

Land Adjoining Redstone Barn, Stoke Fleming,
Devon

SX 861 17 48492

Historic Environment Assessment

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archaeology

Land Adjoining Redstone Barn, Stoke Fleming, Devon

SX 86117 48492

Historic Environment Assessment

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Summary

An historic environment assessment was prepared by AC archaeology during September and October 2014 in support of a forthcoming planning application for a proposed development adjacent to Redstone Barn, Stoke Fleming, Devon (centred on SX 86117 48492).

This assessment has identified that there are no recorded heritage assets within the application area, although it is located adjacent to a Conservation Area (Site 2). It is also located very close to a Scheduled Monument (Site 1). These assets and the nearby church of St Peter (Site 3), which is Listed Grade II, are all considered to be of high significance. Within the study area there are 14 Grade II Listed buildings that are considered to be of medium significance. There are a further 14 non-designated heritage assets within the study area.*

There are no records of assets of prehistoric or Romano-British date within the study area. The Scheduled Monument is a possible medieval chapel, perhaps associated with a manor house. No below-ground archaeological evidence for the building has been identified, with all of the recorded architectural fragments having been rebuilt into later agricultural buildings and walls. It is considered that the potential for buried archaeological remains on the site is very low.

An assessment of settings has been carried out, and four assets (Sites 2-4 and 11) have settings susceptible to impact. However it is considered that the development would have no change to their settings and therefore their significance.

1. INTRODUCTION (Fig. 1)

- 1.1 This historic environment assessment has been prepared in support of a forthcoming planning application for the construction of a single dwelling on land adjacent to Redstone Barn, Stoke Fleming, Devon (SX 86117 48492). The report has been commissioned by BBH Chartered Architects and prepared by AC archaeology during September and October 2014. The location of the application area is shown on Fig. 1. Guidance on the scope of works has been provided by the Devon County Historic Environment Team (HET; Tait 2014), cultural heritage advisors to South Hams District Council.
- 1.2 The site (hereafter referred to as the 'application area') occupies an area of 0.06ha and is located within the historic core of the village of Stoke Fleming. It is situated to the north of Redstone Barn on the west side of Rectory Lane, and currently comprises the northern half of the garden of Redstone Barn and part of the garden of the Rectory. It is situated at a height of approximately 100m aOD towards the head of a southeast-facing coombe. The underlying solid geology consists of Devonian Mudstone, Siltstone and Sandstone of the Dartmouth Group. No superficial deposits are recorded within the area (British Geological Survey 2014).
- 1.3 Detailed designs have not been provided, but it is understood the proposed development will comprise the construction of a single dwelling with access from Rectory Lane.

2. LEGISLATION AND GUIDANCE

2.1 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:

Scheduled monuments

2.2 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.

Listed buildings/structures

2.3 Buildings of national, regional, or local historical and architectural interest are protected by the Planning (Listed Buildings and Conservation Areas) Act, 1990. Buildings designated as 'Listed' are afforded protection from physical alteration or effects on their historical setting.

Designated Areas

2.4 Designated areas form cultural heritage sites with a high degree of status and significance, some of which enjoy a degree of legal protection from development. They include Conservation Areas, Historic Parks and Gardens, and Registered Battlefields. These designations and others such as Areas of Great Historic Value are typically detailed in District Council Local Plans and County Council Plans with appropriate planning policies pertaining to each category.

National policy

2.5 General policy and guidance for the conservation of the historic environment are contained in Chapter 12 of the *National Planning Policy Framework* (Department for Communities and Local Government 2012). Archaeological sites, buildings, Historic Parks and Gardens, Conservation Areas, Registered 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. Designated heritage assets are afforded protection as either Scheduled Monuments, Listed buildings or through their inclusion within conservation areas (see Sections 2.2 and 2.3 above). The ministerial forward to the NPPF states that '*Sustainable Development is about change for the better*', and that '*Our historic environment – buildings, landscapes, towns and villages – can be better cherished if their spirit of place thrives rather than withers*'.

2.6 In line with the 12 core planning principles, planning should '*conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations*' (paragraph 17, p6). It is English Heritage's view that a proposal that fails to adhere to historic environment policies is not a Sustainable Development.

2.7 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 133

Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *the nature of the heritage asset prevents all reasonable uses of the site; and*
- *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;*
- *the harm or loss is outweighed by the benefit of bringing the site back into use.*

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.

Local authority plan

- 2.8 Relevant policies for the management of archaeology and cultural heritage are set out in the South Hams District Council Local Development Framework Core Strategy (2006). The relevant policy is set out below.

Policy CS9: Landscape and Historic Environment

3. The quality, character, diversity and local distinctiveness of the natural and historic environment will be conserved and enhanced. Within identified landscape character areas development will conserve, enhance and, where appropriate, restore landscape character. Specific landscape, wildlife and historic features which contribute to local character will be conserved and enhanced.

4. The quality of the historic environment, including archaeological features will be conserved and enhanced.

- 2.9 The following guidance and policies, relevant to the development, are included within the adopted South Hams Local Development Framework, Development Policies and Development Plan Document (2010):

DP6: Historic Environment

3.61 The historic environment consists of the following designations: Conservation Areas, Listed Buildings, Historic Parks and Gardens, and also of non-designated buildings, structures and areas that are of local architectural and/or historic interest. Scheduled Ancient Monuments and other nationally and locally important archaeological sites and remains are also included. It is important that the principles in national and regional policy, the Core Strategy, and all policies in this DPD are applied to historic environments.

3.62 Conservation Areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The South Hams currently has 47 Conservation Areas designated in settlements and their boundaries are shown on the Proposals Map at www.southhams.gov.uk. Their designation, however, is part of a continuous process. The objective for any development proposal within a Conservation Area will be to preserve or enhance the area's special character or appearance, its setting and views into and out of the area. This also applies to development proposals outside Conservation Areas that may have a direct impact on them.

3.64 Listed Buildings are properties of special architectural or historic interest designated by English Heritage on behalf of the Government. They contribute to the character, sense of identity, urban fabric and economy of an area. There are approximately 3,500 Listed Buildings in the South Hams. The objective will be to preserve the building, its setting and any special features of interest it possesses.

3.67 PPG16 Archaeology and Planning sets out the national policy for archaeology. Archaeological remains are finite resources and vulnerable to damage or destruction. The most nationally important archaeological sites are designated as Scheduled Ancient Monuments. There were 414 Scheduled Ancient Monuments in the South Hams (as of December 2009) (see Proposal Map and Appendix 7). They are given statutory protection and Scheduled Ancient Monument Consent is required for works that affect them.

3.68 *Scheduled Ancient Monuments represent only a small proportion of archaeological remains. There are a vast number of archaeological remains of local, regional and national importance which are recorded in the County Historic Environment Record.*

3.69 *For those archaeological remains that are not of national importance, there is a need to reconcile the relative importance of the remains with the need for development. Wherever possible, development should be located through careful design, layout and siting to avoid archaeological remains to ensure that they remain preserved in situ. Where preservation in situ is not possible, the developer will be required to make appropriate provision for the excavation and recording of the remains before and / or during development. Where a lack of information precludes the proper assessment of a site or area with archaeological potential, developers will be required to arrange appropriate prior evaluation in advance of any decision to affect the site or area.*

DP6: Historic Environment

1. *Development will preserve or enhance the quality of the historic environment. The design, siting, bulk, height, materials, colours and visual emphasis of proposed new development should take into account local context and in particular the character and appearance of the historic building and its environment.*

2. *Proposals will be permitted for alterations to, extensions to, or partial demolition of a Listed Building, provided they do not adversely affect:*
b. *the character and appearance of its setting.*

5. *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*

English Heritage guidance: The setting of heritage assets

2.10 Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment, is contained with the English Heritage 2011 publication *The Setting of Heritage Assets*.

3. AIMS AND METHODOLOGY

3.1 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 500m radius around the proposed application area, for both designated and non-designated heritage assets.

3.2 The scope of the study has included any 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).

3.3 The information derived from the study has been used:

- To assess the significance of the currently recorded heritage assets in the study area and any contribution made to their significance by their settings;
- To assess the potential for the discovery of additional heritage assets within the boundaries of the proposed application area; and

- To identify possible effects of the proposed development, whether adverse or positive.
- 3.4 The study does *not* attempt to provide a detailed assessment of impacts of development on the identified and potential resource, nor provide any detailed mitigation proposals. A provisional overview of *possible* impacts of development on the principal heritage assets, however, does form part of this report.
- 3.5 The results of the searches are discussed in Sections 4 and 5. All heritage assets are summarised in Appendix 1 and located on Fig. 2. Relevant extracts of historic maps are included in Appendix 2.
- 3.6 The following data sources have been examined:
- Archaeological data held by the Devon Historic Environment Record;
 - Historical, cartographic and documentary information held by the Devon Heritage Centre, Exeter
 - The National Heritage List website
 - British Geological Survey online database;
 - A desk-based assessment prepared by Exeter Archaeology in 2006 for an adjacent development (Exeter Archaeology 2006); and,
 - Other relevant published or unpublished information.
- 3.7 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. Documentary sources were seldom compiled for archaeological purposes, contain inherent biases, and provide a comprehensive basis of assessment only for the last two hundred years. National and county databases are also limited in that they only provide a record of known archaeological data.

