Garden Room (Area 1) reduction, view from south (scale 1m)

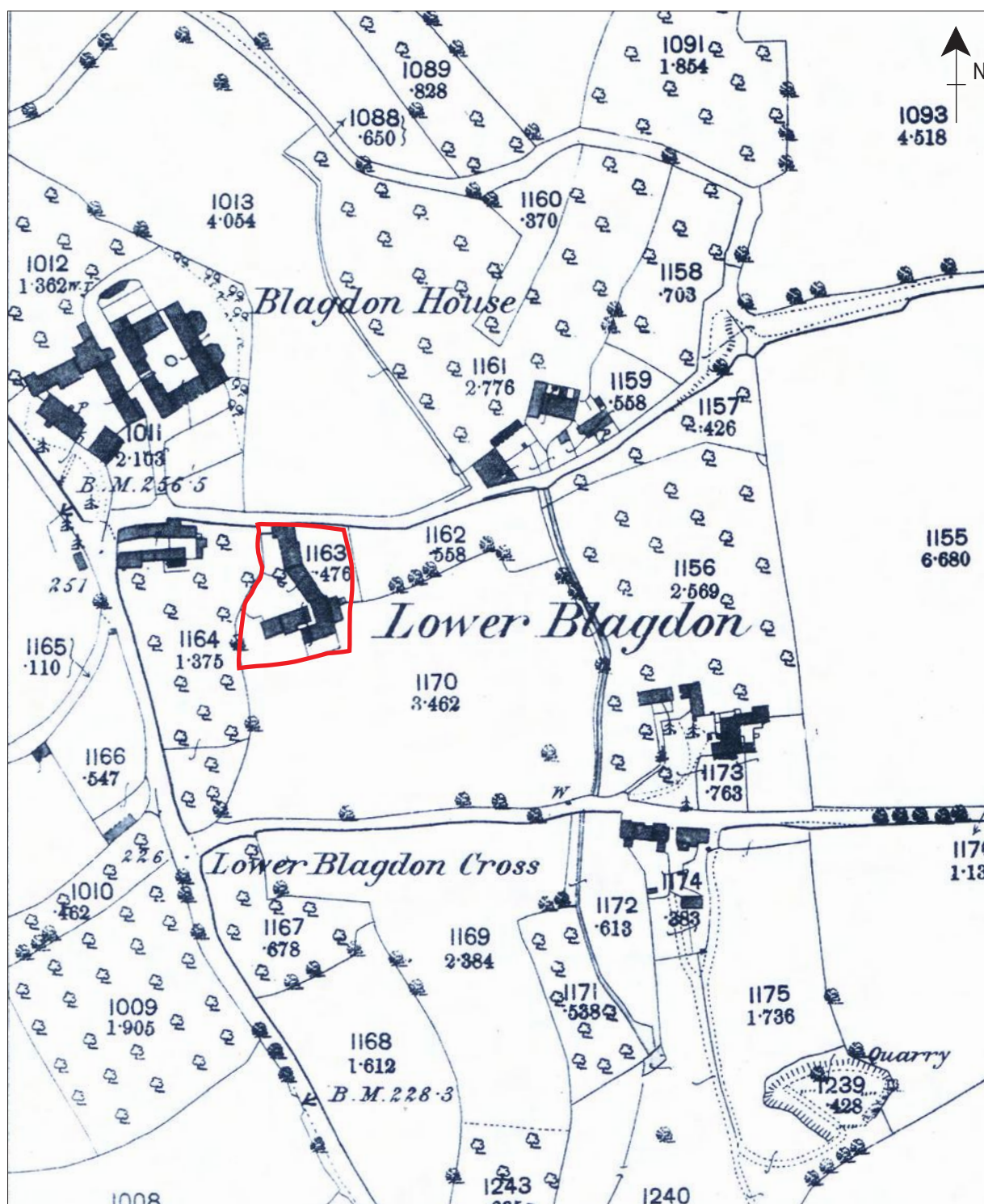


Appendix 1

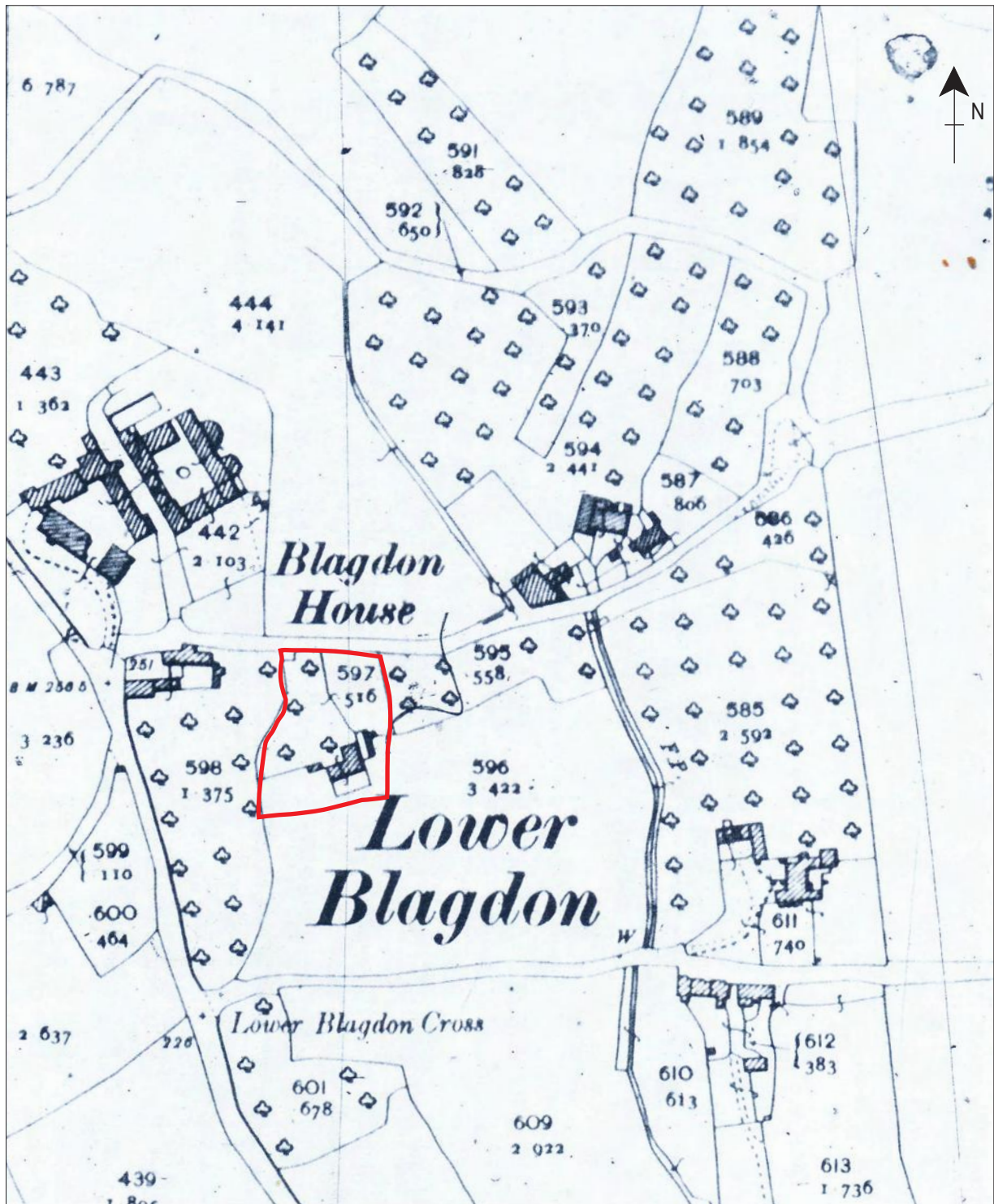
Historic maps



Map 1: Paignton tithe map, 1840



Map 2: Ordnance Survey first edition 1:2500 map, Devon sheet 121:8 surveyed 1886, published 1888



