

8 COCKPIT HILL, CULLOMPTON, DEVON

(NGR ST 0207 0704)

Results of Historic Building Recording and Archeological Monitoring and Recording

Mid Devon District Council Planning Permission
Reference: 15/01579/FULL (Condition 3)

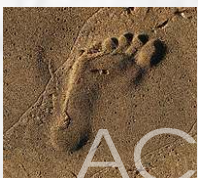
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On behalf of:
Press Properties

Report No: ACD1533/2/0

Date: July 2018



archaeology

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The views and recommendations expressed in this report are those of AC archaeology and are presented in good faith on the basis of professional judgement and on information currently available.

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Summary

Historic building recording and archaeological monitoring and recording was undertaken by AC archaeology during January 2017 and July 2018 at 8 Cockpit Hill, Cullompton, Devon (ST 0207 0704).

The archaeological monitoring of groundworks recorded the remains of part of a 16th to 18th century stone structure with associated cobbled surface. A separate but contemporary probable stone-built garderobe pit and a 19th century rubbish pit were also exposed. The building remains correspond well with part of a projecting rear range shown on a 1633 map of Cullompton, while the historic building recording demonstrated that part of the existing property was also of probable 17th century origin.

The historic building recording and historic map evidence showed that the site was partially re-developed during the late 19th century, with a new rear range, acting as a workshop, built on a different alignment to the original one. The finds recovered came predominantly from the garderobe and largely comprised sherds of post-medieval pottery dating from the 16th to the 18th centuries, but also fragments of clay tobacco pipes and the butchered bones of cattle and sheep.

1. INTRODUCTION

- 1.1 Historic building recording and archaeological monitoring and recording (controlled watching brief) was undertaken between January 2017 and June 2018 prior to partial demolition and during conversion and re-development of four dwellings at 8 Cockpit Hill, Cullompton, Devon (NGR ST 0207 0704). The work was required by Mid Devon District Council as condition 3 of planning permission reference 15/01579/FULL, following consultation with the Devon County Council Historic Environment Team.
- 1.2 The site lies close to the town centre and occupies a sub-triangular plot on the southwest side of Cockpit Hill. Prior to commencement, the site comprised the existing street frontage property, with a workshop range extending to the rear and yard to the north (Fig. 1). It lies on ground that slopes gradually down to the south at around 56m aOD (above Ordnance Datum), with the underlying solid geology comprising sandstone of the Cadbury Breccia Formation, beneath a Diamicton colluvial superficial deposit (British Geological Survey Online Viewer).
- 1.3 The archaeological work comprised the historic building recording of the southern northeast to southwest range of the property. Then, following the demolition of the projecting west portion of the southern range, the groundworks associated with the construction of three new dwellings were monitored.

2. ARCHAEOLOGICAL BACKGROUND

- 2.1 The site is located on the southern side of Cullompton's historic core. A settlement at Cullompton is recorded as early as AD880, when it was 'Columntune'. Throughout most of the medieval period it was a royal holding. The parish church dates to the 15th century, but is probably the site of an earlier complex dating to the late Saxon period.
- 2.2 Cockpit Hill is located in an area that was expanded into during the post-medieval period and comprised an area principally associated with commercial activity (Radcliffe 2013). The name Cockpit Hill suggests that cock fighting took place at a location in this street (Devon County Council Historic Environment Record ref. MDV43037).

- 2.3** The earliest map depicting the site is an estate map that dates from 1633 (Devon Heritage Centre ref 2650Z/Z a-b). This shows properties lining Cockpit Hill with yards to the rear. A building is depicted in the approximate position of the site is shown with a long projecting range to the rear.
- 2.4** A fire insurance town survey dated 1831 (Devon Heritage Centre ref ZAHS/MP/1) and the 1841 Cullompton parish tithe map show the site in more detail. On the 1831 survey the property is annotated 'Brice's Malthouse' and shown as L-shaped with a short street frontage compared with a long rear range which sits perpendicular to the front. It is marked as having a tiled or slated roof and is surrounded by gardens except at the front where it is joined to the south by a thatched property. This is a stark contrast to the more densely built up frontage as shown in the 1633 map and may be due to one of the many fires that plagued Cullompton leading up to the great fire of 1839 (Hoskins 1954, 380). The 1841 tithe map shows the area as still not very built up and the rear range now appears to be missing, with a small rear range added to the neighbouring house to the south. The 1842 tithe apportionment names the plot (no. 2410) as 'House, Malthouse and Garden' owned by John Brice and occupied by William Broom, John Oddy, Thomas Ascott and John Poke. The First-Edition Ordnance Survey 25-inch map of 1889 shows a building range that extends fully to the rear of the plot by this date, with this plan corresponding with the arrangement of the site prior to the commencement of the development.

3. AIMS

- 3.1** The aim of the historic building recording was to preserve by record the structural fabric of the property and interpret its historical development prior to commencement.
- 3.2** The aim of the archaeological monitoring and recording was to record any archaeological features or deposits exposed during the groundworks associated with the scheme. This was with particular reference for potential evidence for post-medieval occupation of the site.

