

FORMER CAR PARK OF THE SEVEN STARS INN,  
KENNFORD, KENN, DEVON

(NGR SX 91564 86373)

Results of an archaeological watching brief

Planning reference: Teignbridge District Council  
14/02407/FUL, condition 5

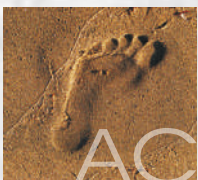
---

Prepared by:  
Dr Paul Rainbird

On behalf of:  
Paul Norrish

Document No: ACD1045/2/1

Date: August 2015



AC archaeology

---

# FORMER CAR PARK OF THE SEVEN STARS INN, KENNFORD, KENN, DEVON

(NGR SX 91564 86373)

## Results of an archaeological watching brief

Planning reference: Teignbridge District Council 14/02407/FUL, condition 5

---

### CONTENTS

	<i>Summary</i>	
1.	Introduction	1
2.	Historical and archaeological background	1
3.	Aims	2
4.	Methodology	2
5.	Results	2
6.	Discussion	3
7.	Conclusion	3
8.	Archive and OASIS	3
9.	Acknowledgements	3
10.	References	4

### List of figures

- Fig. 1: Location of site  
Fig. 2: Site plan showing areas observed and location of archaeological features  
Fig. 3: Sections

### List of plates

- Plate 1: General view of the site, viewed from the northeast  
Plate 2: Wall 005, viewed from the south  
Plate 3: Wall 014 beneath brick wall 015, viewed from the west  
Plate 4: South-facing section of wall 016  
Plate 5: Well F010, viewed from the west  
Plate 6: Posthole F012, viewed from the north

## Summary

*An archaeological watching brief was carried out by AC archaeology during July 2015 in the former car park of the Seven Stars Inn, Kennford, Kenn, Devon during the construction of two new dwellings. The development occupies an area of approximately 68 square metres within a former car park on level ground at the historic centre of the village.*

*Made ground and demolition deposits, three wall foundations, a well and a posthole were recorded during the watching brief. The walls may be associated with two post-medieval houses identified in historic mapping. No finds were recovered with those observed on site being of modern date.*

### 1. INTRODUCTION (Fig. 1)

- 1.1 This document sets out the results of an archaeological watching brief undertaken by AC archaeology between 8 and 29 July 2015 during the construction of a residential development at the former Seven Stars Inn Car Park, Kennford, Kenn, Devon (SX 91564 86373). The works were commissioned by Paul Norrish and required by Teignbridge District Council under condition 5 of the grant of planning permission (reference 13/02407/FUL) for "erection of two dwellings in former car park". Guidance on the scope of the archaeological investigations has been set out in a brief provided by the Devon County Historic Environment Team (DCHET; Reed 2014).
- 1.2 The site is the former car park of the Seven Stars Inn, located on the west side of the main road through Kennford, opposite the public house. It covers an area of approximately 68 square metres and is situated on level ground at a height of approximately 40m aOD. The underlying geology is Permian breccia of the Heavitree Breccia Formation.

### 2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 2.1 The site is located in the historic core of Kennford which is recorded as a borough in 1340 (Devon Historic Environment Record no. MDV21828). It is positioned alongside the main road through the village, which follows the line of the former A38. The plot is located to the south of the junction of the main road with the former Bulford Lane, which was replaced by a residential road, Rayners, in the second half of the 20th century.
- 2.2 The 1841 tithe map depicts two tenements with houses on the site, located on the street frontage and with gardens to the rear. The associated apportionment lists that the two plots (555 and 556) were not subject to tithes, and no further details are given. The two properties, with minor changes to their footprints, were depicted on Ordnance Survey maps until the 1960s, when they, along with two further attached cottages to the north, appear to have been demolished, perhaps to improve vehicle access to the residential development Rayners. Probably in association with this, the plot was cut back to make a visual splay and thus cutting over the frontages of the former properties at this location. A bus stop and wide pavement covers the area of the former frontages.
- 2.3 The adjacent properties to the south are three Grade II Listed cottages (National Heritage List no. 1097693), described as 18th- or 19th-century remodelling of an earlier single house.

### 3. AIMS

- 3.1 The objective of the works was to observe, investigate, excavate and record any surviving below-ground archaeological artefacts and deposits exposed during the groundworks, with particular emphasis for any evidence of settlement of post-medieval or earlier date.