Assessment of significance

- 3.8 In order to assess the significance (value) of heritage assets within and around the application area, it is necessary to define the significance of individual or groups of heritage assets. There is no formal process for assessing the significance of heritage assets other than those with statutory protection (e.g. Scheduled Monuments and Listed Buildings), but advice on the criteria to be used is included in the English Heritage guidance '*Conservation Principles – Policies and guidance for the sustainable management of the historic environment*' (EH 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The National Planning Policy Framework also includes the criteria of architectural and artistic value.
- 3.9 The ranking of significance used in this assessment considers the EH (2008) criteria, but expresses the results using a scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB 2 Volume 11, 2009). The ranking is presented in Table 1:

SIGNIFICANCE (VALUE)	FACTORS FOR ASSESSING THE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	World Heritage Sites (including nominated sites) Assets of acknowledged international importance Assets that can contribute significantly to acknowledged international research objectives Assets with exceptional evidential, historical, aesthetic or communal value
High	Scheduled Monuments (including proposed sites) Grade I and II* Listed Buildings Grade I and II* Registered Parks and Gardens Undesignated heritage assets of schedulable or exceptional quality and importance Conservation Areas containing very important buildings Assets that can contribute significantly to acknowledged national research objectives Assets with high evidential, historical, aesthetic or communal value
Medium	Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives Grade II Listed Buildings Grade II Registered Parks and Gardens Assets with moderate evidential, historical, aesthetic or communal value
Low	Designated and undesignated heritage assets of local importance Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Assets with low evidential, historical, aesthetic or communal value
Negligible	Assets with very little or no surviving archaeological, architectural or historical interest Assets with minimal evidential, historical, aesthetic or communal value
Unknown	The importance of the resource has not been ascertained.

Table 1: Assessment of significance (value) of heritage assets

Assessment of direct effects

- 3.10 In the absence of a standard terminology for the scale of effects on heritage assets the magnitude of change is expressed using a five-point scale of impacts, whether negative or beneficial, based on the DMRB guidance (Table 2).

DEGREE OF CHANGE	FACTORS AFFECTING CHANGE
Major	Changes in evidential, historical, aesthetic or communal value of the heritage asset such that the significance of the resource is totally altered Comprehensive change to settings
Moderate	Changes in evidential, historical, aesthetic or communal value of the heritage asset such that the significance of the resource is substantially modified Considerable changes to setting that affect the character of the asset
Minor	Changes in evidential, historical, aesthetic or communal value of the heritage asset such that the significance of the resource is slightly altered Slight changes to setting
Negligible	Very minor in evidential, historical, aesthetic or communal value of the heritage asset, or its setting, such that the significance of the resource is very slightly altered
No Change	No change in evidential, historical, aesthetic or communal value of the heritage asset, or its setting

Table 2: Assessment of effects

Assessment of settings

- 3.11 Any impacts of the proposed development on the settings of heritage assets have been assessed in accordance with the methodologies outlined in *The Setting of Heritage Assets* (English Heritage 2011). The assessment is set out in Section 8 below and uses the following methodology.

Step 1: Identify which heritage assets and their settings are affected
3.12 The following criteria have been used to determine which heritage assets are included in the setting assessment.

- The asset is considered to be of Medium or higher Significance;
- The heritage asset is intervisible with the development site;
- And the asset has a setting susceptible to visual intrusion,
- Or the asset has intervisibility with other asset(s) that forms part of its setting

Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)
3.13 The following attributes have been considered for heritage assets that meet the criteria in Step 1:

- The physical surroundings of the asset(s), including its/their relationship with other heritage assets;
- The way the asset(s) is/are appreciated; and
- The asset's associations and patterns of use.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance
3.14 The following attributes have been considered:

- Location and siting;
- Form and appearance;
- Additional effects; and
- Permanence and reversibility.

Step 4: Enhancement and mitigation
3.15 Where significant effects on the setting are identified consideration is given to means of mitigation or enhancement of the heritage asset.

4. HERITAGE ASSETS WITHIN THE STUDY AREA (Fig. 2; Appendix 1)

Designated heritage assets

4.1 There are 17 designated heritage assets within the 500m radius study area, which comprise one Scheduled Monument, a Conservation Area, one Grade II* Listed Building, and 14 Grade II Listed Buildings.

Scheduled Monuments

4.2 A possible chapel at Manor Farm, immediately south of the application area (Site 1), is a Scheduled Monument. It was designated on the basis of the identification of columns that may have formed part of a church or chapel associated with the manor. The location of the chapel has not been positively identified, nor have any associated below-ground deposits. A more recent field visit (Exeter Archaeology 1996) identified (now demolished) standing fabric associated with a dwelling, which has since been removed, and a series of stone architectural fragments including elements from a column were recorded in 1996-7. This asset is discussed in more detail in section 7 below. On the basis that the site is designated as a Scheduled Monument, it is considered to be of **high significance**, and may hold evidential value. However, the lack of positive identification of the chapel and any associated below-ground deposits is recognised, and if the site was not designated, it would be considered to be of lower significance.

Conservation Areas

- 4.3 The core of the village centred on Dartmouth Road is designated as a Conservation Area (Site 2). This includes a number of listed buildings and their grounds, as well as non-designated buildings that form a positive contribution to the area. The special interest defining the Conservation Area is the "tranquil and attractive rural village", which derives from the architectural character of the buildings and the overall landscape of the village. Therefore due to its historical, evidential and architectural values it is considered to be of **high significance**.

Grade II* Listed Buildings

- 4.4 The medieval church of St Peter (Site 4) is a Grade II* Listed Building. It is of **high significance** based on its architectural, evidential and historical values. It also holds communal values as a building that serves a local community, and has a local setting that comprises the churchyard.

Grade II Listed Buildings

- 4.5 The Grade II Listed Buildings include three assets located within the graveyard of the St Peter's Church: a cross and war memorial (Site 4) the gateway and associated walls (Site 11) and the George Parker monument (Site 16). As Grade II Listed Buildings with historical, evidential and communal values, they are considered to have **medium significance**. However, their association with the **high significance** St Peter's Church and location within the curtilage of the church is noted.
- 4.6 Two public houses – the London Inn (Site 10) and the Green Dragon Inn (Site 12) – as well as the stables and coach house associated with the London Inn (Site 15) are Grade II Listed buildings. These buildings derive their significance from their historical, evidential and communal values, and are all considered to be of **medium significance**.
- 4.7 A further five Grade II Listed Buildings are houses: Bay House (Site 6), Sanders (Site 7), The Old house (Site 8), Dark Hole Farm (Site 13) and Farwell House (Site 14). In addition, the gate piers of Sanders are also Grade II Listed (Site 17). Their significance is derived from their evidential or architectural value, whilst some buildings (e.g. Bay House and Farwell House) have historical values based on their connection with local families of the community. They are all considered to be of **medium significance**.
- 4.8 Two milestones (Sites 5 and 9) are also Grade II Listed. These have local historical value, and on the merit of being designated are considered to be of **medium significance**. (Note that it is possible that these two sites are the same asset.)

Non-designated heritage assets

- 4.9 A total of 14 non-designated heritage assets have been identified within the study area. They are also considered below in relation to the following archaeological periods:

Prehistoric: Palaeolithic	(c. 500,000 BC – c.10.000 BC)
Prehistoric: Mesolithic	(c. 10,000 BC – c. 4,300BC)
Prehistoric: Neolithic	(c. 4,300 BC – c. 2,300BC)
Prehistoric: Bronze Age	(c. 2,300 BC – c. 600 BC)
Prehistoric: Iron Age	(c. 600 BC – c. AD 43)
Romano-British	(c. AD 43 – c. AD 410)

Early Medieval/Anglo-Saxon	(AD 410 – AD 1066)
Medieval	(AD1066 – AD 1485)
Post-Medieval	(AD1485 to AD 1900)
Modern	(AD 1901 to present)

Prehistoric and Romano British

- 4.10 There are no recorded prehistoric or Romano-British assets within the study area.

Early Medieval/Anglo-Saxon

- 4.11 There is one asset of early medieval date within the study area (Site 18). The manor of Stoke, forming part of a larger holding including Little Dawney, Little Dartmouth and Kingswear, is recorded in the Domesday Book (as Stoc), which indicates that the settlement has (at least) late Saxon origins. Firm archaeological evidence for a manor house is currently lacking, with some sources referring to a site near or adjacent to the church, and others to a site south of the application area where a chapel is alleged. Due to this lack of information and identification of the location of any earlier settlement, the asset is considered to be of ***unknown significance***.

Medieval

- 4.12 Other than the manor of Stoke (see Site 18 above), there is only one recorded asset of medieval date. This is a pair of late 14th-century brass monuments to John Corp and his granddaughter Elynore located within the church (Site 19). These have some historical and architectural values and are considered to be of ***low significance***.

Post-medieval

- 4.13 The church plate (Site 20) has historical and communal values and is considered to be of ***low significance***. A spring head building is recorded on Shady Lane (Site 26). This probably has some local historical value, and is considered to be of ***low significance***. There are two non-designated post-medieval buildings within the study area: the barns at Manor Farm (Site 21) and a Congregational Chapel (Site 22). The barns have some evidential value (although have been converted without archaeological recording since the 1996 assessment of the site), whilst the Chapel has historical, evidential and communal values relating to its place in the local community. These are both considered to be of ***low significance***. Tremlett House (Site 24), a possible Georgian property, and a building on the north side of Mill Lane (Site 25), have both been demolished, and are therefore considered to be of ***negligible significance***.

- 4.14 Industrial sites are represented by three quarries (Sites 23, 28 and 29). Site 28 has been filled in whilst, site 23 also no longer appears to be extant, and these are considered to be of ***negligible significance***. Site 29 is considered to be of ***low significance***. Agricultural activity is represented by the sites of watermeadows (Sites 27 and 30). The earthworks have been levelled and are therefore considered to be of ***negligible significance***.

Modern

- 4.15 A single modern asset is recorded in the study area. This is the site of a Second World War light anti-aircraft position comprising a single 40mm Bofors gun located overlooking the English Channel (Site 31). Only its approximate position is recorded, and most of this area has been developed for housing. No physical evidence for the position is recorded, and it is therefore considered to be of ***negligible significance***.