4. METHODOLOGY: HISTORIC BUILDING RECORDING

- 4.1** The recording was undertaken with reference to the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (2014), and Historic England's *Understanding Historic Buildings: A guide to good recording practice* (2016).
- 4.2** A rapid desk-based appraisal, comprising an assessment of relevant historic maps, and data held at the Historic Environment Record (HER), was undertaken.
- 4.3** A site visit was carried out and included:
- A written description of the property;
 - Preparation of annotated as existing floor plans to show builds of different date and architectural fittings and features; and,
 - A basic photographic record including the overall character of the building, as well as detailed views of any architectural features and fixtures and fittings as necessary to illustrate this document.

5. METHODOLOGY: MONITORING AND RECORDING

- 5.1 The monitoring and recording was carried out in accordance with a project design prepared by AC archaeology (Hughes 2016) and with reference to the Chartered Institute for Archaeologists' *Standard and Guidance for an Archaeological Watching Brief* (2014).
- 5.2 All groundworks were undertaken using a mechanical excavator working under constant archaeological supervision. This comprised the monitoring of bulk reduction.
- 5.3 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 and plans were produced at a scale of 1:20 and 1:50 as appropriate.

6. RESULTS: HISTORIC BUILDING RECORDING *by Liz Govier*

6.1 Introduction (Plan Fig. 2; Plate 1)

8 Cockpit Hill forms part of the terrace of properties on the west side of the street. Prior to commencement, the property consisted of a residential dwelling adjoined by a long workshop range to the south that projected southwest with a slightly kinked alignment. The existing residential portion of the property to the north, which did not form part of the development design and had been separated from the workshop range, was not included in this work.

6.2 Exterior (Plan Fig. 2; Plates 1-3)

Only the east and north exterior elevations were accessible. To the south, the property is abutted by No.9 at the east end. The workshop range had been terraced into the hillside.

The walls were finished in a roughcast render, with the east elevation faced with brick. A rubble stone plinth/base was visible.

East elevation

The principle façade had a large double doorway. The reveal of the entrance extended beyond the first floor level with a painted timber lintel below the eaves. The opening was fitted with side hung timber plank doors only opening at ground floor level, with timber cladding filling the first floor section of the opening. It had modern plastic guttering and down pipe.

North elevation

The north elevation was abutted by the dwelling of No. 8 at the east end. Access into the workshop from the garden was through a narrow double door located towards the east side of the elevation. This was fitted with a modern timber and glazed panel door with timber lintel. There were two windows at ground floor level; the west end window had six overlapping panes and the east side had three vertical panes. Both were fitted in a small window opening with timber frame. There were three windows at first floor level; the west end and central windows had eight-pane windows, the east window had eight overlapping panes to the east side and seven overlapping panes on the west. All of the windows were fitted in a fixed timber frame. To the east of the doors there was an infilled doorway, which was no longer visible externally due to the recent infilling and the painted roughcast render applied to the area. The same had occurred to the doorway to the rear of dwelling No. 8.

6.3 Interior (Plan Fig. 2)

The workshop building had two floors; the ground floor contained a large garage area to the east and two smaller L-shaped rooms to the west, utilised as a kitchen/wash-up area and stores. The first floor was separated in two parts; the west end was a large open workshop and a subsidiary stores area, with the east end, a late 20th-century flat.

Ground floor (Plan Fig. 2; Plates 4-8)

The ground floor of the workshop range had been divided into three areas with modern timber partition walls comprising a large room at the east end and two small L-shape rooms to the rear. The property was accessed from Cockpit Hill through the double front garage style doors on the east elevation, with access to the rear garden through a doorway roughly centrally located along the north elevation. Opposite this doorway on the south elevation was a staircase providing access to the first floor workshop. Access to the first floor flat was at the east end of the south elevation.

Beneath the painted plaster finish of the walls it could be seen in parts that the walls were constructed of breccia blocks and rubble stonework, bonded with a lime mortar. This was most evident either side of the large double doors on the east elevation, where a large area of breccia blocks was exposed. Here, later brick support pillars were added, potentially at the same time the front elevation was faced in brickwork.

The north elevation of the large east end room had three openings; the eastern opening provided access into the adjoining No. 8 residential property. This appeared to be a later insertion with brick repair localised around the reveal of the doorway and had recently been infilled with breeze blocks. The central doorway once provided access outside but had since been blocked off internally with chipboard, while externally no evidence of this doorway could be seen. This opening was probably original to the construction of the property. The west side narrow doorway providing access to the rear garden was likely to have been a later insertion, again with a brick surround. The walls to the west of this doorway were part of a later extension to the property as suggested by the more frequent use of rubble stone within the wall fabric.

The west elevation of the east ground floor room was a modern partition wall with a double door fitted at the south end providing access to a small L-shape room. The south elevation had a single window opening at the west end that was fitted with a fixed 20th-century three-pane window with a Perspex cover. The floor was constructed of concrete and the timber ceiling at the east end below the first floor flat area, of probable 20th-century date, was supported by three cross beams with painted metal upright stanchions. The ceiling at the west end, where the mezzanine of the first floor workshop was visible, contained a large timber cross beam, which was of probable 19th-century date and was supported by a modern steel I-beam and upright stanchions. In the stairwell area to the workshop a mid-20th-century pulley system was present.

The small L-shape room directly to the west of the large east end room was entirely of a late-20th/early-21st-century finish with plastic coated walls, skirting and ceiling and a concrete floor. This room comprised the parlor associated with the building's former use as a funeral directors. There were two windows containing 20th-century fittings in probable original openings located on the north and south elevation high up towards the ceiling. The high position of the windows was due to the range being cut into the bedrock, with the yard/garden area to the north situated at the original ground level. The east to west section of the L-shape room led to the west L-shape room through modern double doors located on the north elevation.

