

Long Close Cottage, Fore Street, Sidbury, Devon

(SY 13854 91609)

Written Scheme of Investigation for historic building appraisal

Planning reference East Devon District Council 12/1514/FUL,  
condition 3

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Prepared by  
Paul Jones

On behalf of Steve Simpson

Document No: ACD551/1/1

Date: September 2012



archaeology

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# **LONG CLOSE COTTAGE, FORE STREET, SIDBURY, DEVON**

**(SY 13854 91609)**

## **WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING APPRIASAL**

Planning reference East Devon District Council 12/1514/FUL, condition 3

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### **1. INTRODUCTION (Fig. 1)**

- 1.1** This document sets out proposals for undertaking an historic building appraisal in advance of a residential development on land at Long Close Cottage, Fore Street, Sidbury, Devon (SY 13853 91616; Fig. 1). It represents the Written Scheme of Investigation for archaeological work required by East Devon District Council under condition 3 of the grant of planning permission (reference 12/1514/FUL), as advised by the Devon County Council Historic Environment Service (hereafter DCHES). Guidance on the scope of the investigations has been provided by the Devon County Archaeology Officer.
- 1.2** The building recording will be carried out by AC archaeology and has been commissioned by Messrs S. Simpson and C. Woodley.
- 1.3** The site occupies a total area of approximately 0.17 hectares and is situated on the south side of the main east-west Fore Street (the A375) through the village. It is currently occupied by an existing house with attached garage set back from the northern street frontage, with the remainder comprising overgrown gardens to the front and back.

### **2. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

- 2.1** The property lies within the village of Sidbury, in an area described by the Devon Historic Landscape Project as an 'Historic Settlement', defined as 'The core area of a historic settlement, based on the late C19th 1st edition (25inch) Ordnance Survey maps'. The building is not listed, and its date is unknown. It appears on the 1st and 2nd edition 25-inch Ordnance Survey maps (1889 and 1905) as the end property in a group called Paradise Row.

### **3. AIMS OF THE WORK**

- 3.1** The principal aim of the historic building appraisal is to investigate the cottage to determine the age and development of the house, and to identify the presence of surviving historic fabric and architectural fixtures and fittings. The appraisal will be used by the DCHES to determine whether any further mitigation is required.

## **4. METHODOLOGY**

- 4.1** An initial desk-based assessment will be undertaken to inform this fieldwork. It will comprise a review of:
- Archaeological and historical data held by Devon County Council's Historic Environment Record (DCHER);
  - Historical cartographic and documentary information at Devon Record Office (DRO) and Westcountry Studies Library (WCSL), both in Exeter, and;
  - An appraisal of the existing buildings on the site.
- 4.2** During the appraisal site visit, all accessible parts of the building will be inspected. A written description will be prepared, accompanied by notes, including phasing of the fabric, annotated onto as existing floor plans. A digital photographic record will be made, primarily to inform the preparation of the appraisal and for inclusion within the report.

## **5. APPRAISAL OF THE STANDING BUILDING (Fig. 2; Plates 1-6)**

- 5.1** The site was visited on 30 August 2012.
- 5.2** The building is a two storey, roughly rectangular cottage with later extensions that partly obscure the southwest, southeast and northeast elevations (Plates 1-3). The roof comprises both a primary gable to the front with a later hipped and large outshut to the rear of the building. The earliest part of the building appears to encompass the fabric set within the northwest half of the building, comprising thick side and gable elevations constructed of randomly-coursed sandstone and chert fragments covered with modern render. Red brick has also been used for rough segmental arches and surrounds to the original windows. In the principal northwest elevation, two stub walls that now frame the ground floor elevation are evidence that the side walls extended out further to the north than currently survives (Plate 1). The majority of this end of the building, including the whole of the present gable elevation, has been rebuilt in English-bonded red brick that is exposed inside the house
- 5.3** The principal entrance within the gable end is offset from the centre with a first floor window directly above. Leading from the entrance is a hallway with direct access to a rear kitchen (Plate 4). This extension was primarily added to include a new kitchen area. In addition to the kitchen doorway, there are two further openings from the hall, one into an extension containing a WC with an opposing door to a former living room. To the south and east of the kitchen are two attached modern extensions, one of which is under a continuation of the outshut roof over the kitchen.

Originally the northern part of the building was one room deep, the space now comprising the hallway and living room having been divided by a later inserted brick partition wall contemporary with the rebuilt north gable. Lighting the dining room is a primary splayed window opening and a straight edged window, the latter probably representing a main entrance associated with the primary construction phase (Plate 5). A primary fireplace in the south gable elevation is open but the grate and surround do not survive. Within the opposing southwest elevation is small splayed primary window now lighting the hall and partly obscured by the later inserted staircase. The heavy wooden pegged frame and contemporary early-mid 19th-century side-hung casement window survives.