Map 3: Ordnance Survey second edition 1:2500 map, Devon sheet 121:8 surveyed 1862, revised 1904, published 1906

Appendix 2

Table 1: Digital Photographic Register

Table 1: Digital Photographic Register - Walnut Cottage, Blagdon, 2011

Site photo No	Description	Scale	View To	Photo by	Date
1	Main roof of house		W	RWP	04.02.11
2	Main roof of house		E	"	"
3	Main roof of house		W	"	"
4	Main roof of house		E	"	"
5	Main roof of house		W	"	"
6	Roof of kitchen extension		S	"	"
7	Roof of kitchen extension		S	"	"
8	Detail of braces		S	"	"
9	Internal view of gable		N	"	"
10	Roof of kitchen extension		S	"	"
11	Roof of kitchen extension		S	"	"
12	Entrance hall 18th-century doors	2m	E	"	"
13	Entrance hall view of stairs	"	S	"	"
14	Entrance hall view of 18th-century doors		W	"	"
15	Entrance hall main door		N	"	"
16	Lobby off kitchen 18th-century door		E	"	"
17	Lobby off kitchen 19th-century door		S	"	"
18	Kitchen general view		N	"	"
19	Kitchen		N	"	"
20	Kitchen		N	"	"
21	Sitting room		E	"	"
22	Sitting room		W	"	"
23	Detail of window		N	"	"
24	Dining room general		E	"	"
25	Dining room general		W	"	"
26	Dining room door		W	"	"
27	Dining room door to lobby		W	"	"
28	Under stair cupboard		W	"	"
29	Window (to be removed)		S	"	"
30	First floor landing and door		N	"	"
31	Door to west bedroom (mod Hinges)		W	"	"
32	Door to loo (mod Hinges)		N	"	"
33	Door to bedroom (mod Hinges)		E	"	"
34	Window in loo (to be removed) (mod)		N	"	"
35	West bedroom, site of 'ensuite' (mod)		N	"	"
36	East bedroom showing blocked door		N	"	"
37	Second floor banisters		W	"	"
38	Second floor East bedroom		E	"	"
39	Second floor west bedroom		W	RWP	04.02.11
40	Exterior North elevation		S	"	"
41	Exterior North elevation		S	"	"
42	West elevation of extension		E	"	"
43	West elevation of extension		E	"	"
44	North elevation of extension			"	"

45	Walls to North and West of house			"	"
Site photo No	Description	Scale	View To	Photo by	Date
46	Walls to north and west of house			"	"
47	Walls to north and west of house			"	"
48	Wall stub??			"	"
49	East end of house and outbuildings		S	"	"
50	North end of outbuildings		S	"	"
51	North end of outbuildings		S	"	"
52	North end of outbuildings		SW	"	"
53	Walls to north of house		W	"	"
54	General view of south facade		N	"	"
55	General view of south facade		NW	"	"
56	General view of south facade		N	"	"
57	Window (to be enlarged)		N	"	"
58	West elevation		E	"	"
59	West elevation		E	"	"
60	With outbuilding		NE	"	"
61	Ruined pigsties		N	"	"
62	Ruined pigsties		N	"	"
63	Ruined pigsties		SW	"	"
64	Ruined pigsties		SW	"	"
65	East end of house and outbuilding		W	"	"
66	Ruined outbuilding		W	"	"
67	Detail of drain		N	"	"
68	East wall of ruined building		W	"	"
69	Detail showing break in build		W	"	"
70	Privy wall and drain		N	"	"
71	Curving wall east of house		NE	"	"
72	Privy, interior		S	"	"
73	Privy, interior		S	"	"
74	Kitchen door		W	"	"
75	Interior of eastern outbuilding		S	"	"
76	Interior of eastern outbuilding		S	"	"
77	Evidence of stalls?		E	"	"
78	Interior of outbuilding		N	"	"
79	Western attic room		E	"	"

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