At the far west end, the larger L-shaped room, which was used as a store, had a very low ceiling. It was evident that the floor was at its original height and that the floor for much of the remaining portion workshop range had been lowered. A step up into this room had exposed bedrock in the riser, while to the east a horizontal wall scar was visible indicating the height of the original floor. The walls in this room were constructed of rubble stone and finished with painted plaster. There were two windows, one centrally located on the north elevation and the other towards the west end of the south elevation. Both were high windows fitted with 20th century frames and glazing; the north elevation window had a concrete sill. The floor was comprised of concrete and the ceiling was a 20th-century repair, with a modern roughly centrally located iron stanchion. There was a hatch to the first floor workshop located towards the west end of the room.

First floor (Plan Fig. 2; Plates 9-12)

The first floor mezzanine workshop occupied the west half of the building and was accessed from a staircase against the south elevation. The walls were painted plaster. A small section of exposed masonry at the west end of the north elevation suggested the walls beneath were constructed from rubble stone, while the window surrounds and apex of the gable were brickwork. The east elevation at the south end had the access point from the ground floor with a railed section overlooking the stairwell and mounted pulley in the stairwell ceiling. The west room had a total of six windows; the three windows on the north elevation are discussed above, while two windows located on the south elevation both appeared to be original openings fitted with 20th-century frames and glazing. The west gable end had a large window with brickwork surround suggesting a possible later widening to the opening. It was fitted with a 20th-century timber frame and glazing. The floor was comprised of fractured and undulating concrete. The roof structure was visible and is discussed below. On the southeast wall were a series of mid-20th century statutory notices comprising factory, woodworking and electricity acts.

At the north end of the elevation was a timber partition wall with access to a small store room. The internal walls of this room were of modern timber studwork. The east elevation comprised the gable end to the projecting range, with the apex above the studwork being glazed with small square panes.

The first floor flat portion of the property, which was accessed from the stairwell at the east end of the south elevation, had a completely modern finish with no original masonry visible. It was comprised of three rooms; a bedroom located along the north elevation of the property, with two smaller rooms accessed from a landing along the south elevation. The only natural light source was from a large square roof light located in the southwest corner of the bedroom. A blocked off doorway located centrally along the north elevation would have provided access to the first floor area of the adjoining No. 8 residential property, which had recently been made into a separate property.

6.4 Roof

The roof structure was comprised of two separate parts. To the east, the roof was cohesive of the terraced houses along Cockpit Hill and was aligned approximately north to south. This was constructed from slate. Internally the roof structure was partially visible from the landing within the flat through a hatch. The south gable end was constructed from breccia blocks, while the parts of the timber structure were a 20th-century repair.

The west end roof structure of the projecting northeast to southwest range was constructed from red clay Romanesque tiles. The roof structure was visible internally from the first floor workshop and subsidiary store room. The roof was comprised of six

A-frame trusses with a purlin on either side. The trusses were of probable 20th-century date and were set within the north and south elevation walls suggesting the top section of the wall was reconstructed/repared during the roof installation.

7. RESULTS: ARCHAEOLOGICAL MONITORING AND RECORDING *by Naomi Kysh*

7.1 Introduction (Plans Figs 2-3; Plates 1-3)

Following the demolition of the projecting workshop range on the south side of the plot, the area covered by the new dwellings, which incorporated the site of the former building and part the garden plot to the north was monitored. The area covered by the former range and a courtyard area to the east had been terraced into the underlying geology by up to 1.5m, while to the north, the elevated garden area contained intact overlying soils.

Natural subsoil (context 114), which consisted of a mid red sandy-clay with abundant gravel inclusions, was exposed within the garden plot at a depth of up to 1.2m below existing levels. It was overlain by a levelling layer of dark reddish-brown clayey-loam (102). This was then sealed by a mixed mid greyish-brown clayey-silt loam made ground deposit (101) and a dark grey silty-loam garden soil (100). A stone wall (S104) with associated cobbled surface (105), a stone box structure (S108) and a pit (F112) were exposed within the stripped area of the garden plot.

7.2 Wall S104 and surface 105 (Plan Fig. 3, elevation Fig. 4a and section Fig. 4b; Plates 16-18)

Wall S104 was set within a broadly level terrace cut (F106), which also contained surface 105. The wall was generally east to west aligned, but angled to the southeast towards its eastern extent. It measured 0.55m high and 0.7m wide and was cut to the east by the courtyard terrace, while to the west it had been robbed away. The robbed section of the terrace cut was backfilled with a mid brown silty-loam dump (116).

The wall was made up of two composition styles that abutted at the change in angle. To the west, the wall was comprised of un-bonded poorly sorted limestone blocks and rubble, while to the east, it was constructed principally from up to four courses of roughly-faced and clay-bonded limestone blocks. One sherd of 16th to 18th century pottery was recovered from the wall.

Surface 105 measured 5m long and 2.8m wide and was pressed into the underlying sandy-clay geology. It was cut to the east by the terraced courtyard and to the south by the (former) workshop range. The surface was comprised of water-worn pebbles and cobbles, which were between 0.03m and 0.19m long. Its west extent and part of its north side was bounded by larger cobbles, while much of the body of the surface comprised of north to south aligned pebbles. This was with the exception of a section towards its northeast extent, which was lain east to west, with this probably representing a repair. One sherd of post-medieval pottery, an iron nail, a fragment of tobacco pipe and two animal bone fragment were recovered from the surface.

