

# Land at Higher Tweed Mill and Webbers Yard, Dartington, Devon

Centred on SX 7851 6197

## Historic Environment Assessment

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Report No: ACD684/1/1

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archaeology

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## **Summary**

*An historic environment assessment, undertaken in support of a forthcoming planning application for a proposed residential development on land at Higher Tweed Mill and Webbers Yard, Dartington, South Hams, Devon (centred on SX 7851 6198), has been carried out by AC archaeology during April 2013. The site occupies approximately 4.5 hectares of already developed land on the south side of the A385 road, on the northwest side of Dartington.*

*The assessment has established that the site was historically agricultural land until the 20th century. A recorded non designated heritage asset comprising a sawmill was constructed at Webbers Yard in the first quarter of the 20th century, while Tweed Mill was built between 1932 and 1954. The site was further developed on a piecemeal basis throughout the 20th century. The former offices of the Dartington Estate are located within the area of proposed development and is a Grade II listed building. These were built in 1935 and are to be retained as part of development proposals.*

*Based on current land use, the potential for the survival of archaeological remains is considered to be limited due to the extent of the modern development on the site, including the presence of buildings, hardstanding and areas of landscaping.*

## **1. INTRODUCTION**

- 1.1** This historic environment assessment has been prepared in support of a forthcoming planning application for a proposed mixed use residential and light industrial development on land at Higher Tweed Mill and Webbers Yard, Dartington, South Hams, Devon (centred on SX 7851 6198). It has been prepared on behalf of Cavanna Homes by AC archaeology during April 2013. The location of the site is shown in Fig. 1.
- 1.2** The proposed development will consist of the demolition of some existing buildings, followed by the construction of new housing and industrial units, together with associated infrastructure including roads, garages, parking areas and services.
- 1.3** The application area is situated to the northwest of the centre of Dartington, on the south side of the main A385 running through the town towards Totnes to the southeast. The area of the proposed development extends to around 4.5 hectares and comprises an area of modern light industrial development. To the northwest the application area boundary extends alongside the A385 road.
- 1.4** The underlying solid geology consists of sedimentary mudstone, siltstone, sandstone and limestone of the Norden Formation. These were laid down between 364 and 391 million years ago in an environment dominated by deep seas.

## **2. AIMS AND METHODOLOGY**

- 2.1** The scope of the study has included designated Heritage Assets (World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservations Areas, Battlefield Sites, and Registered Parks and Gardens) and non-designated Assets (archaeological sites and finds, historic buildings, other historic landscape features or locally-designated features, or areas, of cultural heritage importance).

## 2.2 The aims of this assessment are:

- To assess the significance of the currently recorded archaeological resource of the study area;
- To assess the potential for the discovery of additional sites of archaeological or cultural heritage interest within the boundaries of the proposed application area;
- To identify the possible effects the proposed development, whether adverse or positive, and;
- To allow a consideration of survey methods that might be used to more fully identify the archaeological and cultural heritage resource.

## 2.3 The study does *not* attempt to provide a detailed assessment of impacts of development on the identified and potential resource, nor provide any mitigation proposals at this stage. A provisional overview of *possible* impacts of development on the principal heritage assets, however, does form part of this report.

## 2.4 The study has consisted of a desk-based assessment, as defined by the Institute for Archaeologists *Standard and Guidance for Historic Environment Desk-Based Assessment* (1994, revised 2011) and the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The study area has comprised a zone of up to a 1km radius around the proposed application area, for both designated and non-designated heritage assets, as well as events.

## 2.5 The following data sources have been examined:

- Archaeological records, historic building information, aerial photographs and other relevant cultural Heritage data held at the Devon County Council Historic Environment Record (HER);
- Historical cartographic, photographic and documentary information held by the Devon Heritage Centre, Exeter;
- Heritage Gateway website;
- British Geological Survey online database; and,
- Other relevant published or unpublished information.

## 2.6 A site inspection and walkover survey was undertaken on 24 April 2013.

# 3. LEGISLATION AND GUIDANCE

## 3.1 Relevant protection, guidance and policies relating to the protection, maintenance and enhancement of archaeological sites and other aspects of cultural Heritage that are relevant to this scheme may be summarised as follows:

## 3.2 Scheduled monuments

Scheduled monuments, as defined under the *Ancient Monuments and Archaeological Areas Act* (1979) are sites which have been selected by a set of non-statutory criteria to be of national importance. These criteria comprise period, rarity, documentation, group value, survival/condition, fragility/vulnerability, diversity, and potential. Where scheduled sites are affected by development proposals there is a presumption in favour of their physical preservation. There is also a presumption against developments which have a significant impact on the integrity of the setting of scheduled monuments. Any works, other than activities receiving class consent under *The Ancient Monuments (Class Consents) Order* 1981, as amended by *The Ancient Monuments (Class Consents) Order* 1994, which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding

or covering up a Scheduled Monument require consent from the Secretary of State for the Department of Culture, Media and Sport.

### **3.3 National policy**

General policy and guidance for the conservation of the historic environment are now contained in Chapter 12 of the new *National Planning Policy Framework* (Department for Communities and Local Government 2012). Archaeological sites, buildings, parks and gardens, conservation areas, battlefields or other aspects of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are now considered heritage assets under a revised policy system. The relevant policies are listed below:

#### **Paragraph 128**

*In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

#### **Paragraph 129**

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

#### **Paragraph 132**

*When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II\* listed buildings, Grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*

#### **Paragraph 134**

*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.*

#### **Paragraph 135**

*The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

**Paragraph 137**

*Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.*

**Paragraph 139**

*Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.*

**3.4 Historic hedgerows**

Hedgerows of historic importance are afforded protection under *The Hedgerow Regulations 1997*, section 97 of the *Environment Act 1995*. The scheme has come into effect as of 1 June 1997 and any hedgerow which is defined, at that date, as being of historical or ecological importance requires grant of consent by the local planning authority prior to removal.

**3.5 Local authority plan and district policies**

**3.5.1 South Hams District Council Core Strategy adopted 2006**

The objectives outlined in the South Hams District Council Core Strategy that are relevant to this scheme are as follows:

**SO20**

*Conserve and enhance the historic, architectural, and archaeological character and features of the district.*

**3.5.2 South Hams District Council Local Plan adopted 1996, saved 2010**

Several policies were saved in 2010 that were first adopted in 1996. The policy that is relevant to this scheme is as follows:

**Policy DP6: Historic Environment**

*The quality of all archaeological sites and Scheduled Ancient Monuments will be conserved and enhanced. Development that adversely affects the site or setting of a Scheduled Ancient Monument or other nationally important archaeological site will not be permitted. Development should not harm archaeological remains of local importance, except where the benefits of the development are considered to outweigh the value of the remains.*

**4. HERITAGE ASSETS**

**4.1 Designated heritage assets**

A total of 23 designated heritage assets is recorded in the Devon HER as being located within the study area of 1km. Nineteen of these are situated within 500m of the application area and one is within the application area itself (Site B13). The majority of these assets are Grade II listed buildings, although there are also three Grade II\* listed structures and one scheduled monument. The assets are tabulated in detail in Appendix 1, Table 1 and shown on Fig. 2.