- 5.4** The upper floor has been heavily modernised and reconfigured during the latter part of the twentieth century. With the exception of the surviving primary fabric of the walls including the associated splayed window openings to both the side elevations (Plate 6), the entire area retains no distinctive detailing or fixtures and fittings. Access to the roof space is from within the northwest end of the building, and this revealed the roof structure to be a modern replacement. No timber members relating to the former roof had been reused. As on the ground floor, the original first floor has been divided, into three rooms including a bedroom and a landing. A doorway from the landing leads into a further bedroom above the kitchen, set within the secondary extension. This room has a large dormer window projecting out from the roofline of the later ground-floor living space.

## **6. DISCUSSION**

- 6.1** Long Close Cottage originated as the end cottage in a row of houses – Paradise Row – that was set back from Fore Street, and aligned at right angles to this road. The only surviving original datable architectural feature is the early-mid nineteenth-century window, and this probably provides a general guide to the date of the building. The cottage may well have been open planned on both floors. The ground floor would have been entered via a doorway in the east elevation, and would have comprised a combined living room and kitchen; there was probably further accommodation to the north, now lost. The position of the original staircase may also have been in this end of the cottage.
- 6.2** During the first half of the twentieth century, the remainder of the row was demolished, but Long Close Cottage was retained, and extensively altered. A new front gable wall was added, along with a kitchen extension to the rear. The interior of the retained original building was subdivided. Further extensions were added in the later twentieth century and the whole building re-roofed.
- 6.3** In summary, Long Close Cottage is a nineteenth-century house that has been extensively altered, extended and reordered during the twentieth century. Almost no original architectural features survive. On the basis of this poor level of survival, no further historic building recording is recommended.

## **7 SITE ARCHIVE**

- 7.1** A fully integrated site archive will be prepared with reference to the English Heritage 2006 document *Management of Research Projects in the Historic Environment*. 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 the RAMM, Exeter, at the earliest in 2013 when the current museum non-acceptance policy will be reviewed. A temporary reference number from the museum is 12/73.
- 7.2** Subject to appropriate acknowledgement, the archive may be copied for *bona fide* research or in relation to local authority development control activities without infringement of copyright or need for permission from the originator.

## **8. REPORTING**

- 8.4** The results of the appraisal will be incorporated into a revised Written Scheme of Investigation. This document will include the results of the appraisal, as well as phased floor plans and a selection of photographs to illustrate the textual description. It will be submitted in paper and digital (.pdf) formats to DCHES and to the client.

**8.5** Details of the project will be submitted to the OASIS (Online Access to the Index of Archaeological InvestigationS) under the reference number 134321.

**8.6** In the event that significant remains are recorded then, in line with government planning guidance, DCHES may require publication of the results in conjunction with any further archaeological work carried out as a second stage. If such remains are encountered, the publication requirements, including any further analysis that may be necessary, will be confirmed by DCHES, in conjunction with the client.

## **9. HEALTH AND SAFETY**

**9.1** Archaeological staff will operate under AC archaeology's Health and Safety. All works will also be carried out in accordance with current Health and Safety legislation, to include (but not exclusively rely upon) the *Health and Safety at Work etc Act 1974*, the *Management of Health and Safety at Work Regulations 1992* and the *Construction (Design & Management) Regulations 2007*.

**9.2** In accordance with the provisions of the AC archaeology Health and Safety Policy, the AC archaeology site representative will be responsible for ensuring that operations under his/her control are carried out in accordance with the procedures outlined in 9.1 and in the site-specific risk assessment.

**9.3** Archaeological staff will not work in unsafe or unhealthy conditions, even where not to do so will result in the possible under-recording of the archaeological resource.

**9.4** All site staff carry *Construction Skills Certification Scheme (CSCS)* cards and senior members have up to date first aid qualifications.

## **10. MONITORING**

**10.1** During the investigation the DCHES Archaeology Officer will be invited to inspect and advise on the work. Any variations to this document shall be agreed with the DCHES Archaeology Officer before they are carried out.