The area formed by terrace F106 was infilled with a dump of re-deposited natural subsoil rich mid brownish-red sandy-clay with abundant gravel inclusions (103) (not illustrated). Two sherds from a 19th century stoneware bottle were recovered from the dump.

7.3 Structure S108 (Plan Fig. 3 and section Fig. 4c; Plate 19)

Structure S108 was partially exposed on the north side of the monitored area. The squared structure, which was set within a construction cut (F107) backfilled with a

mixed silty-clay with rubble inclusions (115), measured 1.8m across. It was constructed from lime mortar bonded roughly-faced limestone blocks and rubble, which for the upper courses had an internal lime mortar render. The structure was exposed to a depth of 1.1m, but continued below this point. It contained three dumped deposits comprised of mid reddish-brown, light brown and dark brown sandy and clay loams (109, 110 and 111). A total of 62 sherds of 16th to 18th century pottery was recovered including a sherd from a Cologne stoneware jug or bottle dating from c. 1520-1550. Other finds recovered consisted of a roof slate fragment, three fragments of clay tobacco pipe, fragments of brick and floor tile, and 30 pieces of animal bone.

7.4 Pit F112 (Plan Fig. 3 and section Fig. 4d; Plate 20)

Pit F112 was located to the east of structure S108. It was sub-square in plan measuring 1.14m across and 0.21m deep with moderately-steep sloping sides and a flattish base. It contained a mid greyish-brown sandy-silt loam fill (113) with common stone rubble and occasional charcoal fleck inclusions. Finds recovered from the pit consisted of a 17th to 19th century gun flint, 12 sherds of post-medieval pottery, two iron objects and a piece of animal bone.

8. THE FINDS *by Naomi Payne with contributions from Charlotte Coles*

8.1 Introduction

All finds recovered on site during the monitoring and recording have been retained, cleaned and marked where appropriate. They have been quantified according to material type within each context and the assemblage examined to extract information regarding the range, nature and date of artefacts represented. The collection of finds is summarised in Table 1.

Table 1. Summary of finds by context (weights in grams)

Context	Context description	Post-medieval pottery		Worked stone		Iron		Clay tobacco pipe		CBM		Animal bone	
		No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt
101	Garden soil	10	459			1	31	4	22	2	97	1	12
102	Levelling layer	10	93									2	134
103	Levelling layer	2	14					2	4			6	5
S104	Wall	1	56										
105	Cobbled surface	1	23			1	11	1	3			2	26
109	Fill of structure S108	5	392							1	91	5	116
110	Fill of structure S108	26	1324					1	7			13	1195
111	Fill of structure S108	31	1963	1	62			2	8	1	343	12	770
113	Fill of pit F112	12	390	1	5	2	72					1	33
Totals		98	4714	2	67	4	114	10	44	4	531	42	2291

8.2 Post-medieval pottery *by Naomi Payne*

98 sherds (4714g) of post-medieval pottery were recovered from nine contexts. This material is summarised in Table 2.

The bulk of the assemblage (84%) is made up of South Somerset earthenware dating from the 16th to the 18th centuries. 11 of these sherds can be identified as 16th century Hemyock products, including three joining sherds from the neck of a jug. Other South Somerset forms present include bucket pot, dish, bowl, jar, two handled jar, cup/porringer and pan with horizontal handles. The only certainly imported vessel is a

base sherd from a Cologne stoneware jug or bottle dating from c. 1520-1550. There is also a small body sherd of 18th century tin-glazed earthenware which may have been imported from Holland. The remainder of the pottery comprises mid-18th to 19th century industrially-made products including creamware, English stoneware, Staffordshire white and yellow wares, plain porcelain and transfer-print.

Table 2. Summary of post-medieval pottery by context (South Somerset references from Coleman-Smith and Pearson 1988)

Context	Hemyock	South Somerset (SS)	German stoneware	English stoneware	Tin glaze	Creamware	Staffs industrial yellow ware	Staffs white ware	Porcelain	Transfer print	Forms	Context date
101		6				1	3				SS bucket pot handle, SS bowl rim (cf. 8/149 - 1700-50), SS slip ware dish rim, feather-edged creamware plate rim (c. 1760-1820)	c. 1760-1820
102	1	5					2	2				C18
103				2							2 joining sherds from a stoneware bottle	C19
104		1									SS jar rim (?)	C16-18
105		1										C16-18
109		5									2 x SS jar rims (cf. 14/1)	c. 1600-50
110	2	23	1								Base from Cologne stoneware jug (c. 1520-50), SS forms include bucket pot (C16-18), slip ware dishes x 4 (c. 1650-1750), jars x 3 (broadly cf. 14/1 - c. 1600-50 - and 14/43 - c. 1700-50), bowl rim (cf. 8/148 - 1700-50)	c. 1700-50
111	8	23									3 x joining sherds from the neck of a Hemyock jug (cf. nos. 13-16 in Allan, Langman and Dawson 2018, 107 - c. 1500-50), 2 x SS rims from jars (cf. 14/1 - c. 1600-50), 3 x joining sherds (+ 1 additional) from a cup (broadly cf. 7/22 - c. 1600-50), rim and handle sherd from two-handled jar (cf. 14/15 - c. 1600-50), 6 x joining sherds forming the lower part of a jar or similar vessel	c. 1600-50
113		7			1			2	1	1	1 x SS slip ware body sherd from a closed form (c. 1650-1700), 1 x SS slip ware dish rim (cf. 8/108 - 1700-50), 1 x SS slipware cup or porringer rim (c. 1700-50), 1 x SS horizontal handle from pan (cf. 12/53 but with glaze on handle - c. 1700-50), 1 x transfer-print dish rim (c. 1784-1850)	c. 1800-50
Total	11	71	1	2	1	1	5	4	1	1		