**4.1.1 Scheduled monuments located within the study area**

*Site B20 - Dartington Hall deer park* was first enclosed in the early 14th century and later extended to the east to a total of 315 acres.



#### **4.1.2 Grade II\* listed structures located within the study area**

*Site B21 - The parish Church of St Mary* was built between 1878 and 1880 reusing some of the material from the medieval church. The altar, originally from the old church, is made from the roof timbers of the former hall at Dartington Hall.

*Site B22 - Old Postern* was formerly the Parsonage. It has 15th century origins with later extensions and alterations. It was the temporary home of the Elmhursts during the restoration of Dartington Hall (site B22).

*Site B23 High Cross Hill House* was built in 1932 for the headmaster of Dartington School by W E Lescaze of Howe & Lescaze of America.

#### **4.1.3 Grade II listed structures within the study area**

*Site B1 - Yarner Farmhouse*: farmhouse with early 16th century origins.

*Site B2 - Barn at Yarner Farm*: barn of probable 17th century date.

*Site B3 - Milestone south of Yarner Farm*: granite milestone located to the south of Yarner Farm of early 19th century date.

*Site B4 - Droridge Farm*: early 16th century farmhouse.

*Site B5 - Loward Cottage*: cottage with 15th century origins.

*Site B6 - Knoddy*: house with 16th century origins.

*Site B7 - Cott Inn*: public house with early 17th century origins.

*Site B8 - Bluebell Cottage*: house of early 18th century date.

*Site B9 - Cott Court*: house, now converted into a row of cottages, with probably 16th century origins.

*Site B10 - Newhouses with pigsty*: row of seven cottages with pigsty of late 17th century date.

*Site B11 - Smithy and adjoining outbuilding*: house incorporating part of demolished smithy, probably 18th century origins.

*Site B12 - Forder Cottage*: former farmhouse, now divided into two cottages. Probably early 16th century date.

*Site B13 - Office of the Dartington Hall Estate*: built in 1935 by American architect W E Lescaze. Located within the application area.

*Site B14 - Spedding Cottage*: row of three former almshouses, dated 1835.

*Site B15 - Shinner's Bridge Cottages*: terrace of three cottages built c.1840.

*Site B16 - Pair of gate piers*: located at the entrance to Dartington Church of England Primary School.

*Site B17 - Dartington Church of England Primary School*: built c. 1860-1870.

*Site B18 - Shinner's Bridge House*: former house, now converted to shops and offices. Probably has an early 17th century origin.

*Site B19 - Pair of disused limekilns*: probable medieval limekilns located at Shinner's Bridge Quarry.

#### **4.2 Non-designated heritage assets**

A total of 12 non-designated heritage assets has been identified within the study area that have been previously recorded in the Devon County HER (A1-A12) and from the site visit. These are tabulated in detail in Appendix 1, Table 2 and shown on Fig. 2.

##### **4.2.1 Palaeolithic (c. 500,000 BC – c.10,000 BC)**

In Devon the majority of the finds date from the Lower Palaeolithic. Middle and Upper Palaeolithic finds are restricted to the limestone cave sites of South Devon and Torbay. There are no sites of this period located within the 1km study area.

##### **4.2.2 Mesolithic (c. 10,000 BC – c. 4,300BC)**

Mesolithic sites are often identified through concentrations of flintwork and isolated pits, rather than by a number of diagnostic archaeological features relating to an inferred settlement site. There are no sites of Mesolithic date recorded within the 1km study area.

#### **4.2.3 Neolithic** (c. 4,300 BC – c. 2,300BC)

A fragment of polished Neolithic axe was found on the east side of Dartington (beyond the study area) at Foxhole Woods. This has been heat affected. There are no sites of known Neolithic date within the 1km study area.

#### **4.2.4 Bronze Age - Sites A6 & A8** (c. 2,300 BC – c. 600 BC)

There are two sites located within the study area that is likely to be Bronze Age in date. A small probable ring ditch, approximately 10m in diameter, was identified through aerial photography in 1984 (site A6). A flint flake was also recovered as a surface find at Broom Park, to the north of the site which is also likely to date to the Bronze Age (site A8).

#### **4.2.5 Iron Age - ?Site A9** (c. 600 BC – AD 43)

A square double ditched enclosure was identified through aerial photographs, situated to the west of Huxham's Cross, to the northwest of the application area. This is likely to be later prehistoric in date but no related earthworks are visible. A similar enclosure was also identified above a spring near Shinner's Bridge measuring c. 40m by 30m.

There are no certain sites of known Iron Age date located within the 1km study area, although a probable settlement enclosure recorded at site A9 might date to this period. The feature was partly identified during a geophysical survey for an adjacent application (Dean 2013).

#### **4.2.6 Romano-British** (c. AD 43 – c. AD 410)

The road aligned northwest-southeast between Totnes and Dartington, formerly known as Longcause, and what is now called Barrack Hill, is thought to be the course of a Roman road.

There are no sites of known Romano-British date located within the 1km study area.

#### **4.2.7 Early medieval** (c. AD 410 – AD 1066)

Dartington is first mentioned in documentary sources in a royal charter of 833 as *Deretunehomm*. The elements that make up the name relate to the farm located on the bend of the River Dart (Gover *et al* 1931, Hemery 1982). The Martin family are known to have owned the manor of Dartington from the early 12th century until 1384 (Hoskins 1954). A Norman defensive site is thought to have existed to the east of Dartington, between the town and the River Dart, close to Nellies Wood.

There are no sites located within the 1km study area that are considered to be of early medieval date.

#### **4.2.8 Medieval - Sites A1 and A2** (AD1066 – c. AD 1540)

In the Domesday survey of 1086 Dartington was referred to as *Dertrintone* and was part of the land that belonged to William de Falaise:

*William himself holds Dertrintone. Alwine held it in the time of King Edward, and it paid geld for 1 virgate of land. There is land for 15 ploughs, 9 slaves, 13 villans and 7 bordars with 8 ploughs and 2 swineherds rendering 21 pigs. There are 100 acres of pasture, woodland half a league long and 2 and half furlongs broad, and 30 acres of scrubland. Formerly, as now, worth £4.5s (Williams *et al* 2003).*

The manor of Dartington was held by the Martin family until 1384, when King Richard II granted it, along with other lands, to his half- brother John Holland who became Earl of Huntingdon and later Duke of Exeter. He made Dartington his principal seat in the county and much of the remaining medieval building at Dartington Hall was created by him between 1388 and 1400. Excavations at Dartington Hall have revealed the remains of the 13th century house occupied



by the Martin family. The medieval church within the town was originally located adjacent to Dartington Hall.

The settlement at Yarner, located to the west of the application area, is first mentioned in 1333 as *Yornere*. The place name elements for this suggest that it refers to an 'eagle slope or bank'. Droridge, located to the southwest, is first mentioned in 1330 as *Dryerugge* which means 'dry ridge'. The settlement at Week is also mentioned during the medieval period as *Wike*. The name element has been suggested to relate to Sarra atte Wyke who rented this area in 1330. However, due to the proximity to the River Dart, it may relate to salt production in this region. *La Wike* is also mentioned in 1403 when Agatha Maioun left her cottage and garden for use as a church house. Medieval, as well as post-medieval pottery, has also been recovered from two fields located to the west of Huxham's Cross.