Previous fieldwork within the study area

- 4.16** There are two fieldwork events recorded on the HER within the study area. These are the Kingsbridge to Dartmouth A379 Milestone Survey carried out by the Milestone Society (EDV3311 – see sites 5 and 9), and a visit to Tremlett House by a member of the HET in 2004 (EDV4126).
- 4.17** An archaeological assessment of redundant barns at Stoke Farm (Site 21) was carried out prior to conversion into residential units (Exeter Archaeology 2006). This document included a summary history of the area, and a report on the site visit that identified architectural features within the boundary walls south of the farm.
- 4.18** A limited watching brief during conversion of the barns and construction of new bungalows to the west was carried out by Exeter Archaeology in 1996 and 1997. (An incomplete client report and a draft paper for *Proceedings of the Devon Archaeological Society* are held in the Exeter Archaeology digital archives at Exeter City Council). An undated single feature was exposed – a stone boundary wall and adjacent ditch that probably represents the boundary recorded on historic maps defining the western side of the small plot north of Redstone Barn. Around 70 blocks of red sandstone were recovered during the demolition of the boundary walls, the ruins of redundant outbuildings and the barns. These included blocks for wall faces, chamfered stone probably from a plinth or stringcourse, three rebated fragments from door jambs, 13 fragments from a column, including parts of a capital and a base, and a fragment of window tracery. The text of the draft paper discusses the previous interpretations of the site, and this is considered in section 7 below.

5. HISTORICAL DEVELOPMENT OF THE AREA (Appendix 2)

Introduction

- 5.1** This section of the report is based on a map progression exercise undertaken on a sequence of historic maps relating to the application area that are held at the Devon Heritage Centre, Exeter. Extracts of relevant maps are included here as Appendix 2.
- 5.2** **Stoke Fleming tithe map 1841 and apportionment 1840 (Map 1)**
The earliest map that depicts the application area in detail is the Stoke Fleming tithe map dated 1841 and the related apportionment dating to 1840. A summary of the apportionment information for the application and the adjacent fields is shown in Table 3.
- 5.3** The tithe map depicts the application area comprising parts of two adjacent plots (numbers 453 and 469). Plot 453 was owned by Sir Robert William Newman Baronet and occupied by William Oldrieve. Plot 469 was glebe or church land occupied by the Reverend Arthur Farwell. The field names indicate the land within the application area was agricultural and under pasture cultivation. Adjacent land either formed the grounds of the Rectory or further agricultural land under pasture.

Plots within the application area				
Plot number	Owner	Occupier	Field name/Description	State of Cultivation
453	Sir Robert William Newman Baronet	William Oldrieve	Mowyard and Garden	Vegetables and curtilage
469	Reverend Arthur Farwell (Glebe)	Himself	Higher Lawn	Pasture
Plots surrounding the application area				
Plot number	Field name/Description		State of Cultivation	
451	Garden		Vegetables	
454	Quillet		Pasture	
468	Hockhay		Pasture	
470	Baileys Meadow		Water & Meadow	
471	Rectory Lawn		Pasture	
472	Rectory House & Offices		Mansion & curtilage	
473	Garden & Pleasure Ground		Vegetables	
476	Cow Park		Pasture	

Table 3: Extracts from the tithe apportionment

5.4 First and second edition 25-inch Ordnance Survey Devon map sheet 133.8, surveyed 1885, published 1886, and revised 1904, published 1906 (Maps 2 and 3)

The first and second editions of the Ordnance Survey 1:2500 maps (surveyed 1885 and 1904 respectively) show the area much as it was depicted on the tithe map of 1841. On both maps trees are depicted towards either side of the south plot. The first edition marks trees alongside the southern border of the north plot, whilst the second edition shows trees around all four sides, replacing trees along the adjacent track to the north and west on the other side of the boundary. These are likely to reflect deliberately planted landscape features, rather than representing orchards. Both maps have the annotation "Manor House (Remains of)" to the south of the application area.

5.5 Historic landscape characterisation

The land encompassing the application area has been described by the Devon County Historic Landscape Characterisation Project as modern settlement, i.e. an "area of modern settlement developed during the 20th century". This land forms an expansion of the "historic settlement" that represents the core of the historic village along Dartmouth Road. Most of the agricultural land around the village is characterised as "Barton fields", which are defined as "relatively large, regular enclosure [which] seem likely to have been laid out between C15th-18th. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields. In Cornwall these are sometimes called Barton fields."

6. SITE INSPECTION (Plates 1-4)

Introduction

6.1 A site inspection was undertaken on 29 September 2014 to establish the presence of unrecorded archaeological features within the development 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 land. Land use, topography and boundary types were also recorded. The overhead conditions at the time of the visit were dull with high cloud.

- 6.2 The application area comprises parts of the gardens of Redstone Barn (Plates 1-2) and the Rectory. The garden of Redstone Barn is raised 2m higher than Rectory Lane and is also at a higher level than the first-floor level of the barn. It is bounded to the west by a fence with no. 8 Manor Court, to the north by a 1m high bank retained by vertically-set stones, and to the east by a bush-topped 2m high revetment wall constructed of roughly coursed lime-mortared mudstone of varying sizes (Plate 3). The wall abuts the corner of The Cider Barn and overlies a drain behind this building. At its north end there is a vertical joint with the stone masonry of the Rectory gate pier. The garden is mainly flat, although the north end rises slightly up to the west. The southern half is mostly laid to grass with a raised bed and summerhouse along the west side. The northern half is a fruit and vegetable garden with beds laid out between stone paths.
- 6.3 The application area within the Rectory forms part of a larger pasture plot that slopes down to the east. The plot is bounded by a modern wooden fence on its west side, a concrete post and wire fence on its north side, and a low bank beside the entrance driveway to the former and present rectories. As well as mature trees on the bank it contains a single mature tree representing one of those within the grounds of the rectory depicted on the historic maps.
- 6.4 The fabric of Redstone Barn and The Cider Barn both incorporate blocks of dressed red sandstone, including voussoirs over some of the openings. Within the former is also a granite lintel with dripmould. There is less red sandstone in Carew Barn, with the identified blocks mainly visible as quoins at the southwest corner. The new boundary wall to Manor Court incorporates a red sandstone column (Plate 4) comprising the nine curved fragments and two column base fragments recorded by Exeter Archaeology and a further piece (currently used as a capital) that may be one of the fragments with a chamfered edge recorded by Exeter Archaeology.
- 6.5 Buildings in the vicinity of the church were inspected for the presence of further reused red sandstone fragments. Very few unpainted or unrendered walls in the older buildings (that are likely to have contained reused masonry) are visible from public highways. Red sandstone was however noted in the detached outbuilding of the Green Dragon public house and in Tappers and its outbuilding, located immediately west of the church, where one fragment displays a chamfered edge, possibly from a narrow opening.

7. ARCHAEOLOGICAL POTENTIAL AND DIRECT IMPACTS

General archaeological potential

- 7.1 There are no recorded heritage assets within the application area. Within the wider study area there are also no heritage assets relating to the prehistoric or Romano-British periods. It should be noted that very little archaeological fieldwork has taken place within the study area and immediate environment and that due to this, the record may be biased towards a lack of assets.

Possible medieval chapel (and manor house)

- 7.2 The main archaeological interest is the possible chapel located immediately south of the application area, whose identification has given rise to the designation of part of Manor Court and Rectory Lane as a Scheduled Monument (Site 1). The reference material held in the HER and the subsequent draft reports prepared by Exeter Archaeology are contradictory and is summarised below.

- 7.3 In c.1750 it was said that a former chapel was located on "ye right hand between ye Parsonage house & Church" (Dean Milles questionnaire quoted in Exeter Archaeology 1996, 7). William White's *Directory* of 1850 mentions a chapel on manor farm, including the remains of three red sandstone arches, as well as other architectural fragments in neighbouring buildings.
- 7.4 In 1971 the Inspector of Ancient Monuments reported the presence of a column and a former column forming part of a Norman aisle arch. He quoted a source who said the chapel was in this location and latterly in use as a house, and he associated the chapel with the 12th-century manor owned by Richard the Fleming. On the basis of his report, the site was designated as a Scheduled Monument.
- 7.5 The Inspector's report was questioned by the Ordnance Survey in 1986, which did not see any *in situ* remains. Red sandstone arches to the windows of the barns were noted, which it was suggested were those recorded in *White's Directory*, and were described as being similar to those used in the nave arches of the parish church.
- 7.6 The 1996 Exeter Archaeology assessment identified a possible fireplace and medieval masonry, which may tie in with the source quoted by the Inspector of Ancient Monuments. However, the fireplace is associated with a 25m long north-south aligned wall. If the chapel were to be orientated east-west as expected then this wall cannot possibly be associated with an early church due to its length – it would be wider than Exeter Cathedral.
- 7.7 During the 1996-7 recording of the barn conversions dressed medieval masonry and architectural fragments were observed, corroborating the report of the Inspector of Ancient Monuments. Exeter Archaeology's report also questions the validity of the Ordnance Survey report. The site had undergone extensive landscaping before the watching brief took place, and no medieval deposits or features were exposed; all the architectural fragments had been recovered from upstanding walls.
- 7.8 During the walkover visit carried out as part of this assessment three observations regarding architectural fragments were made. Firstly, in addition to the red sandstone blocks, there is a granite lintel incorporated within Redstone Barn. Secondly, as reported in *White's Directory* red sandstone architectural fragments are visible in a number of buildings in the village. Thirdly, the red sandstone blocks used in the arches over the windows in the barns are much smaller than the aisle arches in the parish church, and probably did not derive from a building of large proportions.