### 4. METHODOLOGY

- 4.1 All monitoring and recording was carried out in line with a written scheme of investigation prepared by AC archaeology (Passmore 2014).
- 4.2 All excavations were undertaken with a 360° mechanical excavator fitted with a toothless bucket. Material was removed to the required formation level or the top of significant archaeological deposits. Where possible all features and deposits revealed were recorded using the standard AC archaeology pro-forma recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 2* (revised August 2012). Detailed sections or plans were produced at a scale of 1:20 or 1:50 as appropriate.

### 5. RESULTS (Figs 2-3; Plates 1-6)

#### 5.1 Introduction

The watching brief comprised observation of the excavation of trenches for foundations down to natural subsoil (013 which comprised dark red silty clay), following removal of the modern car park surface and make-up. The trenches generally measured 0.70m wide by 0.60m deep, although the northeast corner was excavated to 1m in order to allow for the removal of wall 016. Three sections of stone wall footings, a well and a posthole were exposed and recorded. The relevant plan and sections are included as Figs 2-3.

#### 5.2 The stone wall footings 005, 014 and 016

Wall 005 was aligned N-S and exposed over a length of 0.80m. It was generally 0.40m wide with an extension to 0.70m wide on the east side where a cement floor (004) was exposed. It was constructed of grey sandstone blocks measuring up to 0.25 by 0.20 by 0.10m, with only a single course surviving that was bonded using red sandy clay.

Wall 014 was exposed for a length of 1.65m as an elevation in the west side of a north-south aligned foundation trench. It was up to two courses and 0.20m high constructed of grey sandstone blocks measuring up to 0.15 by 0.10m and poorly bonded with red clay and patches of white lime mortar. It appeared to have been used as the footings for a modern brick wall (015).

Wall 016 was exposed for a length of 3.20m and measured 0.80m wide and survived to a maximum height of 0.50m in up to six courses. It was constructed of (often large) grey sandstone blocks, some measuring at least 0.50 by 0.35 by 0.30m, in rubble coursing and bonded in a soft light yellow lime mortar with flint/chert inclusions. It formed the southwest corner of a building. The wall had been constructed within a foundation trench (F017). It appears that the wall was still standing, although as a boundary rather than a house wall, when a concrete layer (019) was laid, abutting it on either side and sealing on the external west side a garden deposit (018). The top of the concrete layer was covered with evidence of burning presumably related to the patches of evidence for conflagration on the building to the south.

### **5.3 The well (F010)**

Well F010 was located in the southwest of the site and measured 1m in diameter. The well had a modern capping of slate slabs and brick bonded with cement. Although there was a void beneath the capping this was probably due to the settling of a backfill (009) consisting of greyish brown clayey silt.

### **5.4 The posthole (F012)**

Probable posthole F012 was located 0.95m northwest of well F010. It measured 0.45m long, 0.30m wide and 0.11m deep. It contained a single fill (011) consisting of greyish brown silty clay from which there were no finds.

## **6. DISCUSSION**

**6.1** The majority of the development site was found to match the rear gardens to houses depicted on historic maps. The well was marked on the 1st edition Ordnance Survey map dated 1889. It is located to the rear of the property marked as plot 555 in the 1841 tithe map. The posthole may be associated with the well, but is of unknown function and date. Wall 005 and similarly aligned stone wall footings 014 should be associated with the same property although wall 014 was of a much poorer build quality but despite this had been used to underpin a more recent brick wall. Local residents say that a brick house in this location was gutted by fire and there is certainly much evidence of burning associated with the brick wall. The poorly surviving foundations for this property were exposed only for a short distance and its footprint was established as not extending further north where the made ground directly overlaid the natural subsoil (013). Further north again a well-made stone wall 016 with a return to the north was aligned east-west and appears to mark the southwest corner of the neighbouring building to the north (tithe map plot 556). This had substantial foundation stones set within a large foundation trench.

**6.2** No finds and no dating evidence for the stone wall foundations were present.

## **7. CONCLUSION**

**7.1** The watching brief has largely confirmed the evidence of historic mapping that the site has been the location of dwellings dating back to at least the late post-medieval period. There was a lack of finds of pre-modern date which may be due to considerable disturbance of the site in the 20th century following the demolition of the buildings.

## **8. ARCHIVE AND OASIS**

**8.1** The paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthams Workshops, near Exeter, Devon, EX5 4LQ. The digital archive will be deposited with the Archaeology Data Service.

**8.2** An online OASIS entry has been completed, using the unique identifier 219412, which includes a digital copy of this report.