There are two sites located within the study area of medieval date. Both are at Yarner Farm which is situated around 300m to the west of the application area. The farmstead at Yarner (site A1) is known to have medieval origins. A house located at Yarner is thought to have early-mid 16th century origins (site A2).

#### **4.2.9 Post medieval - Sites A3 and A11 (c. AD1540 to AD 1900)**

Throughout the medieval and post-medieval periods, Dartington was involved in the woollen industry which continued on a small scale into the 20th century. A document from 1579 mentions three mills within Dartington, all belonging to the manor. In 1559, the manor was bought by Sir Arthur Champernowne. Sir Arthur was Vice Admiral in the West for Queen Elizabeth I and he set about renovating the Hall at Dartington. A local landmark known as Yarner Beacon was constructed in 1586 as a response to the threat from the Spanish Armada; its construction was recorded in the churchwarden's accounts. The Champernowne family owned the manor until the 20th century, although many of the buildings of the estate were neglected and fell into ruin during the late 19th and 20th century as the agricultural depression of the 1870's hit the family's interests hard.

The original church of Dartington stood next to the hall and was mainly demolished in 1837, except for the tower which was left standing and became the memorial to the Champernowne family. The dimensions and style of the old church were transferred to the new church which was completed in 1880. The font, pulpit, roof and chancel screen were all re-used in the new church (Hoskins 1954).

There are two sites located within the study area that are of post-medieval date. Site A3 consists of a series of farm buildings including a shippon, threshing barn and root house at Yarner. Staple Cottages are located to the southeast of the site and are likely to have 17th century origins (site A11).

#### **4.2.10 Modern - Sites A4 and A10 (AD 1901 to present)**

In 1925 the Elmhurst family purchased the hall and 1,000 acres of the estate at Dartington and set about restoring the buildings and went about creating an experiment of the reconstruction of rural life, now known as the Dartington Hall Trust.

There are two sites located within the study area that are modern in date. Site A4 is a dairy and calthouse at Yarner Farm that were constructed during the middle of the 20th century. A sawmill (Site A10) is located within the application area. The historic map evidence suggests that the sawmill was constructed between 1904 and 1932.

#### **4.2.11 Undated - Sites A5, A7 and A12**

There are three sites located within the study area, the origins and nature of which are uncertain. The significance of these assets is therefore unknown but may change if further

information about them becomes available. Site A7 is the location of several linear features recorded as cropmarks which are likely to be ditches. One is thought to be the line of a recently removed field boundary and another may be a former mill leat. Site A12 is the location of an old ford at Shinner's Bridge. Shinner's Bridge quarry (A5) is undated.

#### 4.2.12 Previous fieldwork within the study area

Previous archaeological work carried out within the study area includes a milestone survey that was conducted from South Brent to Paignton between 2003 and 2008. An assessment was carried out for a pipeline route from Fishacre to Lyneham, as well as a fieldwalking survey. The results of the assessment and fieldwalking survey were not available in the Devon HER at the time of the assessment. A geophysical survey in a field adjoining the site has been recently undertaken as part of a separate planning application (Dean 2013). This has identified the presence of a probable prehistoric settlement enclosure (recorded in the HER as site A9), as well as a possible ring ditch or roundhouse and a series of linear features likely to relate to former land division and drainage.

## 5. HISTORICAL DEVELOPMENT OF THE AREA

### 5.1 Introduction

This section of the report is based on a map regression exercise undertaken on a sequence of historic maps relevant to a single parcel in the ancient parish of Dartington. Research has been conducted at the Devon Heritage Centre in Exeter, and online. Extracts of relevant maps are included here as Appendix 2.

### 5.2 Old Series Ordnance Survey map sheet 22, 1809 (Appendix 2, Map 1)

This map is not of sufficient scale to show a large amount of detail, but it does show the main roads and rivers in the area, as well as hatchures depicting the areas of higher ground. Farmstead settlements are labelled at Week, Knoddy, Staple and Cott. The area of enclosed deer park at North Wood is depicted to the north of the application area. The main part of the current A385 road running adjacent to the application area does not exist at this time. There are no buildings or features depicted within the application area.

### 5.3 Map of the County of Devon surveyed by Greenwood, 1827 (Map 2)

This map is also of an insufficient scale to show a large amount of detail; it is broadly the same as the previous map.

### 5.4 Dartington parish tithe map, 1840 and tithe apportionment, 1839 (Map 3)

The Dartington parish tithe map of 1840 shows the area in greater detail including individual fields and buildings. It shows the application area as seven fields. The area belonged to the manor of Dartington at this time, which was owned by the Champernowne family. The field names mostly relate to the length of the plots and their position in relation to Lounard Farm. The only one that is indicative of archaeological sites or features apart from the field name element *Ball* which is suggestive of boundary mounds. The cottage located immediately to the east of the application area is already established. The details of the tithe apportionment of 1839 are listed in Table 1 below:

Reference number	Tenement	LandOwner	Land Occupier	Name/Description	State of Cultivation
771	Lownards	Henry Champernowne Esq.	Charles Helins	Higher Long Land	Arable
772	Lownards	Henry Champernowne Esq.	Charles Helins	Little Ball	Arable
775	Lownards	Henry Champernowne Esq.	Charles Helins	Dry Meadow	Pasture
776	Lownards	Henry Champernowne Esq.	Charles Helins	Forda Park	Pasture
777	Lownards	Henry Champernowne Esq.	Charles Helins	Forda Park Orchard	Orchard
778	Cott	Henry Champernowne Esq.	Edward Parnell	Forda Orchard	Orchard
795	Lownards	Henry Champernowne Esq.	Charles Helins	Forda Park Meadow	Pasture

Table 1: Details from the Dartington tithe apportionment, 1839

- 5.5 Six-inch first edition Ordnance Survey Devon map sheets 120NE & 121NW, 1885 (Map 4)**  
This edition of the Ordnance Survey map shows the area in a large amount of detail. The application area is depicted much as it is shown on the tithe map. A spring is present to the south of the application area.
- 5.6 Six-inch Ordnance Survey map, 1932 (not reproduced)**  
Only part of this map was available for examination. It shows the east part of Webbers Yard, including the original sawmill building which is depicted for the first time, suggesting that it was built in the first quarter of the 20th century, between 1904 and 1932. A building is present adjacent to the main road and it situated within the garden area, on the north side of Dart Business Centre. This building appears to have been removed when the centre was built in the 1930s.
- 5.7 Six-inch Ordnance Survey map, 1954 edition (not reproduced)**  
This edition of the Ordnance Survey map shows the area much as it was depicted in 1932. However, there have been several additions to the sawmill building complex, mostly on the west and south sides. The first building is shown at the Higher Tweed Mill end of the site on this map.
- 5.8 Six-inch Ordnance Survey map, 1990 edition (not reproduced)**  
There was little change within the area until the 1990 edition of the Ordnance Survey map was published. Between 1987 and 1990, several more buildings were constructed within the Higher Tweed Mill area of the site.
- 5.9 Historic Landscape Characterisation (Fig. 3)**  
The Devon Historic Environment Record (HER) has characterised the land within the application area as *Modern Settlement*. This is characterised by *modern settlement that was developed during the 20th century*.