Summary of potential

- 7.9 On the basis of the above the following conclusions are drawn:

- Extensive landscaping took place during the construction of manor court, and during the watching brief no medieval features were exposed. The single observed wall appears to represent the historic boundary forming the western edge of the present application area, indicating that the application area has been subject to landscaping.
- It is clear that the adjacent barns and former walls around them contained medieval architectural fragments derived from a chapel. There is however no clear evidence that prior to 1996 upstanding medieval fabric of a chapel survived.

- The southern half of the application area is located within ground landscaped in 1996, and the northern half of the application area is part of the Rectory garden, formerly being pasture within the grounds of the earlier Rectory. Therefore the potential for surviving below-ground archaeological deposits, particularly those associated with a chapel (and manor house), is very low.

8. IMPACT ON SETTINGS (Appendix 1; Plate 5)

- 8.1 All designated assets within the study area have been considered, in line with steps 1–2 outlined in sections 3.11 and 3.12 above, as part of the settings assessment (Appendix 1). None of assets of high or medium significance are situated within designed landscapes, and are therefore considered to have very intimate settings without reference to distant views. They are, with four exceptions, not considered susceptible to impacts from the proposed development.
- 8.2 The Conservation Area (Site 2) defines the central core of the village encompassing most of the historic settlement and buildings present by the 1880s. It excludes modern residential and commercial (holiday parks) development, which is mainly located to the north of Dartmouth Road. Whilst the Conservation Area is susceptible to impact from development outside its boundary, and the application area abuts the Conservation Area, it is considered that if the new development is designed in sympathy with the local area (see page 8 of the Conservation Area appraisal), then there will not be an impact on the setting and therefore **no change** on the significance of the asset.
- 8.3 The Church of St Peter (Site 3), graveyard gate piers and walls (Site 11), as well as the cross and war memorial (Site 4) have local settings comprising the graveyard within which they are situated or which they enclose. The church also has a wider setting, reflecting its role within the wider parish. It includes its visual presence (in particular the tower) although this also includes sound through bell ringing. However, given the narrow and windy nature of the roads and dense concentration of historic houses within the village mostly along the roads, in the current landscape the visual influence of the church is limited. Intervisibility between the application site and the church is largely blocked by Redstone Barn to the south and trees within its (proposed retained) garden. There is only limited intervisibility between the application area and the upper parts of the church tower. It is therefore considered that there will not be an impact on the setting and therefore **no change** on the significance of these assets.

9. CONCLUSIONS

- 9.1 There are no recorded heritage assets within the application area, although it is located adjacent to a Conservation Area (Site 2). It is also located adjacent to a Scheduled Monument (Site 1). These assets and the nearby church of St Peter (Site 3), which is Listed Grade II*, are all considered to be of **high significance**. Within the study area there 14 Grade II Listed buildings that are considered to be of **medium significance**.
- 9.2 There are no records of assets of prehistoric or Romano-British date within the study area. The Scheduled Monument is a possible medieval chapel, perhaps associated with a manor house. No below-ground archaeological evidence for the building has been identified, with all of the recorded architectural fragments having

been rebuilt into later agricultural buildings and walls. The southern half of the application area was landscaped when Manor Court was constructed. It is therefore considered that the potential for buried archaeological remains on the site is very low.

- 9.3 An assessment of settings have been carried out, and four assets (Sites 2-4 and 11) have settings susceptible to impact. It is considered that the development would have no change to their settings and therefore their significance.
- 9.4 In view of the very low potential for the presence and survival of below-ground archaeological deposits no pre-determination evaluation is recommended, nor any post-determination recording.

10. OASIS ENTRY

- 10.1 An OASIS entry, including a copy of the report, has been prepared using the unique identifier 191631.

11. ACKNOWLEDGEMENTS

- 11.1 The assessment was commissioned by BBH Chartered Architects. The report was prepared by Andrew Passmore, with the report illustrations prepared by Sarnia Blackmore. The documentary research was carried out by Kerry Kerr-Peterson and Charlotte Coles.

12. SOURCES CONSULTED

Devon County Historic Environment Record
Entries for 500m radius centred on the application area

Devon Heritage Centre

Stoke Fleming tithe map (1841) and tithe apportionment (1840)

Ordnance Survey first edition 25-inch Devonshire map sheet 133.8, surveyed 1885, published 1886

Ordnance Survey second edition 25-inch Devonshire map sheet 133.8, surveyed 1885, revised 1904, published 1906

Exeter Archaeology archives, Exeter City Council

Summary report on the archaeological recording undertaken on land to the rear of Stoke Farm, Stoke Fleming, South Hams, Devon

Watts, M.A., n.d. Stoke Farm, Rectory Lane, Stoke Fleming: An erstwhile Anglo-Norman Aisled Building [draft text for a paper in the *Proceedings of the Devon Archaeological Society*]

Published and unpublished sources

Department for Communities and Local Government, 2012, *National Planning Policy Framework*

English Heritage, 2008, *Conservation Principles – Policies and guidance for the sustainable management of the historic environment*

English Heritage, 2011, *The Setting of Heritage Assets: English Heritage Guidance*

Exeter Archaeology, 2006, *Land to the rear of Stoke Farm, Stoke Fleming, Archaeological Assessment*, Exeter Archaeology Report No **96.53**

Highways Agency (The), 2001, *Design Manual for Roads and Bridges*, (DMRB 2, Volume 11, quarterly revision, May 2012)

Institute for Archaeologists, 2011, *Standard and Guidance for Historic Environment Desk-Based Assessment*

South Hams District Council, 2009, *Stoke Fleming Conservation Area Appraisal*

Tait, G., 2014, *Brief for Archaeological Desk Based Assessment, Land adjacent Redstone Barn, Stoke Fleming*, HET reference **ARCH/DM/SH/22115**

Internet Sources (consulted September 2014)

British Geological Survey (www.bgs.ac.uk)

Devon historic landscape characterisation

(<http://gis.devon.gov.uk/basedata/viewer.asp?DCCService=hlc>)

Old Maps Repository (www.old-maps.co.uk)

The National Heritage List for England (www.list.english-heritage.org.uk)

South Hams District Council: (www.southhams.gov.uk)

- South Hams District Council Local Development Framework Core Strategy (2006)
- South Hams Local Development Framework: Development Policies and Development Plan Document (2010)

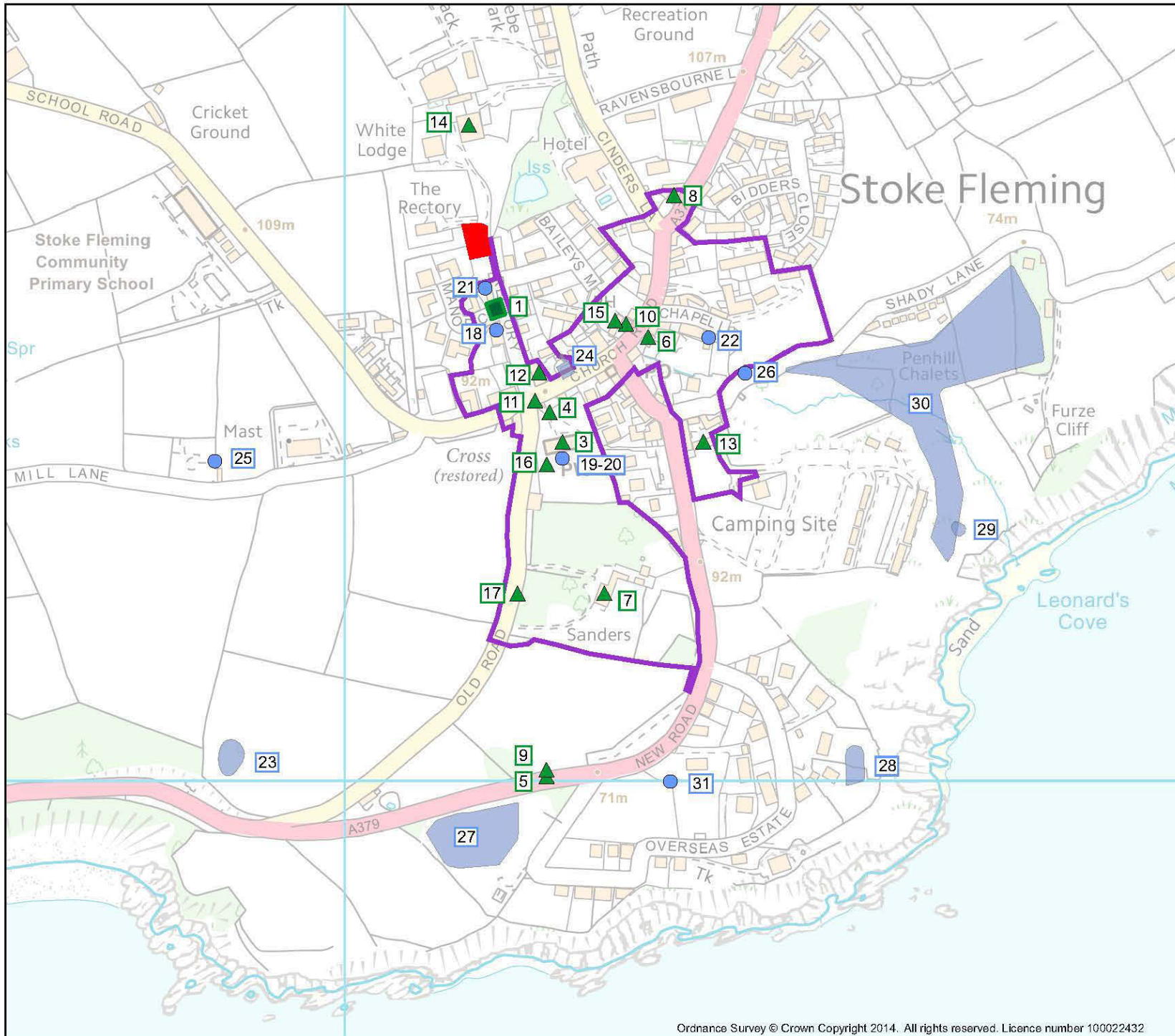


PROJECT
Land adjacent to Redstone Barn, Stoke Fleming, Devon

TITLE

Fig. 1: Site location



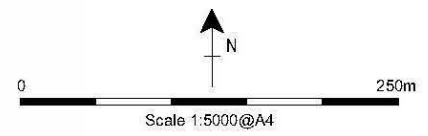


Key

- Chapel at Manor farm (Site 1)
- Stoke Fleming Conservation Area (Site 2)
- Application Area