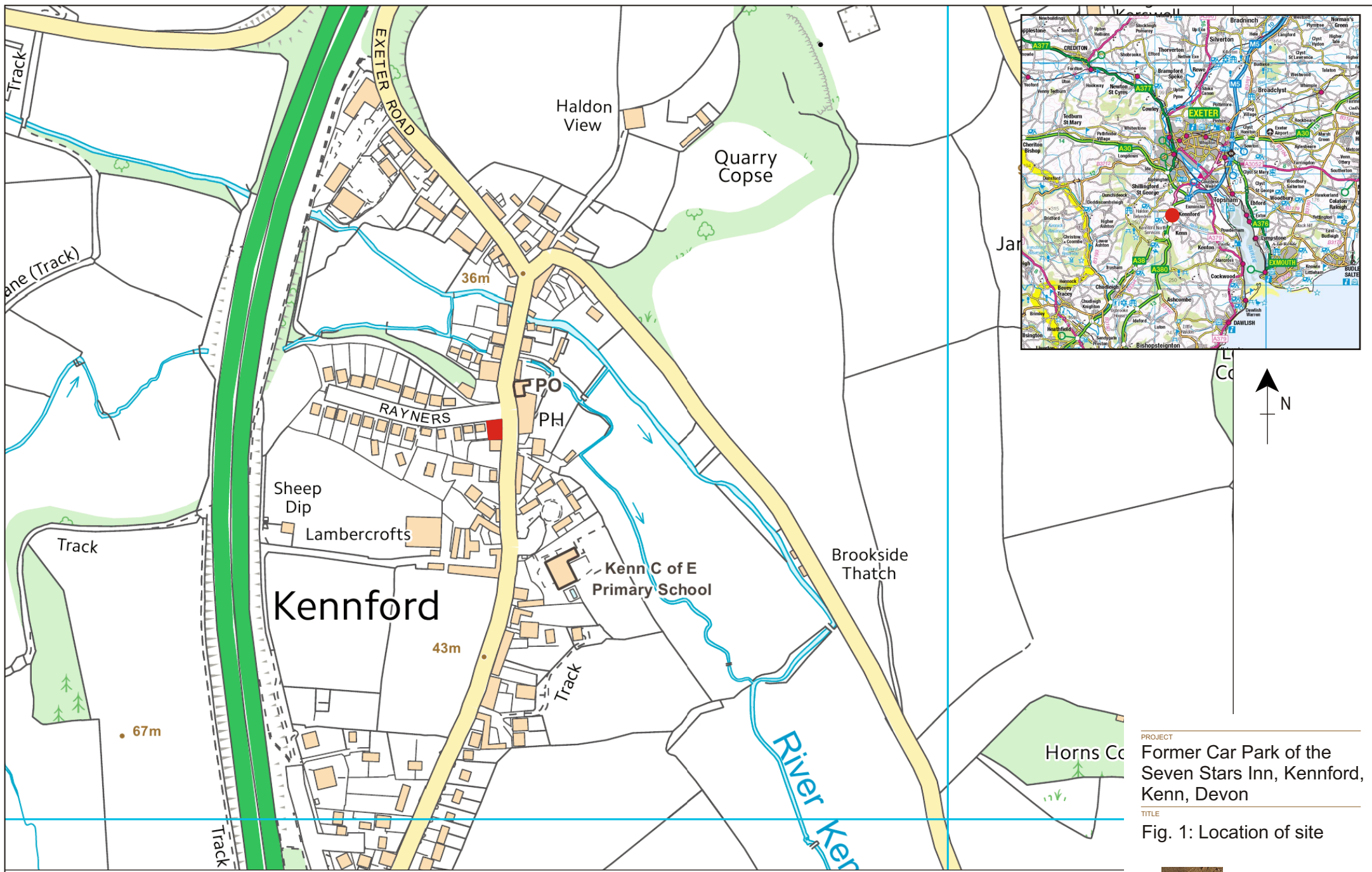
## **9. ACKNOWLEDGEMENTS**

**9.1** The evaluation was commissioned by Paul Norrish and managed for AC archaeology by Andrew Passmore. The site work was undertaken by Abigail Brown, Paul Cooke and Paul

Rainbird, with the figures prepared by Elisabeth Patkai. The collaborative role of Stephen Reed, DCHET Archaeology Officer, is duly acknowledged.