## **6. SITE VISIT (Plates 1-10)**

### **6.1 Introduction**

A site visit was undertaken on 24 April 2013 to establish the presence of unrecorded archaeological features within the site, to review the locations of previously recorded features that may be affected by the development, and to consider the general archaeological potential of the area. Land use, topography and boundary types were also recorded. The overhead conditions at the time of the visit were overcast with sunny intervals and good visibility.

### **6.2 Results**

The application area is located on the south side of the main A385 road extending between Dartington and Totnes. It comprises an area of industrial units, including a former sawmill (Site A10). The west part of the site (Plot 1) is a tarmac yard containing four main buildings. These are of breeze block and brick or corrugated iron and asbestos construction. The historic map evidence shows that these buildings were built during the 20th century, between 1934 and 1990. A parking area is located on the east side of the plot.

Plot 2 is the main part of the industrial unit complex and consists of Webbers Yard and the buildings within it. The buildings within Webbers Yard are mostly of the same construction as those in Plot 1. The historic map evidence suggests that these buildings were mostly constructed in the first quarter of the 20th century, specifically between 1932 and 1954. The yard is tarmac and a parking area is located in the north part of the yard, adjacent to the road.



Plot 3 consists of the Dart Business Centre and the Shinner's Bridge Centre, which are the former offices for the Dartington Hall Estate (Site B13; Plate 9). This building is situated within a landscape garden area with footpaths and mature trees along the boundaries.

## 7. ASSESSMENT OF SIGNIFICANCE

**7.1** This assessment has provided a summary of all recorded heritage assets within the study area as a result of a search of a range of archaeological databases. Each source has its own limitations, and national and county databases are also limited in that they only provide a record of *known* archaeological data.

**7.2** The assessment of the significance (value) of heritage assets uses non-metrical criteria set out in *Conservation Principles* (English Heritage 2008) and the resulting significance described using a six-point scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB 2 Volume 11, 2001). The scale of values used to assess the relative significance of the heritage assets is presented below and included in Appendix 1.

SIGNIFICANCE (VALUE)		FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
A	Very High	<ul style="list-style-type: none"> <li>World Heritage Sites (including nominated sites);</li> <li>Assets of acknowledged international importance; and</li> <li>Assets that can contribute significantly to acknowledged international research objectives.</li> </ul>
B	High	<ul style="list-style-type: none"> <li>Scheduled Monuments (including proposed sites);</li> <li>Grade I and II* Listed Buildings;</li> <li>Undesignated heritage assets of schedulable or exceptional quality and importance;</li> <li>Conservation Areas containing very important buildings; and</li> <li>Assets that can contribute significantly to acknowledged national research objectives.</li> </ul>
C	Medium	<ul style="list-style-type: none"> <li>Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives; and</li> <li>Grade II Listed Buildings.</li> </ul>
D	Low	<ul style="list-style-type: none"> <li>Designated and undesignated heritage assets of local importance;</li> <li>Assets compromised by poor preservation and/or poor survival of contextual associations; and</li> <li>Assets of limited value, but with potential to contribute to local research objectives.</li> </ul>
E	Negligible	<ul style="list-style-type: none"> <li>Assets with very little or no surviving archaeological interest.</li> </ul>
F	Unknown	<ul style="list-style-type: none"> <li>The importance of the resource has not been ascertained.</li> </ul>

Table 2: Grading of the significance (value) after DMRB 2001.

### 7.3 Heritage assets of Very High Significance

There are no heritage assets located within the study area that are considered to be *Very High Significance*.

### 7.4 Heritage assets of High Significance (Sites B20-B23)

There are four designated heritage assets that are thought to be of *High Significance*. These comprise a scheduled monument and three Grade II\* Listed buildings. These assets are considered to have a *High Significance* due to their regional, historical and architectural value.

### 7.5 Heritage assets of Medium Significance (Sites B1-B19 and Site A9)

There are 20 heritage assets located within the study area that are considered to be of *Medium Significance*. Sites B1 to B19 are Grade II Listed buildings, which have a local historical or architectural value. Site B13 is located within the application area and will be retained as part of the development proposals.

Based on present evidence Site A9, the possible prehistoric enclosure located in the field immediately to the northwest, is considered a Medium Significance heritage asset. It has been identified as a cropmark from aerial photographs and by the recent geophysical survey and is therefore likely to retain great evidential value in the form of well preserved features, environmental information and finds.

#### **7.6 Heritage assets of Low Significance (Sites A1-A8 and A10-A11)**

There are 10 heritage assets located within the study area that are considered to be of *Low Significance*. Sites A6-A7 comprise cropmark features which may represent settlement and agricultural activity of an early date, while Site A8 is a findspot of a single prehistoric flint flake.

Non-designated heritage assets A1-A5 and A10-A11 are either extant structures or recorded from cartographic/documentary sources. These sites are considered to be of some importance within the local context and can contribute to a number of aspects of the local heritage resource. Site A10, the sawmill building, is located within the site boundary and will be retained as part of scheme proposals.

#### **7.7 Heritage assets of Negligible Significance**

There are no heritage assets situated within the application area that are thought to be of *Negligible Significance*.

#### **7.8 Heritage assets of Unknown Significance (Site A12)**

There is one non-designated heritage assets within the study area that is considered to be of *Unknown Significance*. This is due to the fact that the origins or nature of the asset is unknown or uncertain. If future investigations confirm date and form then its significance value may be greatly enhanced.

### **8. ARCHAEOLOGICAL POTENTIAL**

- 8.1** Based on historic map evidence, it is likely that the site has for the most part was agricultural land before it was developed during the 20th century. Former field boundaries as depicted on historic maps were previously on the site, although if these survive as buried features their archaeological value is negligible. The potential presence of prehistoric settlement immediately to the northwest means that such remains could extend into this site. However, the potential for the survival of archaeological remains is considered to be limited due to the extent of the modern development on the site, including the presence of buildings, hardstanding and areas of landscaping.

### **9. CONCLUSIONS**

- 9.1** This historic environment assessment has identified that there is one designated heritage asset located within the application area, which is the former office building of the Dartington Estate, built in 1935. This will be retained as part of the scheme. There are also a further 22 designated heritage assets situated within the study area of 1km around the site. These include a scheduled monument (site B20), in the form of the medieval deer park associated with Dartington Hall, three Grade II\* listed buildings comprising the parish Church of St Mary (site B21), and the medieval houses at Old Postern (site B22) and Hill Cross Hill House (site B23). The remaining designated heritage assets are all Grade II listed structures.
- 9.2** There are a total of 12 non-designated heritage assets located within the study area. One of these has been identified as being located within the application area itself. This is the site of a sawmill constructed in the early part of the 20th century (site A10), which will be retained as part of development proposals.

- 9.3** The significance of the heritage assets has been evaluated and they have been found to be of either *High*, *Medium* or of *Unknown Significance*. The offices of the Dartington Hall Estate (site B13) are located within the application area and will be retained as part of the scheme. The setting of this *Medium Significance* heritage asset may be considered to be susceptible to visual intrusion by the new development, although, it should be taken into consideration that the offices are already surrounded by modern development.