8.3 Metalwork by Naomi Payne

Four iron objects were recovered from three contexts. Subsoil 101 and cobbled surface 105 both produced a nail. Two iron items were recovered from pit F112. One of these is a fragment of an iron strap c. 27mm wide. The other is a slightly curving iron rod. Its original form is not discernible.

8.4 Worked stone by Naomi Payne

A probable gun flint (5g) was recovered from context 113, fill of pit F112. This dates from the 17th to 19th centuries. A roof slate fragment (62g) was recovered from context 111, upper fill of structure S108. This contains the probable remains of a nail hole. The pottery from this context indicates a date between c. 1600-1650.

8.5 Clay tobacco pipe by Charlotte Coles

Ten pieces (44g) of clay tobacco pipe were recovered from five contexts. They are all stem fragments, with the exception of a small piece of a heel from context 103. All of the stem pieces are plain apart from a piece from context 110 with milling decoration and barley twist. These forms of decoration were more common in the 17th and early 18th centuries (Higgins 2017).

8.6 CBM by Naomi Payne

Four pieces (531g) of post-medieval ceramic building material (CBM) were recovered from four contexts. This includes pieces of modern salt-glazed pipe and roof tile from subsoil, an abraded piece of brick from context 109, lower fill of structure S108, and part of an unglazed floor tile from context 111, upper fill of structure S108. The latter is a corner fragment with a thickness of 26mm. It has eight diagonal perforations which have been made with a tapering implement (probably a nail) with a broadly square profile.

8.7 Animal bone by Charlotte Coles

A total of 42 pieces (2291g) of animal bone were recovered from eight contexts. 22 of the bones were identified. 16 of these were cattle bones, including loose teeth, mandibles, ribs and long bone pieces. Six of the cattle bones were butchered. The two mandibles had chops through the ramus, the two ribs were chopped through the shafts and the tibia and femur both had heavy chop marks present. A single cattle metatarsal could be measured, this gave an estimated withers height of 116.6cm, and this is within the normal range for the post-medieval period. Four of bones were sheep/goat bones, including a vertebrae, a humerus, a radius and a metatarsal. The vertebrae and humerus were both chopped through. A single horse bone, a third phalanx, was recovered. The final identified bone was a domestic fowl humerus. This did not have butchery marks. All of the bones came from adult individuals and represent small scale domestic waste.

9. DISCUSSION: HISTORIC BUILDING RECORDING by Liz Govier

9.1 As described above, the property's location is first depicted on the 1633 Estate Map of Cullompton as a building with a projecting range to the rear. Exposed sections of masonry at the east end of the building, the area that forms part of the contiguous terrace is likely to have been of a broadly contemporary with the map and of early 17th-century date.

9.2 The kinked alignment of the projecting workshop range is almost certainly due to the later construction of the rear range and the earlier 17th century range was probably on a more typical alignment running perpendicular from the alignment of the building on the street frontage (see section 10.2 below). The important relationship between the eastern part of the building and the rear range was lost by brick pier insertions to hold a supporting steel beam at some time during the 20th century.

9.3 The description of the property in the 1842 Cullompton tithe apportionment as '*House, Malthouse and Garden*', suggests that the existing arrangement of the workshop to the south and the dwelling to the north had been maintained. Based on the depiction of the property on the 1889 First Edition Ordnance Survey map, a new extension to the property is likely to have been constructed by the late 19th century. This was consistent with the style of much of the projecting range of the workshop that abuts earlier fabric at its east end. The stubs of this earlier fabric were undated, but must date to after the 1841 tithe map survey, unless that map is in error, and the short rear range shown on the neighbouring property is actually this one. In either case, the two elements of the

rear range represent a replacement of the long rear range which was still in place in the 1831 map, and which was probably a survival up until that point of the 17th century rear range. A short part of the foundation of the north wall from the 17th century rear range was exposed in the archaeological monitoring.

- 9.4** It is not clear how long, or even if, the 19th century rebuilding of the range was used as a malthouse as no surviving fixtures or fittings associated with the building's use for this purpose were evident during the survey. Many malthouses were phased out during the 20th-century in favour of mechanised production, so it can be presumed that a change in use of the property correlated with this.
- 9.5** The later use of the building was as a woodworking workshop. This is likely to have been associated either with Luxton Cabinet Makers, who had a workshop on Cockpit Hill until the 1960's or William Broom, a former employee of Luxtons, who lived on Cockpit Hill in the early 20th-century and had a cabinet makers workshop on the street. Evidence for its use as a woodworking workshop included surviving statutory signs setting out 20th century woodworking acts that were displayed on the first floor.
- 9.6** More recently, the property was used by Hellier and Sons Funeral Services. A planning application for a change of use from undertakers to a chapel of rest was made in 1989. A subsequent planning application was also placed in 1990 for the lowering of the garage floor at the west end.