Heritage assets

- Designated
- Non-designated



PROJECT
**Land adjacent to Redstone Barn,
 Stoke Fleming, Devon**

TITLE
Fig. 2: Location of heritage assets





Plate 1: The development site looking northwest



Plate 2: The development site looking west



Plate 3: The boundary wall with Rectory Lane looking northwest



Plate 4: The column rebuilt into the boundary wall of Manor Court



Plate 5: The development site looking south showing the top of the church tower

Appendix 1

Summary of Heritage Assets

Site No.	Devon HER ref/English Heritage no.	NGR	Form	Period	Summary (HER description with new comments in italics)	Status	Grading of significance	Setting susceptible to impact	Approx. distance from centre of application area
1	MDV8361; NHL 1002629	SX 8613 4843	Monument	Medieval	Chapel at Manor Farm A chapel at Manor Farm west of Rectory Road is reported from documentary and sources and field descriptions (see also MDV8360). There are many differences in the descriptions and interpretations. The full description and sources element of the HER entry is presented after this table.	SAM	High	No	40m to the south
2		Centred on SX 8625 4840			Stoke Fleming Conservation Area The Conservation Area covers the central core of the village centred on Dartmouth Road and incorporates a number of listed and non-designated properties and their grounds.	Conservation area	High	Yes	Adjoins the site to the east and south
3	MDV8356 and MDV89875	SX 862 483	Building	Medieval	St. Peter's Church Probably c13 in origin refashioned in C14 and C15. Drastically 'restored' in 1871 when all the roofs and most of the windows were renewed. Arcades of five bays, the three western c.1300 and the rest C15. Font C12 in red sandstone. Good brass to John Corp and wife late C14 (based on Listed Building description)	Listed Grade II*	High	Yes	180m to the southeast
4	MDV8359	SX 86189 48337	Building	Medieval and modern	Cross and War Memorial War memorial about 20 metres north of Church of St Peter in Stoke Fleming. Cross re-erected as First World War memorial. Probably 15th century cross, re-erected in 1920. Tall granite monolith about 2 metres high with octagonal tapered shaft with pyramid stops at the base and the short octagonal arms have an arris moulding; one of the arms has been replaced. It is set on a stepped granite base with lead lettering naming those who died in the First and Second World Wars. The cross, which was probably a wayside cross was formerly used as a gate-post before it was set up as a memorial. It is said to bear the marks of bomb damage from an air-raid of December 17th 1942. (<i>summarised entry description</i>)	Listed Grade II	Medium	Yes	140m to the southeast
5	MDV72361	SX 8618 4800	Building	Post-Medieval	Milestone South of Stoke Fleming, 3 Miles from Dartmouth Milestone situated 250 metres east of old road into Stoke Fleming. Against wall on north side of road. In fair condition. Retains paint cover, if a little worn. Inscribed 'To/Kingsbge/12/To/Dartmo/3'. One of a remarkable run of milestones between Kingsbridge and Dartmouth. The Kingbridge and Dartmouth Trust was founded in 1759	Listed Grade II	Medium	No	480m to the south

					but the milestones are probably 19th century in date. <i>(summarised entry description)</i>				
6	MDV89864; NHL 1325166	SX 8627 4841	Building	Post- medieval	Bay House including front garden wall adjoining south west House. Circa early C19 with later extension. Local slate rubble with stuccoed front lined out as roughcast. Slate hipped roof with deep eaves. Side stacks with roughcast shafts. Adjoining the left hand end of the front of the house the front garden wall, C19, built of slate rubble with ornate cast-iron cresting on the top. Interior: was not inspected. <i>(summarised entry description)</i>	Listed Grade II	Medium	No	165m to the southeast
7	MDV89865; NHL 1164623	SX 8623 4817	Building	Post- medieval	Sanders House. Said to have been built in 1760 for the Teage family, but appears to have been substantially remodelled and extended in the early C19, extended again in 1840. Rendered stone rubble. Bitumen coated slate 2-span roof with gabled ends and stone coping to parapets. Rendered end stacks with louvred white clay pots. Plan and development: Double depth plan of 2 front rooms with bay windows and a verandah on the south front; the main entrance on the left hand side to an axial passage behind the front rooms leading to a large stair well to the rear right. There is a 2-storey outshut behind the rear left hand room and a service wing to the rear right both of which are circa early C19 additions, and a 3-storey tower on the right hand side added in 1840. The original late C18 house probably had a central front entrance and the existing arrangement is the result of an early C19 remodelling. In the C20 the partitions between the 2 front rooms and between the axial passage and the rear left hand room have been removed. <i>(summarised entry description)</i>	Listed Grade II	Medium	No	320m to the southeast
8	MDV89867; NHL 1107991	SX 8630 4853	Building	Post- Medieval	The Old House including garden boundary walls adjoining south west and north east House, formerly known as Wembley House. Circa 1840, extended later in C19 and again in late C20. Stuccoed slate rubble with stuccoed quoins and hoodmoulds. Low-pitched 2-span slate roof with deep eaves, gable-ended to right and hipped over later C19 addition on left. Axial stack, originally gable-end stack, with 2 brick shafts. Plan: An unusual 4-storey villa with a kitchen and service rooms on the ground floor and one room on each floor above, the principal room on the first floor with the stairhall behind entered through a doorway at the back where the ground level is higher. Later in the C19 the house was extended by the addition of a 1-room plan wing on the left side where the ground is at the	Listed Grade II	Medium	No	190m to the northeast

					same level as at the back and a verandah was built across the front over an extension to the service rooms in the basement. This extension and the verandah were removed in the late C20.				
9	MDV89868; NHL 1107992	SX 8618 4800	Building	Post-Medieval	Milestone about 150 metres south south west of Sanders Circa early C19. Dressed granite monolith with a round head, about 1 metre high. Painted white with black-painted carved lettering in upper case with serifs:- TO E KINGSBG 12 TO 0 DARTM 3 The milestone is set against a stone wall on the roadside and was erected by the Kingsbridge-Dartmouth Turnpike Trust. <i>This site is probably the same asset as site 9.</i>	Listed Grade II	Medium	No	480m to the south
10	MDV89869; NHL 1107993	SX 8626 4841	Building	Post-Medieval	London Inn Probably C18, remodelled in circa early C19. Rendered stone rubble; slate hipped roof with red clay ridge tiles and deep eaves at the front. Two lateral stacks at the back, one has been truncated below the roof, the other at the left hand end has late C19 brick shaft. Plan: Situated at right angle to the road. L-shaped plan originally with 3 rooms in the front range and an entrance to the right of centre. The centre and right hand rooms were heated from lateral stacks at the back and the left hand room has a stack at the left hand end. There is a service wing at the rear of the left hand end and a large outshut in the angle behind the main range with a wide doorway onto the road; this is said to have been the farrier's shop. The ground floor partitions in the front range have been removed and it is now one large room (bar).	Listed Grade II	Medium	No	140m to the southeast
11	MDV89870; NHL 1164563	SX 8617 4834	Building	Post-Medieval	Churchyard Gateway and walls north and west of Church of St Peter Circa late C19. Pair of dressed slate gate-pier, square on plan with chamfered corner and bases, the pyramidal caps are concrete replacements. Pair of late C19 cast-iron gates with fleur-de-lis finials and a later wrought-iron overthrow with a lamp. Including the circa late C19 flanking walls of slate rubble with pitched slate capping. Either side of the gateway the walls curve outwards and to the right the wall returns along the west side of the churchyard and is ramped up to a taller section where the churchyard is higher.	Listed Grade II	Medium	Yes	130m to the southeast
12	MDV89871; NHL 1164574	SX 8618 4838	Building	Post-Medieval	The Green Dragon public house Public house, possibly originally the church house. Circa early to end C17, extended in circa late C18 or early C19 and remodelled and extended again in circa mid	Listed Grade II	Medium	No	110m to the southeast