## **10. ACKNOWLEDGEMENTS**

- 10.1** The assessment was commissioned on behalf Cavanna Homes by David Green. The documentary research was carried out by Kerry Kerr-Peterson, with the report illustrations prepared by Sarnia Blackmore and Elisabeth Patkai. The geophysical survey was carried out by Substrata. We are grateful to the staff of the Devon Historic Environment Service and the Devon Heritage Centre for their assistance.

## **11. SOURCES CONSULTED**

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### **Devon Heritage Centre**

County map of Devon surveyed by Greenwood, 1827

Dartington parish tithe map, 1840 and apportionment, 1839

### **Devon County Council Historic Environment Service**

1947 RAF aerial photograph 54/43

Devon Aerial Photograph BS-06

Historic Environment Record data to 1km site centre

### **Internet Sources** (consulted April 2013)

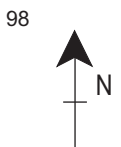
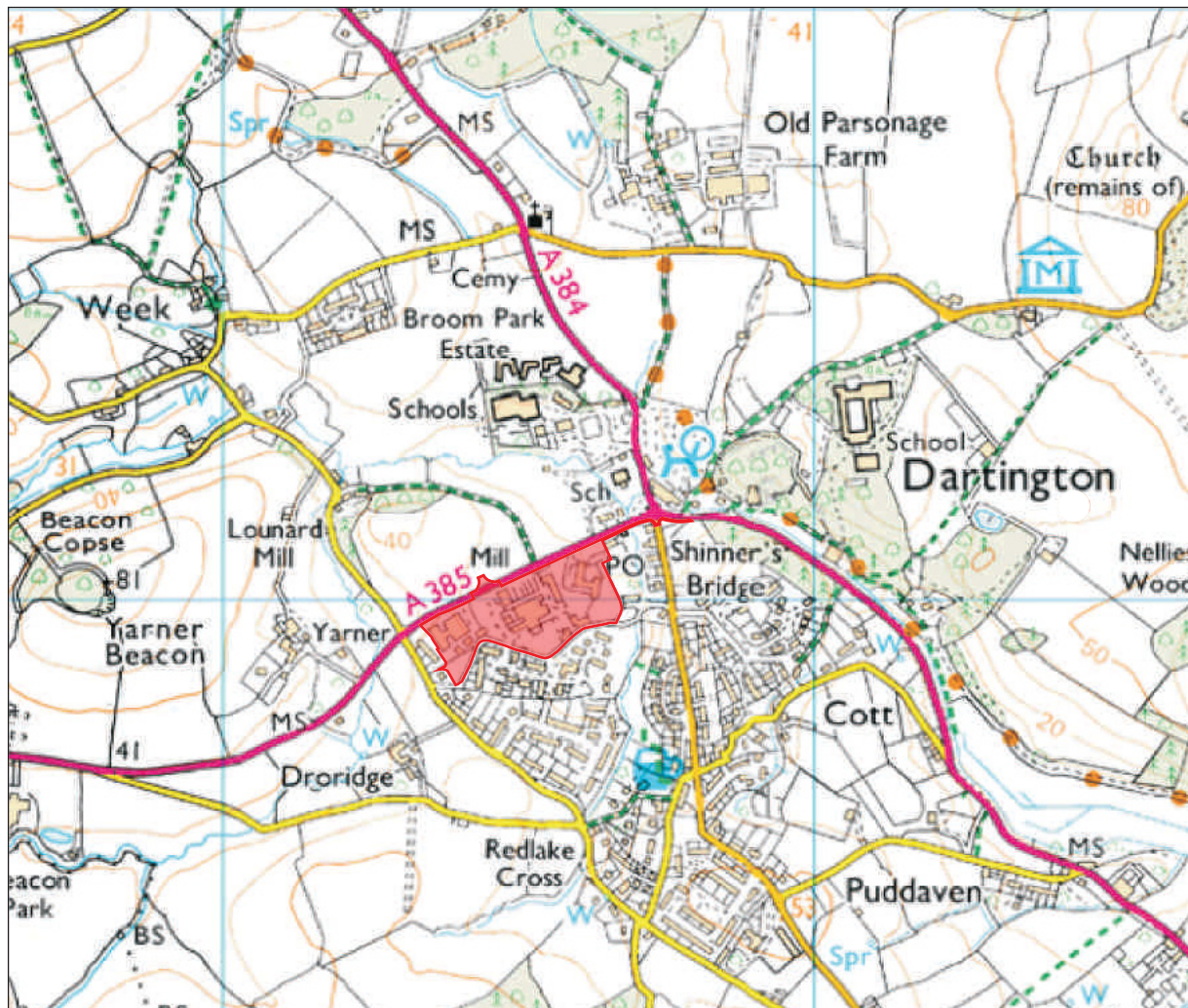
British Geological Survey

English Heritage List for England

Heritage Gateway

Old Maps Repository

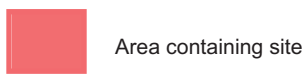




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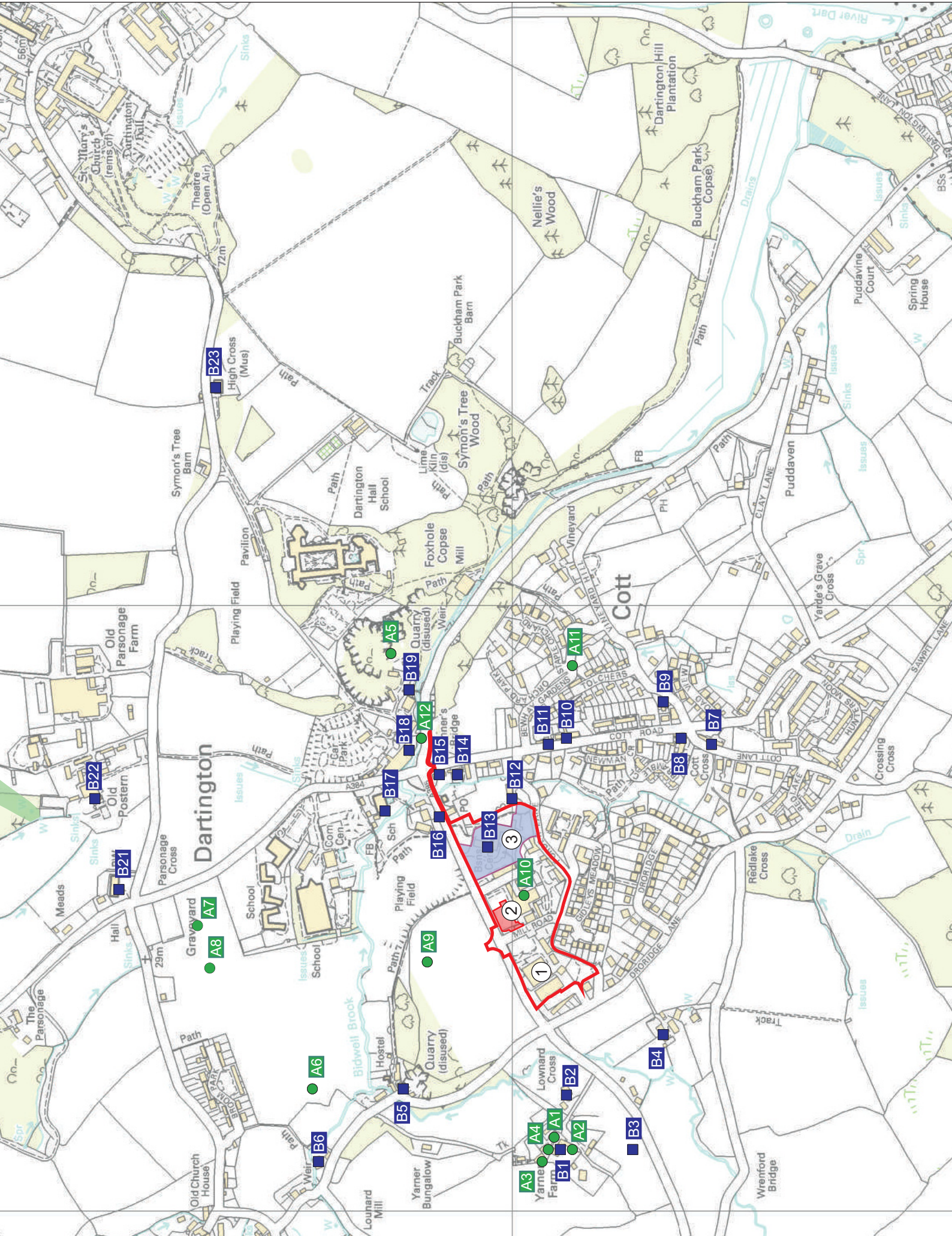