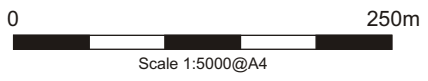
## 10. REFERENCES

- Passmore, A., 2014, *Seven Stars Car Park, Kennford, Kenn, Devon, (NGR SX91564 86373, Written Scheme of Investigation for an Archaeological Watching Brief, Planning reference: Teignbridge District Council 14/02407/FUL, condition 5, AC archaeology document no. ACD1045/1/0.*
- Reed, S., 2014, *Brief for Archaeological Monitoring and Recording, Seven Stars Hotel, Kennford, Kenn, Teignbridge, Devon, DCHET reference ARCH/DM/TE/22474.*



PROJECT  
 Former Car Park of the  
 Seven Stars Inn, Kennford,  
 Kenn, Devon

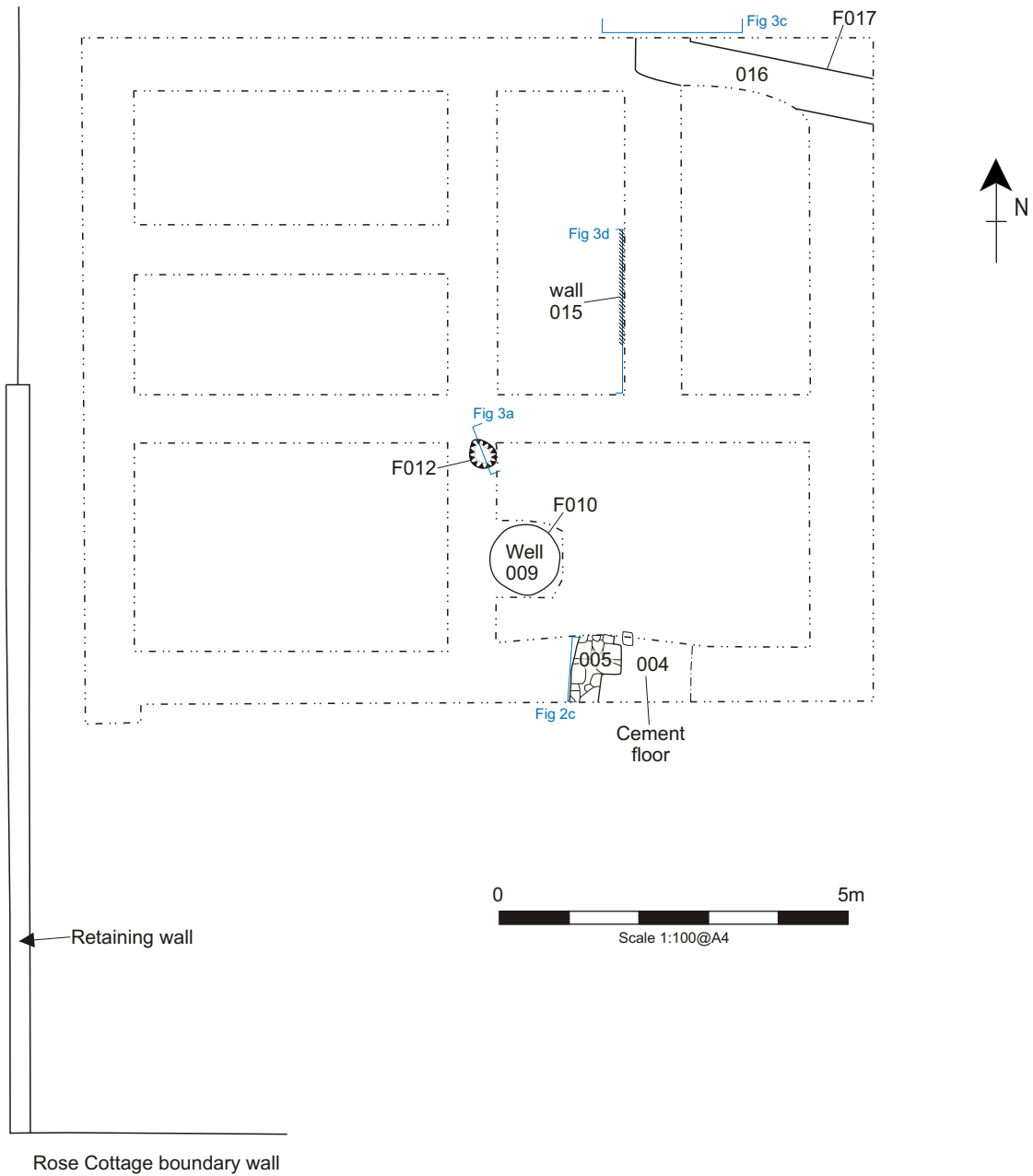
TITLE  
 Fig. 1: Location of site



Ordnance Survey © Crown Copyright 2015. All rights reserved. Licence number 100022432







PROJECT

Former Car Park of the Seven Stars Inn,  
Kennford, Kenn, Devon

TITLE

Fig. 2: Site plan showing areas  
observed and location of  
archaeological features