					<p>C19. Rendered local stone rubble. Bitumen-coated slate roof over right hand end, reclad in asbestos slates over left hand end. Gable end and axial stacks, heightened in brick in late C19, the lower right hand end stack projects. Plan: Probably originally a 3-room and through or cross-passage plan, facing south, the lower end to the right (east). The hall has an axial stack at its lower right hand end and a stair turret (stairs removed) projecting at the back. The former inner room at the left end is now one large room with the hall (the bar). The inner room has a gable end stack. The lower right hand end, heated from a gable end stack, was converted into a small 2-room plan cottage with a central entrance in circa mid C19. The 1-room plan wing behind the lower end is probably a late C18 addition before the conversion of the lower end to a cottage, but the other 1-room plan wing in the angle to the left is probably contemporaneous with the conversion. The single-storey outshuts behind the higher end and the small 1-room plan wing at the front of the hall are C20 additions, the front wing probably replacing an earlier outshut, the side wall of which remains. As an alternative to a 3-room plan, the original house might have had 2-room plan with a central entrance and the lower left end may be a late addition. It is said to have been a church house originally and the 2-room plan arrangement with a large fireplace and oven at the right hand end would be consistent with this type of building.</p>				
13	MDV89872; NHL 1164601	SX 8632 4831	Building	Post-Medieval	<p>Dark Hole Farmhouse (St Leonard's Cove Caravan Park) House, formerly a farmhouse. Probably early C17, or earlier origins, remodelled and extended in C18 and circa late C19. Bitumen-coated slate hipped roof. C19 brick shafts to central axial stack and to end and rear stacks. Plan: The existing house facing south has a 4-room plan, its lower end is to the right (east). At the back of the main range there is an axial passage, 2 stair turrets and rear outshut. The room to the left of centre was probably the hall of the original house with an axial stack at its lower right hand end. If there were a cross and through passage immediately to the right of this axial stack, its lower side partition partition has been removed, the front doorway blocked and a lobby entrance created immediately to the left in front of the stack. These would probably be C19 alterations as is the axial passage along the back of the main range. The single storey outshut behind the hall is circa C18 or early C19 and the 2 storey outshut behind the lower right hand end is a later C19 addition. The 2 stair turrets</p>	Listed Grade II	Medium	No	260m to the southeast

					at the back may indicate either that the original house had an open hall or that the house was subdivided at some time. There is another front doorway into a lobby between the two left hand rooms.				
14	MDV89873 and MDV44849; NHL 1164651	SX 8611 4859	Building	Post-Medieval	Farwell House and East Farwell Rectory, now a private house in 2 occupations. Built in 1834 for the Rev. A. Farwell, extended later in C19, divided into 2 houses in C20. Stuccoed, probably stone rubble. Twin-span slate roof with gabled ends and deep eaves with paired brackets to the soffit; the gable end of the left hand cross-wing has shaped bargeboards. Rendered axial and gable end stacks with grouped octagonal shafts. Plan: Double depth plan; the original house had an almost square plan with 2 principal rooms at the front, a central entrance, or more likely an entrance on the left side into the large stairhall behind the left hand room. Later in the C19 the house was extended by the addition of 2 rooms on the left side, the front room has a canted bay overlooking the front garden and a room at the back with an axial passage between linking the stair hall to the new entrance on the left side of the house. In the C20 the house was subdivided, the two right hand rooms became East Farwell and the remainder of the house is occupied by Farwell House. The Rectory was built by the Rev. A. Farwell, who had 71 acres of glebe and a "well wooded lawn of seven acres". 'rectory' shown on OS 6" 1904 and on OS 6" 1962. <i>The rectory is also shown on the tithe map but in the later 20th-century was moved to a smaller house within its grounds, with the old rectory converted into two dwellings.</i>	Listed Grade II	Medium	No	130m to the north
15	MDV89874; NHL 1164676	SX 8624 4842	Building	Post-Medieval	Former Stables and Coach House immediately west of London Inn Stables and coach house, now used as garage and store. Probably C18 or early C19. Painted local slate rubble. Asbestos slate hipped roof. Plan: A detached building situated at right angles to the London Inn qv. Rectangular on plan. The coach house is at the left hand end with wide doorways at the front and rear. The integral stables are at the right hand end with a central doorway at the front and a loft above. The left hand end of the coach-house has been converted to lavatories.	Listed Grade II	Medium	No	140m to the southeast
16	MDV89876; NHL 1325164	SX 8618 4829	Building	Post-medieval	George Parker Bidder monument about 5 metres south of Tower of Church of St Peter Circa 1878. Granite monolith in form of an early medieval cross with short arms on a round head and with roll-moulded arrises. Stepped granite plinth with lead inscription in upper case lettering:- In memory of	Listed Grade II	Medium	No	185m to the southeast

					George Parker Bidder, born June 14th 1806, died September 20th 1878. George Parker Bidder was born in Moretonhampstead but lived at Stoke House in Stoke Fleming. He was an infant prodigy, civil engineer and mathematician. He was associated with Robert Stephenson in the London and Birmingham railway project (1834); he helped to found the Electric Telegraph Company, constructed the Victoria Docks in London and was president of the Devonshire Association.				
17	MDV90358; NHL 1325165	SX 8615 4817	Building	Post-Medieval	Gate-Piers, gate and garden wall to west and west south west of Sanders Pair of gate-piers and adjoining garden boundary wall. Circa early C19, the bases and ball finials of the gate-piers might be C18. Slate rubble, the gate-piers have granite dressings and wrought iron gate. Long tall garden wall on boundary with road to west of Sanders qv. At the South (right hand) end the wall curves back to a gateway with a pair of tall square-plan gate-piers with cyma-moulded granite bases and square granite caps with ball finials; the flanking walls are curved and have terminal piers. The C19 wrought iron 6-bar gate with cross-bracing and stiles scrolled over the top rail. At the left hand (north) end a pair of tall plain slate rubble gate-piers with pyramidal caps and C19 slate rubble gate-piers with pyramidal caps and C19 wrought-iron gate. The wall continues to the left (north) of this gateway as a kitchen garden wall and here it is even taller.	Listed Grade II	Medium	No	240m to the southeast
18	MDV8360	SX 8614 4842	Monument	Early Medieval to Medieval	Manor The site of the domesday manor of Stoc and of an earlier Saxon estate. It included Little Dartmouth, North Dawney and the site of present-day Kingswear. In a garden adjoining the church are some crumbling masses of red sandstone which formed part of the ancient manor house. Round pillar with ornamental top of sandstone, built into wall of shed, and some cut stones, said to be the only remains of the house now existing. Neither pillar nor stones are visible from the outside. Both Murray's handbook and White's directory refer to the remains as being in a garden by the church which can hardly apply to the manor farm site at Rectory Road. There has been modern redevelopment to the east of the churchyard, and although the most likely area is the large house and garden to the south, nothing was found to conform to the description of the remains. <i>(summarised entry description)</i>		Unknown	No	40m to the south
19	MDV8357	SX 862 483	Findspot	Medieval to Post-Medieval	Memorial brasses in St Peter's Church There is a memorial brass at the entrance to the chancel dedicated to John Corp who died in 1361 and		Low	No	180m to the southeast

					his granddaughter, Elynore, who died in 1391. There is a 17th century brass dedicated to Elias Newcomen (<i>summarised entry description</i>)				
20	MDV8358	SX 862 483	Findspot	Post-medieval	Church plate A chalice. A goblet. An ovate bowl, foot with beading. Inscription: "ex dono margaret southcote anno 1777". Marks: t h (thomas heming) and london hallmarks for 1776. Cover like a tea kettle lid with cone as finial. Paten: a waiter with three feet and a beaded edge. Marks and arms as on chalice. Flagon: handsome bellied flagon. Inscription: "ex dono henrici southcote anno 1777. " arms and marks as on chalice. Alms dish. Large waiter.		Low	No	180m to the southeast
21	MDV59632	SX 8614 4842	Monument	Post-medieval	Barns at Manor Farm The existing barns appear to have formed part of a substantial farmyard of 18c or 19c date, and the buildings themselves are of this period. They contain slit windows, as well as arched windows with red sandstone voussoirs indicating the former high status of the structures. They are shown on the 1841 tithe map, and on OS maps of late 19c. In addition the fragmentary remains of earlier walls were visible around the site. These included sections of red sandstone walling, some with putlog holes, possibly indicative of medieval date. All structures apparently of agricultural use, although the position of a possible fireplace associated with a domestic building was identified. The quality of these buildings suggests that they could have belonged to the manor farm. <i>The barns have been converted into residential use, and the other walls removed. A red sandstone column has been built into a new boundary wall.</i>		Low	No	15m to the south
22	MDV72677	SX 8633 4840	Monument	Post-Medieval	Congregational Chapel, Stoke Fleming Site of 'Congregational Chapel' marked on 1880s-1890s first edition 25 inch Ordnance Survey map.		Low	No	220m to the southeast
23	MDV44841	SX 8589 4802	Monument	Modern	Quarry, West Side of Old Road 'quarry' shown on OS 6" 1907 but not on OS 6" 1963		Negligible	No	505m to the southeast
24	MDV73022	SX 8620 4838	Monument	Post-medieval	Tremlett House, Church Street, Stoke Fleming Site of house shown on 1880s-1890s and 1904-1906 25 inch Ordnance Survey maps. Site of Georgian house/mansion. Surviving remains include front wall to base of window sills and gable end. House apparently bombed in 1943 and filled in/levelled. (<i>summarised entry description</i>)		Negligible	No	120m to the southeast
25	MDV78465	SX 8587 4829	Monument	Post-Medieval	Building, North Side of Mill Lane Building, north side of Mill Lane. Visible on Ordnance Survey 1880s First Edition 25 inch map. Aerial Photograph. Bluesky, 2006 - 2007, Bluesky aerial photographs - Building shown slightly to the east, likely		Negligible	No	305m to the southwest

					not to be the one shown on historic mapping.				
26	MDV79734	SX 8636 4837	Monument	Post-Medieval	Spring Head, Shady Lane Possible Toll Collector's Booth, Shady Lane, Stoke Fleming Structure on the boundary wall of Stoke House (probably early 19th century), and likely to be contemporary with it. A high quality brick arch with a keystone dated 1833. The remainder of the structure is of local stone with a spring on the eastern side. Probably a well rather than a tollman's shelter, as it is not on a main road.		Low	No	250m to the southeast
27	MDV104554	SX 8612 4795	Monument	Post-Medieval	Catch Meadow south of Stoke Fleming A catch meadow of probable 19th century date is visible as a series of earthwork ditches on aerial photographs from 1943 onwards, to the south of Stoke Fleming. The catch meadow covers an area of approximately 0.42 hectares of south facing slope and comprises a series of parallel gutters which measure less than 2m in width. It is unclear from the aerial photographs alone with which farm this water meadow system might have been associated with. Not being directly linked to a farmstead it probably operated as a 'detached' system. The catch meadow remains visible as a series of earthwork ditches on aerial photographs up to 1946, although appears to have been levelled by 1951. (<i>summarised entry description</i>)		Negligible	No	530m to the south
28	MDV104555	SX 8647 4801	Monument	Post-Medieval	Quarry southeast of Stoke Fleming Two quarries of 19th century date are visible as earthwork pits on historic maps of approximately the 1880-90's and on aerial photographs from 1941 onwards, to the southeast of Stoke Fleming. The northern-most quarry is circular in shape, measures approximately 14m in diameter and is first depicted on historical mapping of the 1880-s-90's. A second possible quarry, or an associated earthwork pit feature of the main quarry, lies approximately 9m to the south, is semi-circular in shape and measures approximately 16m in diameter. This feature is not depicted on historical mapping and has been infilled by 1951. The northern most quarry remains visible as an earthwork pit on aerial photographs up to 1976 and has been infilled and converted into a swimming pool by 1983. (<i>summarised entry description</i>)		Negligible	No	555m to the southeast
29	MDV104556	SX 8656 4823	Monument	Post-Medieval	Quarry southeast of Stoke Fleming A possible quarry of modern date is visible as an earthwork pit on aerial photographs from 1941 onwards, to the southeast of Stoke Fleming. The quarry is sub-oval in shape and measures approximately 14m in length. The quarry, which is not depicted on the second edition Ordnance Survey map of between the 1880's-		Low	No	505m to the southeast