10. DISCUSSION: ARCHAEOLOGICAL MONITORING AND RECORDING *by Simon Hughes*

- 10.1** Much of the monitored area had been terraced into the hillslope by the (former) workshop range and courtyard area; both of which were of late 19th century date. Nevertheless, an undisturbed portion of the site located within the raised garden area was exposed, with this containing archaeological features that have been dated to the post-medieval period.
- 10.2** The fragment of wall (S104) with associated cobbled surface (105) (which was cut by the former workshop range) has been broadly dated from pottery recovered, to the 16th to 18th centuries. Historic mapping, as discussed above (see sections 9.1 and 9.2), shows that there was likely to have been a projecting range to the rear of the property at least by 1633, a date which broadly corresponds with the finds recovered from the site. Wall S104 matches the alignment of the north workshop wall within the terrace frontage and it is most probably a survival of the 17th century long rear range, which was demolished, or largely so, before 1841, perhaps having fallen victim to the Great Fire of 1839 as it was still present in 1831. The remaining foundations had been removed by terracing to the south and east. Wall S104 was likely to have represented two abutting elements with the east part forming part of the rear range structure and the southwest, the abutting section, comprised an inferior construction, which, based on the un-bonded composition and shallow footing, was perhaps not part of a building but rather a boundary or retaining wall. This compares very well with the 1633 estate map which shows a boundary wall extending from this corner of the rear range.
- 10.3** The arrangement of surface 105, which had a kerb lain around the southwest portion of the cobbles, broadly corresponded with the two abutting construction styles of wall S104. This may indicate that the floor surface spanned external and internal areas and may indicate that the building was, to an extent, open at the rear, perhaps suggesting that it was a barn.

- 10.4 Structure S108 was partially exposed, but is likely to have represented a square stone-lined pit; suggesting that it functioned as a garderobe or latrine. This was probably backfilled during the 18th century, but also contained pottery dated to the 16th century.
- 10.5 Square pit F112 was dated to the 19th century and therefore later than the other features present. Its function was not clear other than for the disposal of refuse.
- 10.6 As well as having been cut by the terrace for the former 19th century workshop range, wall S104 and surface 105 were sealed by a contemporary dump of re-deposited natural subsoil (103), which was likely to have also been associated with the re-development of the site.

11. CONCLUSIONS *by Simon Hughes*

- 11.1 The archaeological works recorded part of the post-medieval occupation of Cockpit Hill. Remains of a 16th to 18th century structure with associated cobbled surface were exposed during groundworks. A contemporary probable stone-built garderobe pit and a 19th century possible rubbish pit were also exposed.
- 11.2 The building remains exposed correspond with part of a projecting rear range shown on a 1633 map of Cullompton. Historic building recording of the property prior to its partial demolition demonstrated that the eastern part of the property within the terrace of the Cockpit Hill frontage was also of probable 17th century origin. This was probably a new build at the time and lay in a commercial part of Cullompton that was expanded into during the post-medieval period. In the 19th century historical records show that it was operating as a malthouse,
- 11.3 Historic building recording and contemporary maps have shown that the rear range was firstly lost and then re-built on a different alignment during the 19th century.

12. ARCHIVE AND OASIS

- 12.1 The finds, paper and digital archive is currently held at the offices of AC archaeology Ltd, at 4 Halthaies Workshops, Bradninch, near Exeter, Devon, EX5 4LQ under the unique project code of **ACD1533** and temporary reference number **RAMM: 16/61** received from the Royal Albert Memorial Museum (RAMM) Exeter. The finds and paper archive will be offered to the museum, but if they are unable to accept this, then it will be dealt with under their current accession policy.
- 12.2 An online OASIS entry has been completed, using the unique identifier **271681**, which includes a digital copy of this report.

13. REFERENCES

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Higgins, D., 2017, *Guidelines for the Recovery and Processing of Clay Tobacco Pipes from Archaeological Projects*. National Pipe Archive. Version 1.2.

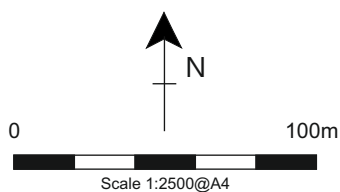
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8 Cockpit Hill, Cullompton, Devon