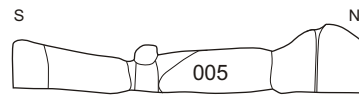




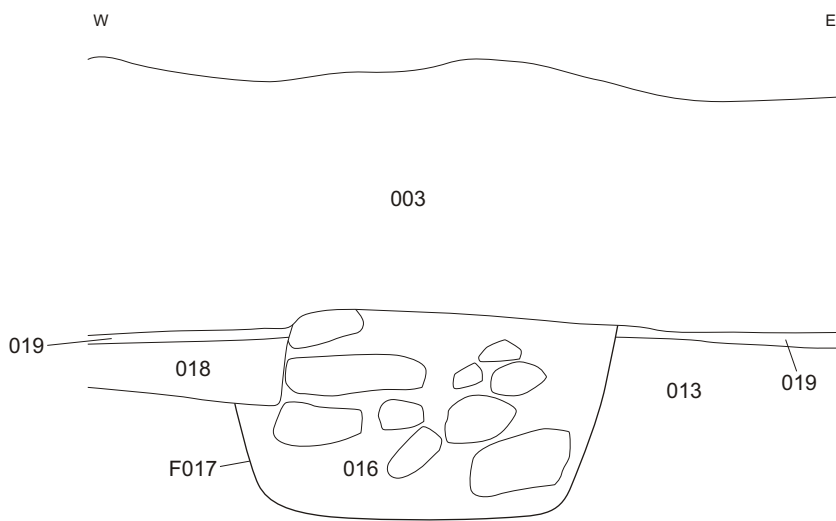
a) Profile of posthole F012



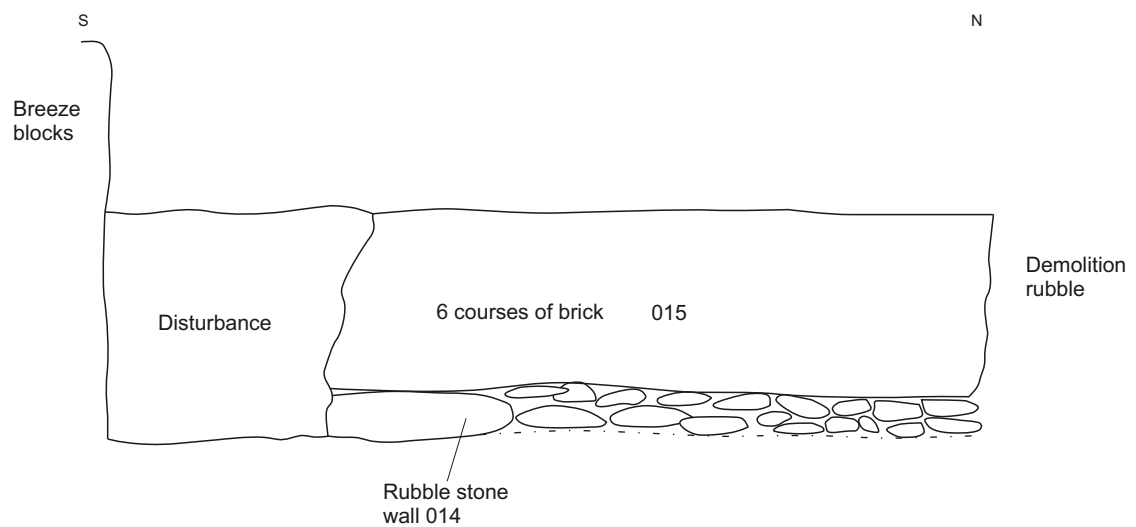
b) West elevation of wall 005



c) Section of wall 016



d) East-facing section of west footing



PROJECT

Former Car Park of the Seven Stars Inn,  
Kennford, Kenn, Devon

TITLE

Fig. 3: Sections



Plate 1: General view of the site, viewed from the northeast



Plate 2: Wall 005, viewed from the south (scale 1m)



Plate 3: Wall 014 beneath brick wall 015, viewed from the west (scale 1m)





Plate 4: South-facing section of wall 016 (scale 1m)



Plate 5: Well F010, viewed from the west (scale 1m)



Plate 6: Posthole F012, viewed from the north (scale 0.40m)

### Devon Office

AC archaeology Ltd  
Unit 4, Halthaies Workshops  
Bradninch  
Nr Exeter  
Devon  
EX5 4LQ

Telephone/Fax: 01392 882410

### Wiltshire Office

AC archaeology Ltd  
Manor Farm Stables  
Chicklade  
Hindon  
Nr Salisbury  
Wiltshire  
SP3 5SU

Telephone: 01747 820581  
Fax: 01747 820440

[www.acarchaeology.co.uk](http://www.acarchaeology.co.uk)