					90's, is first visible on aerial photographs of 1941 and remains visible on digital images derived from aerial photographs taken in 2006.				
30	MDV104557	SX 8654 4840	Monument	Post-Medieval	Catch meadows east of Stoke Fleming Catch meadows of probable 19th century date are visible as a series of earthwork ditches on aerial photographs from 1943 onwards, to the east of Stoke Fleming. The catch meadows cover an area of approximately 2.7 hectares of south facing and east facing slope to the east of Stoke Fleming. The system comprises a series of parallel gutters which measure less than 2m in width and appear to tap a spring fed stream that rises approximately 260mm to the west. Two separate gutters are visible as earthwork ditches to the north and appear to form part of a separate system. It is unclear from the aerial photographs alone with which farms these water meadow systems might have been associated with. Not being directly linked to a farmstead it probably operated as a 'detached' system. The catch meadows remain visible on aerial photographs up to 1983, although it's survival on aerial photographs after this date is unclear. (<i>summarised entry description</i>)		Negligible	No	435m to the southeast
31	MDV71841	SX 863 480	Monument	Modern	Dartmouth Site A5, AA Battery Light AA Battery at Site 'A5', Dartmouth. Equipped with a single 40mm Bofors gun on a MkII platform. No manning information recorded.		Negligible	No	510m to the southeast

**DEVON COUNTY HISTORIC ENVIRONMENT RECORD ENTRY MDV8361
FULL DESCRIPTION OF MONUMENT AND SOURCES**

Monograph. Scott-Tucker, J. J. (Maj.)

Monograph. Dean Milles, 1850

Ordnance Survey Archaeology Division Card. Ordnance Survey Archaeology Division, 1953, SX84NE1

Round pillar with ornamental top of sandstone built into wall of shed and some cut stones said to be the only remains of the house now existing. Neither pillar nor stones are visible from outside. Remains of manor house. Other details: Plan.

Monograph. White, W., 1968, Reprint of History, Gazetteer and Directory of Devonshire

Chapel on Manor Farm (also described as remains of manor house). In a garden near the church are some remains of the ancient Anglo-Norman manor house consisting of three arches of red sandstone and some of its other remains are seen in the columns and capitals worked up in neighbouring buildings.

Schedule Document. Department of Environment, 1971, Site of Chapel at Manor Farm

Site of chapel on Manor Farm. A column with a broken scalloped capital standing about 2.4m high has been incorporated in a now derelict farmshed. Another column was removed recently. They form part of the aisle arcade of a Norman church or chapel probably associated with the manor held by Richard the Fleming in the 12th century. A description by Jeremiah Milles, Precenter of Exeter Cathedral c.1750, reads, 'I observed in ye village about halfway between ye parsonage and ye church the remains of an old chapel and oratory which has long since been converted into a dwelling house. The building as far as I could judge by its remains was about 15 paces long. It consisted probably of a nave and two aisles which were divided by two large round pillars about 7 feet high and 2 feet in diameter with very ancient square capitals supporting 3 painted arches of hewn stone. The nave was 6 paces broad, I could not produce ye last information about ye use or original of ye building'. The standing remains and site are in danger should the farmyard be reorganized as has been suggested locally. Other details: Monument 903.

Site Visit. Robinson, 1983, Site of Chapel at Manor Farm

DoE Field Monument Warden visit.

Site Visit. Ordnance Survey Archaeology Division, 1986, Site of Chapel at Manor Farm

Evaluation of this monument is difficult. Not only are the ascriptions 'Manor House' and chapel confused but the details given in 1951 and 1971 cannot be reconciled with current observations, and it is unlikely that the remains were 'in situ'. There is no pillar and no capital in the yard or any of the farm buildings. The farmer had a vague recollection of a pillar but nothing now remains. The pillars were probably not of blocks but the arches between them were, according to White's Directory, and it is these blocks which occur in the shed and the barn on the east side of the yard. All are of red sandstone, similar to the blocks used in the nave arches of the parish church. Twenty three form window arches in the barn, four are built into the south west corner of the shed, with another two on the ground, and one is in the outer face of the south wall of the yard. They are about 8 inches square and 1 foot long, some slightly segmented. If White's Directory is correct, one of the 1841 barns, perhaps the eastern one, was still rather as Dean Milles saw it in 1750, but there is now nothing above ground that warrants a continuation of the scheduling order.

Report - Assessment. Exeter Archaeology, 1996, Land to the Rear of Stoke Farm, Stoke Fleming. Archaeological Assessment

No trace of column or capital found within existing fabric of standing barns or within the other ruined walls around the site. Local inhabitants can recall the location of the structures and appear to have seen them within living memory. Location said to be about midway between Sweets Cottages and the barn fronting onto Rectory Lane. The area has been cleared in recent years. Although documentary references are confused, it seems beyond doubt that a large, high status building of presumably Norman date once existed on this site but whether ecclesiastical or secular, is unclear. It appears that the final above-ground remains of the building were removed around the time that the site was actually scheduled.

SOURCES

Monograph: Scott-Tucker, J. J. (Maj.). Parish of Stoke Fleming.

Monograph: Dean Milles. 1850. Parochial History of Devonshire.

Report - Assessment: Exeter Archaeology. 1996. Land to the Rear of Stoke Farm, Stoke Fleming. Archaeological Assessment. Exeter Archaeology Report.

Site Visit: Ordnance Survey Archaeology Division. 1986. Site of Chapel at Manor Farm. Not applicable.

Site Visit: Robinson. 1983. Site of Chapel at Manor Farm. Field Monument Warden Visit.

Schedule Document: Department of Environment. 1971. Site of Chapel at Manor Farm. The Schedule of Monuments.

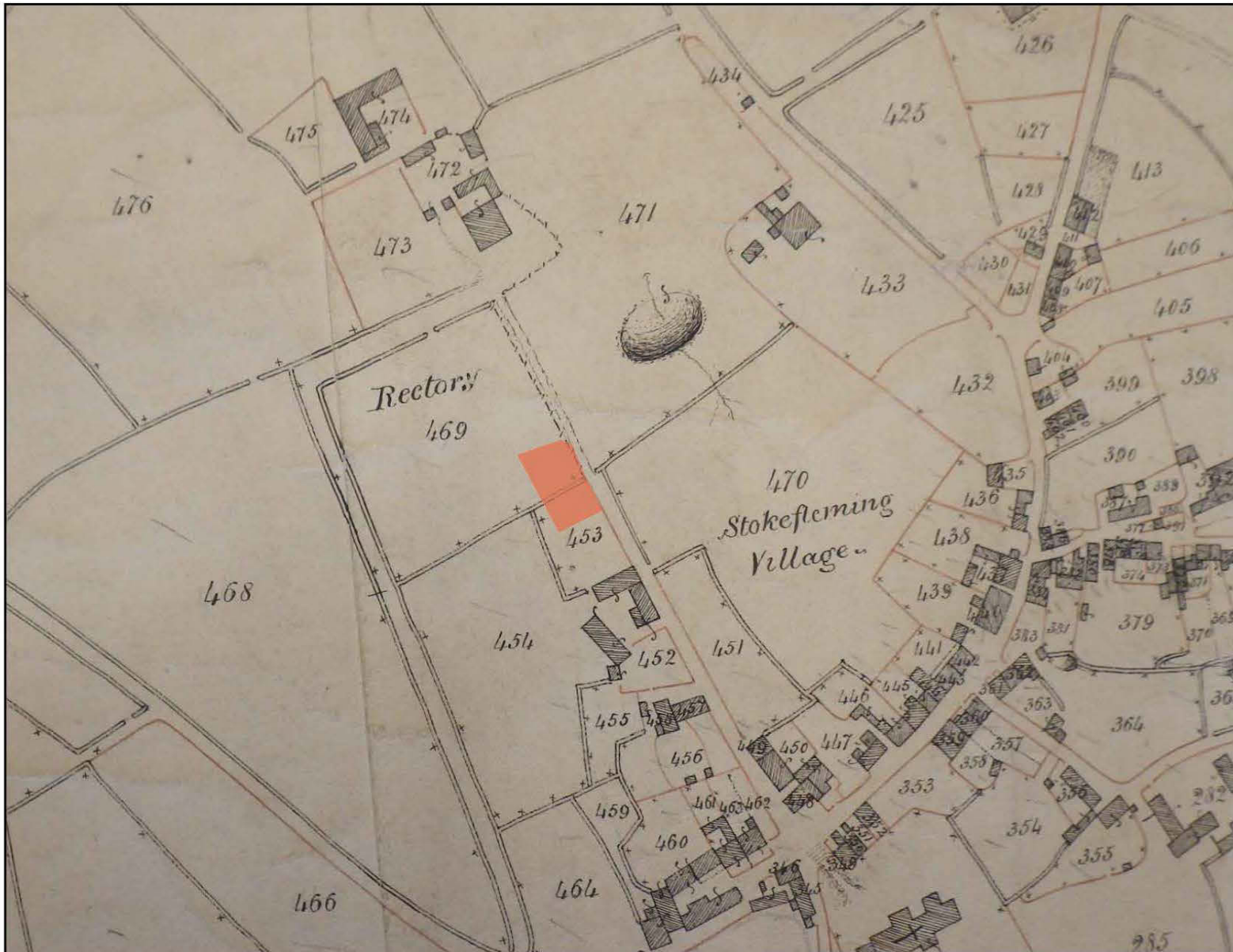
Ordnance Survey Archaeology Division Card: Ordnance Survey Archaeology Division. 1953. SX84NE1.