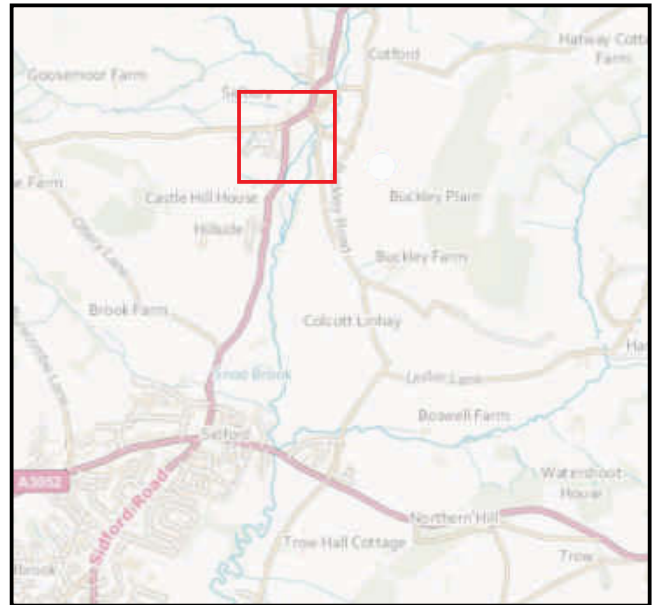
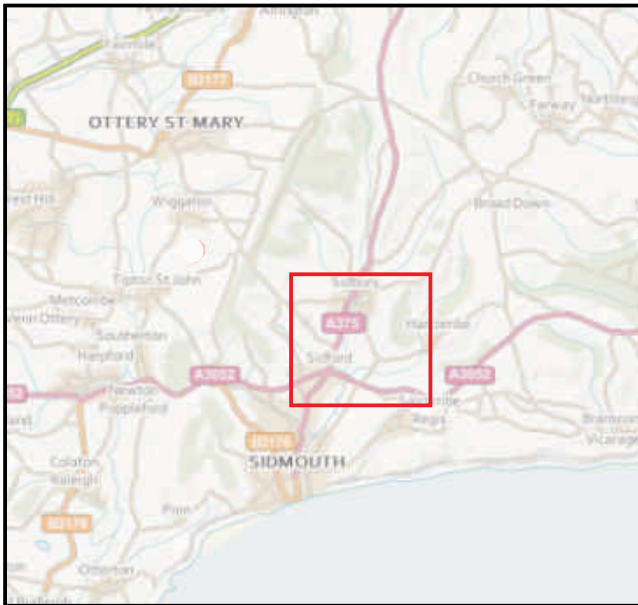
## **11. PERSONNEL**

**11.1** The project will be managed by John Valentin BSc MIfA, Director of AC archaeology Ltd, and carried out by Paul Jones who has extensive experience in the recording and analysis of historic buildings in the South West.

## **12. INSURANCE**

**12.1** AC archaeology carries Public Liability Insurance cover to £5,000,000, Employers Liability to £10,000,000 and Professional Indemnity cover to £1,000,000.

Paul Jones  
AC archaeology  
Version 2, 25 September 2012



Site boundary



Long Close Cottage  
(Ordnance Survey depiction)