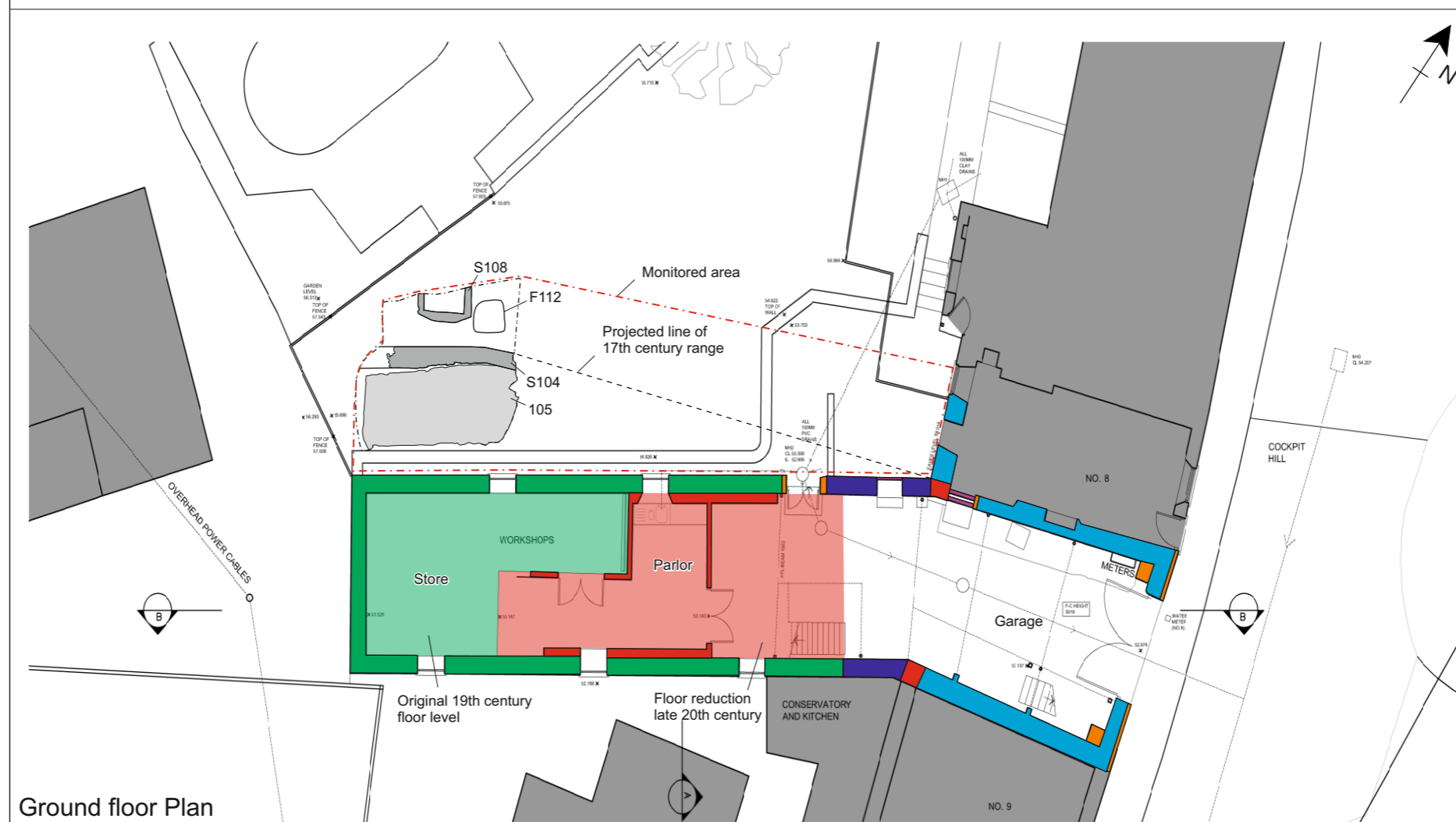
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Fig. 1: Site location



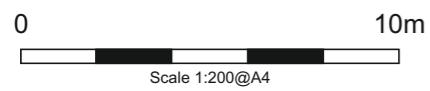


First floor Plan



Ground floor Plan

Key	
	17th century
	Mid 19th century
	Late 19th century
	Early / Mid 20th century
	Late 20th century / Early 21st century
	Late 2010's

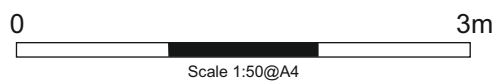
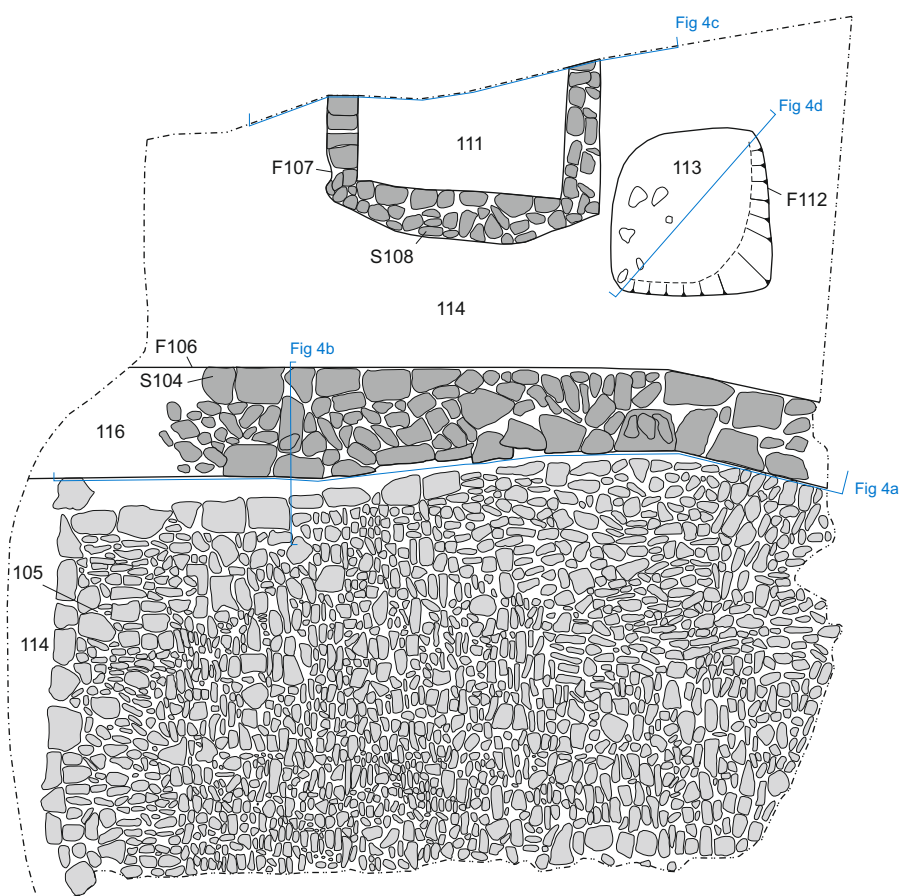