PROJECT  
Higher Tweed Mill and Webbers Yard, Dartington, Devon  
TITLE

Fig. 1: Location of site







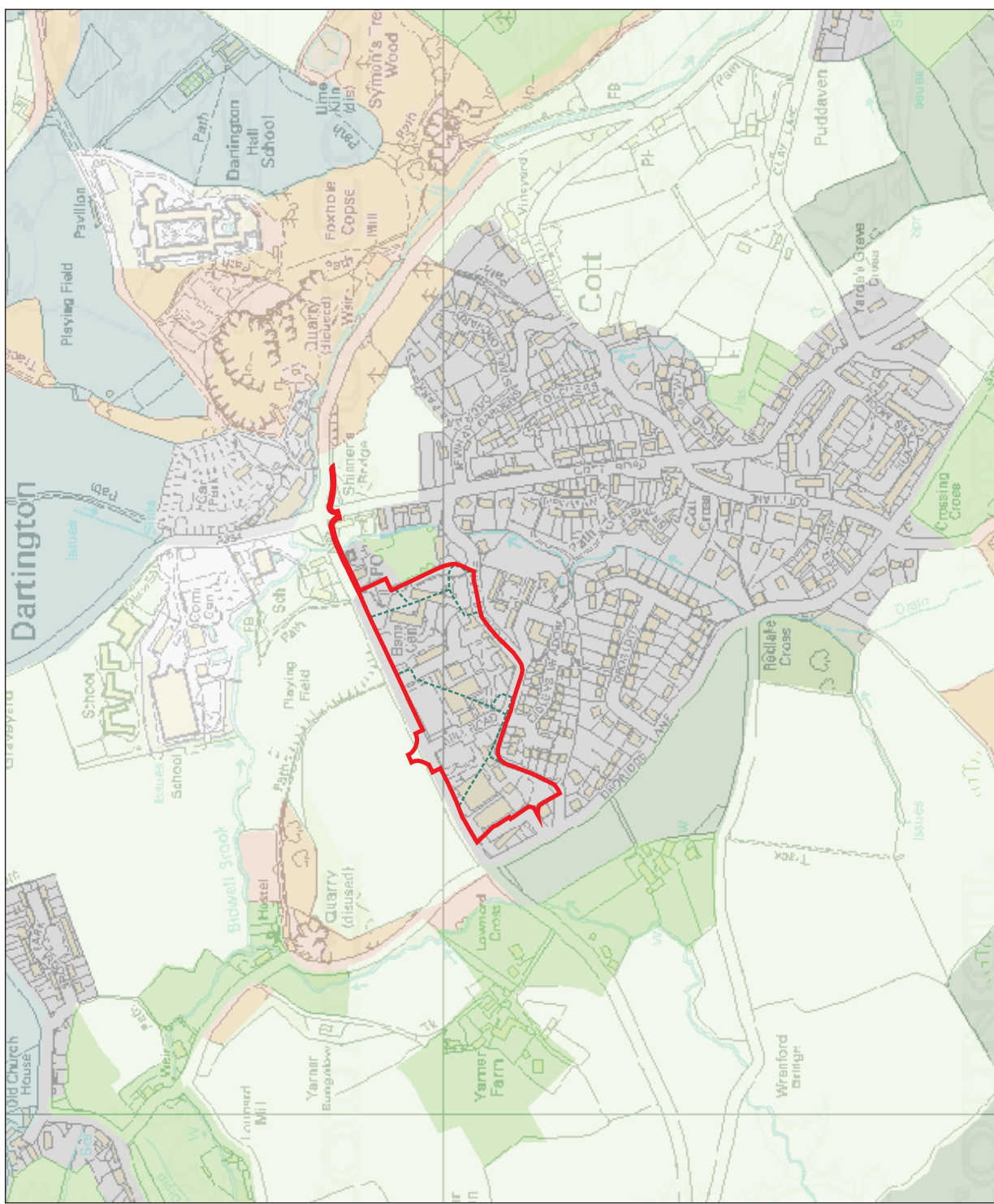
Key

B1

A1

1





### Fig. 3: Historic Landscape Characterisation





Plate 1: General view across Webbers Yard from the west



Plate 2: General view across Higher Tweed Mill industrial units from the east

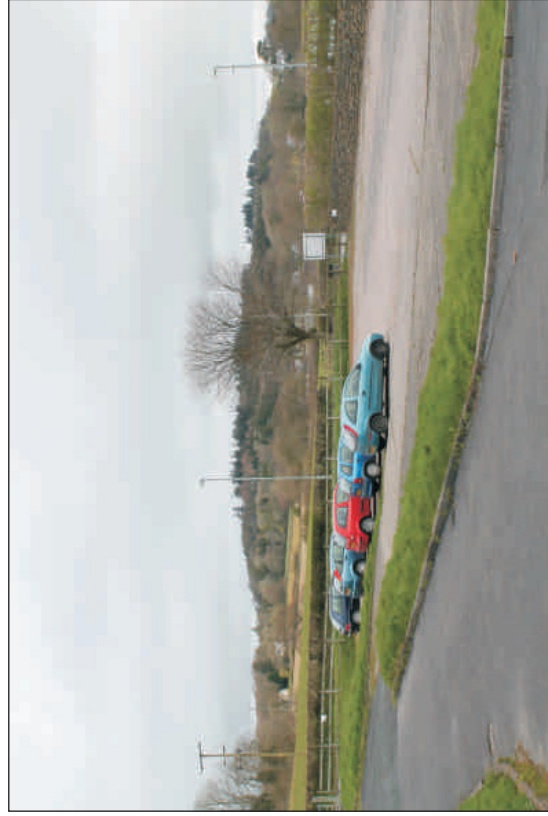


Plate 3: General view across Higher Tweed Mill car park from the south

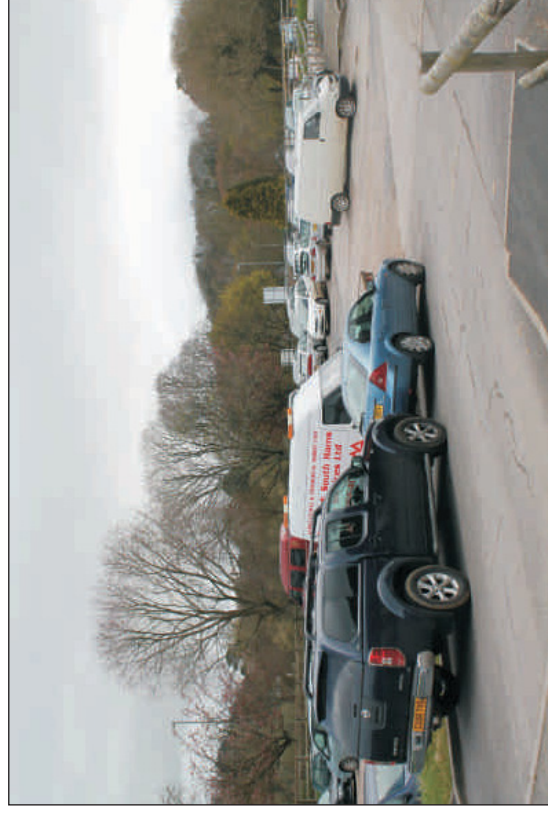


Plate 4: General view across Webbers Yard from the southwest



Plate 5: View towards the parish church of St Mary (site B21) from Webbers Yard. Taken from the south



Plate 6: General view of Webbers Yard from the northwest



Plate 7: General view of Webbers Yard from the northeast



Plate 8: The Cedar Units at Webbers Yard viewed from the west





Plate 9: View towards Webbers Yard from the Dartington Hall Estate offices (site B13 on left). Taken from the north



Plate 10: View towards Webbers Yard from Dartington Primary School (sites B16 and B17). Taken from the east



# Appendix 1

## Summary of Heritage Assets

## Appendix 1: Land at Higher Tweed Mill and Webbers Yard, Dartington

Site No.	Devon HER ref..	List Ref/Monument No.	NGR	Form	Period	Summary	Status	Grading of significance	Approx distance from application area
<b>B1</b>	MDV90684	1219465	SX 7810 6192	Farmhouse	Medieval	Yarner Farmhouse. Probably early 16th century origins, remodelled and extended in early to mid - 17th century and extended again circa mid to late 17th century and again in the early 18th century with alterations in the 19th century and 20th century. Roughcast rendered stone rubble construction.	Grade II	C	c. 300m to the west
<b>B2</b>	80390	1108349	SX 7819 6191	Barn	Post-medieval	Barn at Yarner. Probable 17th century barn converted into a house in the early 1930s for the Dartington Hall estate. Rendered local limestone rubble construction with thatched roof.	Grade II	C	c. 300m to the west
<b>B3</b>	92483	1108346	SX 7810 6180	Milestone	Post-medieval	Milestone south of Yarner. Early 19th century. Granite monolith. Triangular on plan with rounded tops to the 2 sides facing the road inscribed "2 Miles to Totnes" and "21 Miles to Plymouth" in upper and lower case lettering with serifs. The top of the stone is slightly damaged.	Grade II	C	c. 300m to the west
<b>B4</b>	90683	1219278	SX 7829 6175	House	Medieval	Droridge. Circa early 16th century with circa mid - 17th century and late 17th century rear wings; restored late 20th century. Roughcast stone rubble. Delabole slate roof.	Grade II	C	c. 300m to the southwest
<b>B5</b>	90682	1210665	SX 7820 6218	House	Medieval	Lownard Cottage. 15th century origins, remodelled in 17th and 18th century, extended in 20th century. Whitewashed stone rubble and cob construction with thatched roof.	Grade II	C	c. 200m to the northwest
<b>B6</b>	92488	1108339	SX 7808 6232	House	Medieval	Knoddy. 16th century origins with 17th century parlour wing and 20th century alterations and minor additions. Local limestone rubble construction with delable slate roof.	Grade II	C	c. 300m to the north