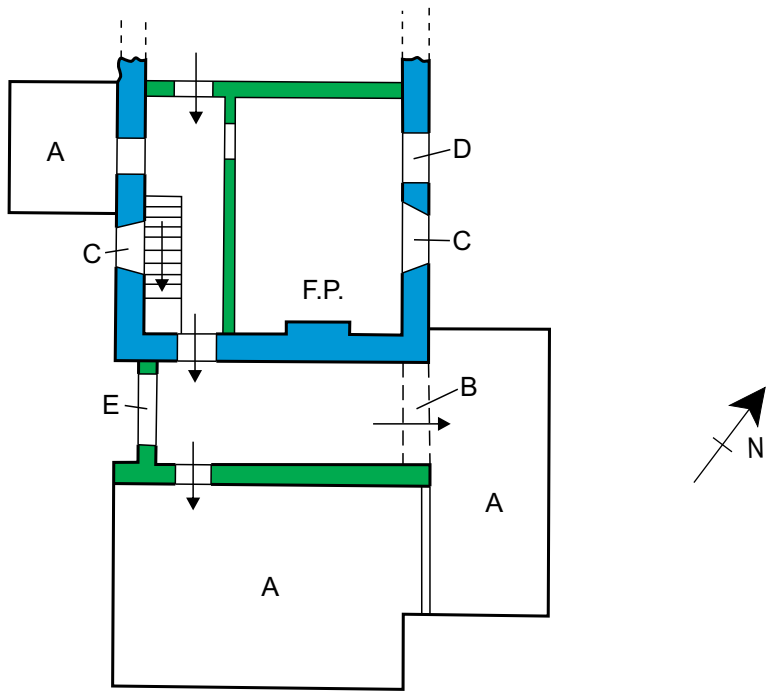
PROJECT

Long Close Cottage, Sidbury

TITLE

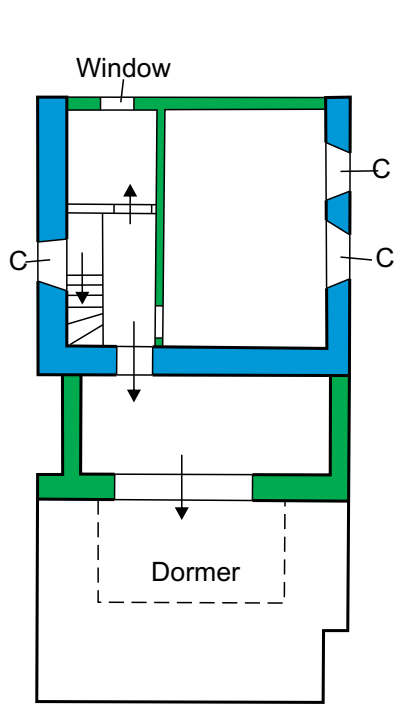
Fig. 1: Site location

Ground floor plan



- Primary Build c. early to mid 19thC
- Early 20thC alterations
- Modern

First floor plan



- A) Modern extensions
- B) Secondary walling removed for opening to kitchen extension
- C) Primary splayed window
- D) Window (formerly primary door)
- E) Secondary window

PROJECT

Long Close Cottage, Sidbury

TITLE

Fig. 2: Floor plans



Plate 1: Principal northwest elevation, viewed from the north. Scale 1m.



Plate 2: Rear southwest elevation, viewed from the southeast. Scale 1m.





Plate 3: Southwest and southeast elevations, viewed from the south. Scale 1m.

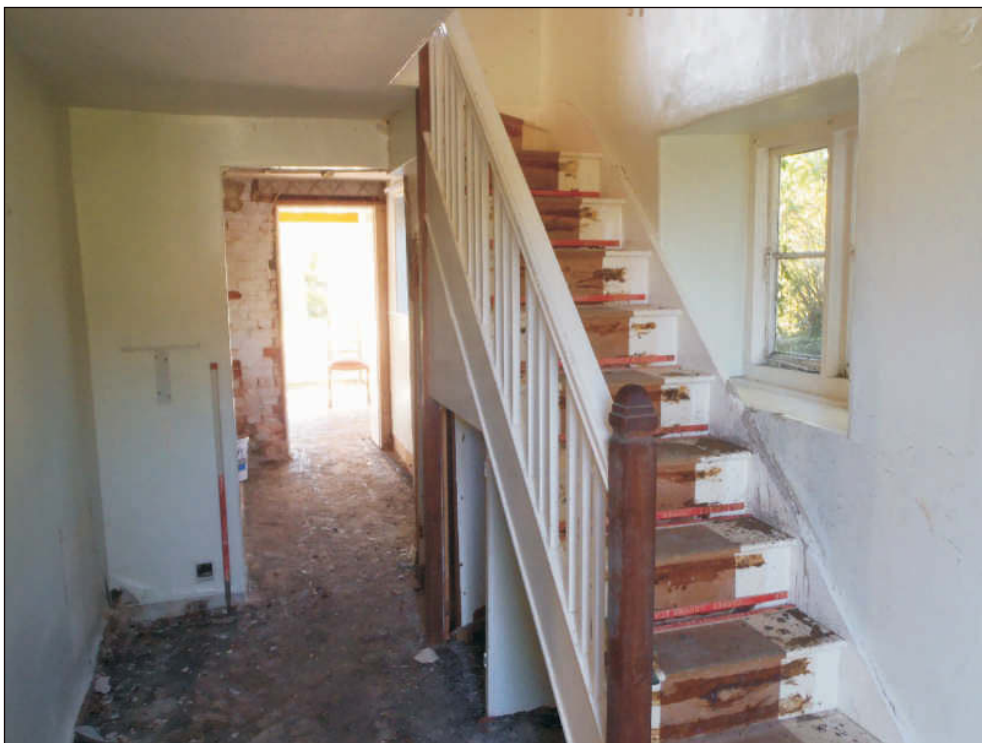


Plate 4: Entrance hallway with inserted staircase, viewed from the northwest. Scale 1m.



Plate 5: Ground floor primary splayed window opening (right) with former doorway, now a window, to the left, viewed from the southwest. Scale 1m.



Plate 6: Original first-floor splayed window openings, viewed from the south. Scale 1m.

### Devon Office

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