Ordnance Survey Archaeology Division Card.

Monograph: White, W.. 1968. Reprint of History, Gazetteer and Directory of Devonshire. White's 1850 Devon.

Appendix 2

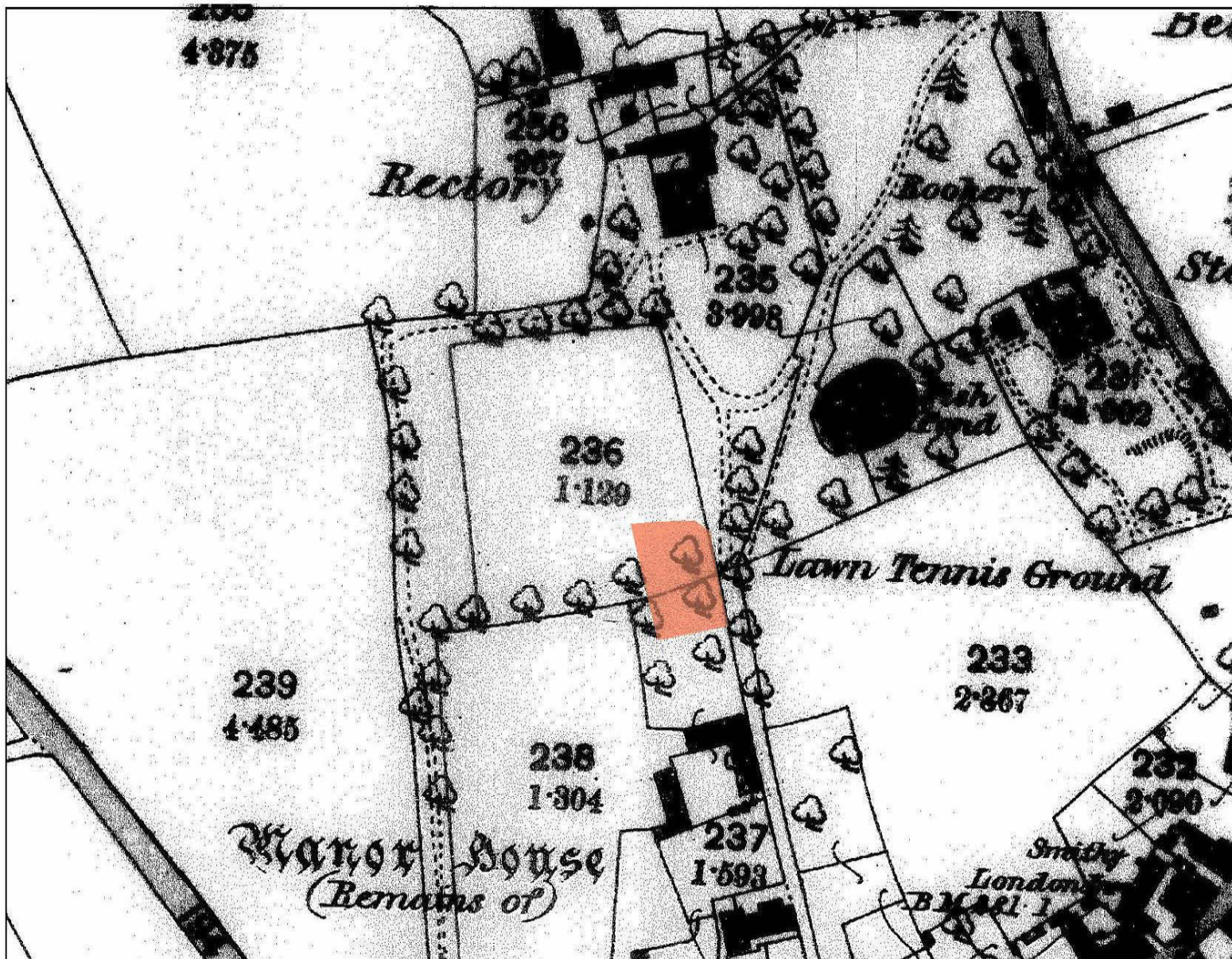
Historic Map Extracts



 Application area

PROJECT
Land adjacent to Redstone Barn,
Stoke Fleming, Devon

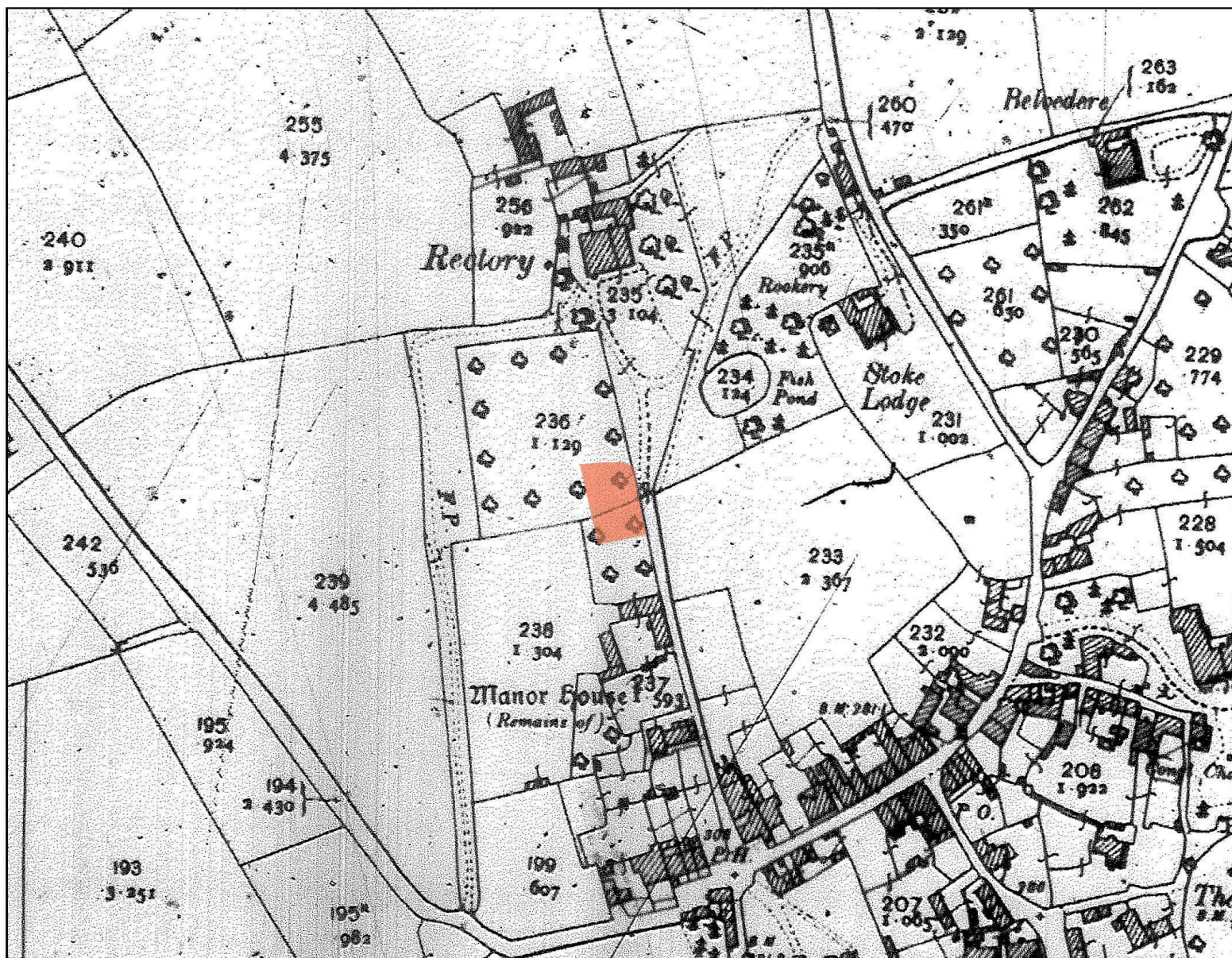
TITLE
Map 1: Extract from the Stoke
Fleming tithe map, 1840



 Application area

PROJECT
Land adjacent to Redstone Barn,
Stoke Fleming, Devon

TITLE
Map 2: Extract from the Ordnance
Survey first edition 25-inch
Devonshire map sheet 133.8,
surveyed 1885, published 1886



Application area

PROJECT

Land adjacent to Redstone Barn,
Stoke Fleming, Devon

TITLE

Map 3: Extract from the Ordnance
Survey second edition 25-inch
Devonshire map sheet 133.8,
surveyed 1885, revised 1904,
published 1906

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