<b>B7</b>	92467	1291403	SX 7877 6167	Public House	Post-medieval	Cott Inn. Early 17th century or earlier origins, remodelled probably later 17th century and with later alterations and extensions. White painted rendered stone rubble construction and possibly with some cob. Thatched roof originally.	Grade II	C	c. 300m to the southeast

Table 1: Summary of designated heritage assets



## Appendix 1: Land at Higher Tweed Mill and Webbers Yard, Dartington

<b>B8</b>	92473	1324959	SX 7878 6172	House	Post-medieval	Bluebell Cottage. Circa early 18th century, converted to 2 cottages in circa 19th century and reunited in 20th century. Plastered cob above stone rubble construction with thatched roof.	Grade II	C	c. 300m to the southeast
<b>B9</b>	92472	1324958	SX 7884 6175	Cottages	Medieval	Cott Court. House, converted into a row of cottages. Probably 16th century, remodelled in late 17th century or 18th century and extended probably in 18th century. Roughened stone rubble construction. No 3 to the west has slate roof with half-hipped end. Nos 1 and 3 have roof at slightly higher level with gabled ends and asbestos slates.	Grade II	C	c. 300m to the southeast
<b>B10</b>	90035	1219580	SX 7878 6191	Cottages	Post-medieval	Newhouses including pigsty. Row of seven cottages, with pigsty. Circa late 17th century, converted into 3 cottages and extended at east end in 20th century. Local limestone rubble construction with steeply pitched slate roof.	Grade II	C	c. 300m to the southeast
<b>B11</b>	92391	1108352	SX 7877 6194	House & Outbuilding	Post-medieval	The Smithy including adjoining outbuilding. The house possibly incorporates part of a demolished blacksmiths shop. Probably 18th century, extended in circa early and mid- 19th century. Rendered stone rubble; cob below eaves at rear; stone on west end has slate hung first storey with asbestos slate roof.	Grade II	C	c. 250m to the southeast
<b>B12</b>	92389	1108328	SX 7868 6200	Farmhouse	Medieval	Forder Cottage. divided into two cottages. Probably early 16th century, remodelled in circa mid to late 17th century. Local limestone rubble construction with roughcast to first floor and thatched roof.	Grade II	C	c. 175m to the southeast.
<b>B13</b>	92466	1324982	SX 7860 6204	Offices	Modern	Offices of the Dartington Hall Estate. Built in 1935 by W E Lescaze of Howe and Lescaze of America, assisted by R Hening; later alterations. Whitewashed rendered brick cavity walls with concrete coping to the parapets concealing flat roofs.	Grade II	C	Within the application area
<b>B14</b>	92390	1108351	SX 7872 6209	Cottages	Post-medieval	Spedding Cottages. Row of 3 almshouses. Dated 1835, extended at rear of No 2 in 20th century. Local limestone rubble construction, with dressed stone quoins and chamfered rendered plinth and slate roof.	Grade II	C	c. 200m to the southeast
<b>B15</b>	90034	1219540	SX 7872 6212	Cottages	Post-medieval	Shinner's Bridge Cottages. Terrace of 3 cottages. Circa 1840 with late 19th century additions at rear. Local limestone rubble with steeply pitched slate roof.	Grade II	C	c. 200m to the southeast

Table 1: Summary of designated heritage assets

## Appendix 1: Land at Higher Tweed Mill and Webbers Yard, Dartington

<b>B16</b>	92387	1108326	SX 7865 6212	Gate Piers	Post- medieval	Pair of gate-piers to playground entrance of Dartington Church of England Primary School. Circa 1860-70, fountain added in 1902. Dressed random grey Devonian limestone with moulded stone caps. Square on plan. The west pier incorporates a fountain which consists of 2 round-headed niches, one over the other the top one had a basin and originally a water spout. Above the fountain a plaque inscribed "The fountain was erected by the Parishioners of Dartington to commemorate the Coronation of King Edward VII and Queen Alexandra 1902".	Grade II	C	c. 100m to the northeast
<b>B17</b>	92386	1108325	SX 7866 6221	School	Post- medieval	Dartington Church of England Primary School. Circa 1860-70 with later 19th century additions. Grey Devonian limestone rubble with dressed limestone quoins and Bathstone dressings with slate roof. Also under 47815.	Grade II	C	c. 100m to the northeast
<b>B18</b>	92388	1108327	SX 7876 6217	Shops & Office	Post- medieval	Shinner's Bridge House. Former house, now shops and offices. Probably 17th century, extended probably in 19th century and much altered in 1928-9 by Rex Gardner, Darting Hall estate architect, for Roger Morel. Local limestone rubble construction with slate roof.	Grade II	C	c. 245m to the west
<b>B19</b>	92474	1324983	SX 7886 6217	Limekilns	Medieval	Pair of attached disused limekilns. Limestone rubble. Pair of attached lime-kilns built into bank with access at higher level at rear for loading. There is a masonry joint on the front wall between the two kilns as evidence that they are not coeval; the smaller kiln to the right is likely to be the earlier. The deep circular kilns are open at the top and tapered towards the bottom.	Grade II	C	c. 300m to the east
<b>B20</b>	8134	1020870	SX 78527 63076	Deerpark	Medieval	Dartington Hall deer park. In the early 14th century, a chase of about 90 acres was enclosed in North Wood, being extended to the east several times to create a complex of parks of approximately 315 acres. At its greatest extent there were two wooded chases, a semi-wooded coursing park at the east end, and two open pastures.	Scheduled Monument	B	c. 1km to the north

Table 1: Summary of designated heritage assets



## Appendix 1: Land at Higher Tweed Mill and Webbers Yard, Dartington

<b>B21</b>	90033	1219488	SX 7853 6265	Church	Post- medieval	Church of St Mary. Built 1878-80 by J L Pearson, reusing some material from the medieval church. Sneaked grey limestone ashlar construction with Bathstone dressings and slate roofs. The altar from the old church was installed in 1838 by Archdeacon Froude and is made from timber from Dartington Hall's hall roof.	Grade II*	B	c. 630m to the north
<b>B22</b>	90031	1219732	SX 7868 6269	House	Medieval	Old Postern. Formerly the parsonage, now an educational establishment. 15th century origins remodelled and extended in late 16th or early 17th century, some early 18th century alterations, extended in early 19th century, and remodelled and extended again in circa 1860 by William White; altered and restored in 1928-9 by Rex Gardner as a temporary house for the Elmhursts before the restoration of Dartington Hall was completed. Rendered stone construction with stone dressings, exposed lime stone rubble at the rear and slate roofs.	Grade II*	B	c. 640m to the north
<b>B23</b>	44114	1220922	SX 7936 6249	House	Modern	High Cross Hill House. Built in 1932 by W E Lescaze of Howe and Lescaze of America for W B Curry, the headmaster of Dartington School. Whitewashed rendered brick cavity walls. Originally the front (North) block was painted blue and the south block painted white in contrast.	Grade II*	B	c. 1km to the northeast

Table 1: Summary of designated heritage assets

## Appendix 1: Land at Higher Tweed Mill and Webbers Yard, Dartington

Site No.	Devon HER reference No.	NGR	Form	Period	Summary	Grading of significance	Approx distance from application area
<b>A1</b>	MDV80387	SX 7812 6193	Documentary	Medieval	Farmstead at Yarner. Yarner is first mentioned in 1333 as <i>Yomere</i> . The name may mean <i>Eagle slope</i> or <i>bank</i> .	D	c. 300m to the west
<b>A2</b>	33120	SX 781 619	Extant Structure	Medieval	House at Yarner. Probably early to mid-16th century house of roughcast, rubble masonry construction. The wide door might indicate a former agricultural use, probably originally divided.	D	c. 300m to the west
<b>A3</b>	80379	SX 7808 6195	Extant Structure	Post-medieval	Shippon, threshing barn & root house at Yarner. Late 18th early -19th century bank barn comprising a shippon and root store on the ground floor with a threshing barn over.	D	c. 300m to the west
<b>A4</b>	80384	SX 7810 6194	Extant Structure	Modern	Dairy & Calthouse at Yarner. Mid- 20th century dairy built on the site of earlier building. Of stone construction with brick dressings under a corrugated iron roof under 80384. 20th century calf house of random rubble stone construction with brick dressings and concrete lintels. Now converted.	D	c. 300m to the west
<b>A5</b>	47811	SX 7892 6220	Cartographic	Unknown	'Shinner's Bridge Quarry' is indicated on the Ordnance Survey maps.	D	c. 300m to the east
<b>A6</b>	28878	SX 7820 6233	Cropmark	Prehistoric	Small probable ring ditch, with a diameter of about 10m, was recorded as cropmark July 1984 via aerial photographs.	D	c. 350m to the north
<b>A7</b>	28879	SX 7847 6252	Cropmark	Unknown	Linear features, likely to be ditches, were recorded as cropmarks on aerial photographs. Inspections revealed that one is the line of a recent hedge. Nothing visible. The other is thought to be a possible leat channel.	D	c. 400m to the north
<b>A8</b>	32111	SX 784 625	Findspot	Prehistoric	Flint flake surface find at Broom Park.	D	c. 450m to the north
<b>A9</b>	28880	SX 7841 6214	Cropmark	Unknown	Part of small rectangular ditched enclosure, length at least 40m, width about 30m. Recorded as crop mark July 1984 on aerial photograph.	C	Within the application area
<b>A10</b>	47816	SX 7852 6198	Extant Structure	Modern	Sawmill shown from 1932 edition OS onwards.	D	Within the application area
<b>A11</b>	22096	SX 789 619	Extant Structure	Post-medieval	Staple Cottages 1 and 2. Pair of cottages, possibly 17th century in origin with modernised features. Rubble construction, part thatched, part slated roof.	D	c.460m to the southeast
<b>A12</b>	8150	SX 7878 6215	Extant feature	Unknown	The site of the old ford can be seen at Shinner's Bridge.	D	c. 245m to the west

Table 2: Summary of non-designated heritage assets



## Appendix 2

Historic Map extracts







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Map 1: Extract from the Old series Ordnance Survey map sheet 22, surveyed in 1809



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Map 2: Extract from the County map of Devon, surveyed by Greenwood in 1827



Area containing site



AC archaeology









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