drawing prepared by Florian Winkler Architect

PROJECT
8 Cockpit Hill, Cullompton, Devon

TITLE
Fig. 2: Site plans showing ground and first floor phasing and monitoring and recording area





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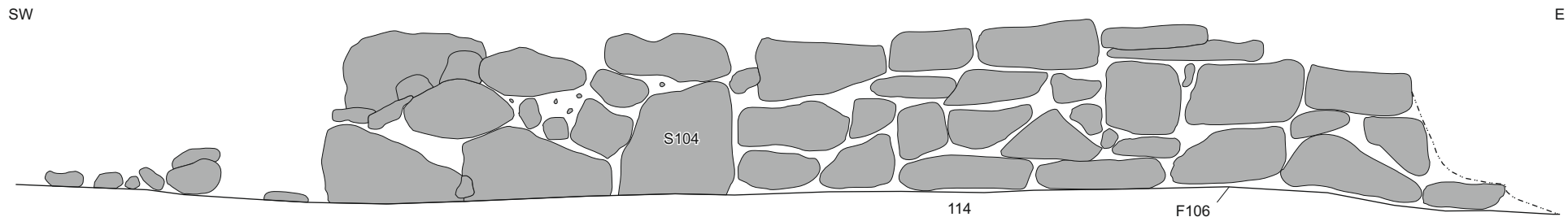
8 Cockpit Hill, Cullompton, Devon

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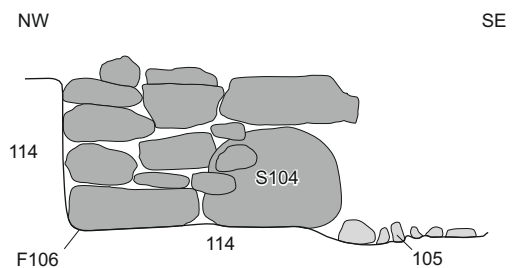
Fig. 3: Monitored area



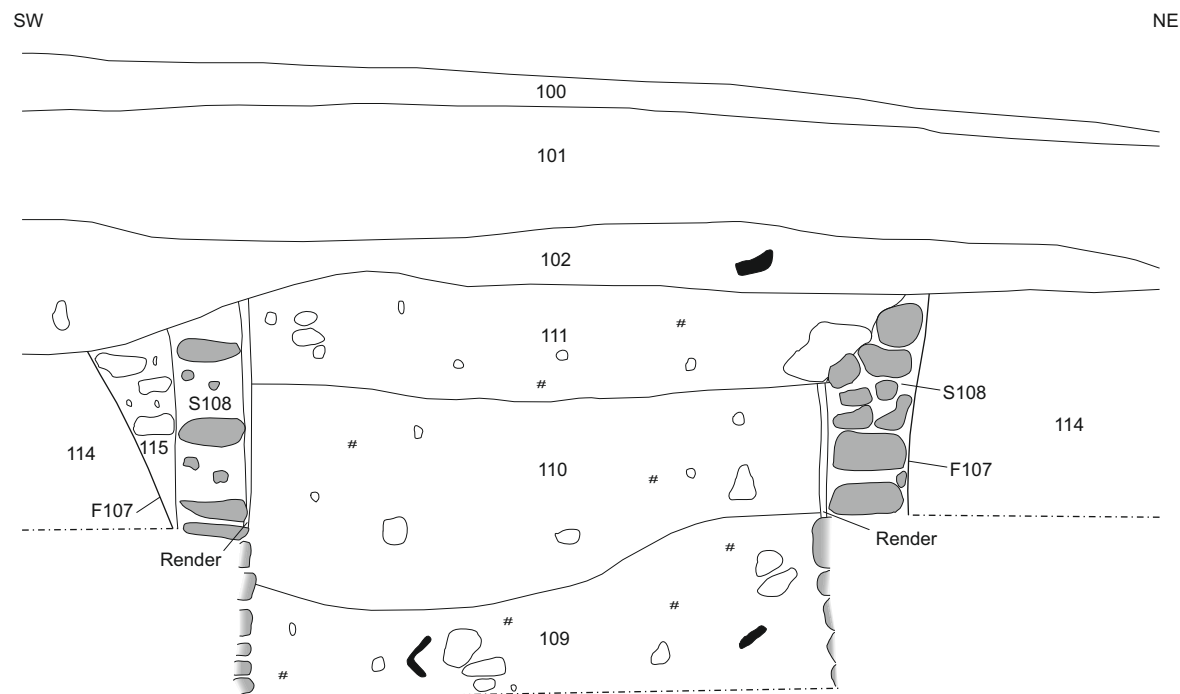
a) Elevation of wall S104



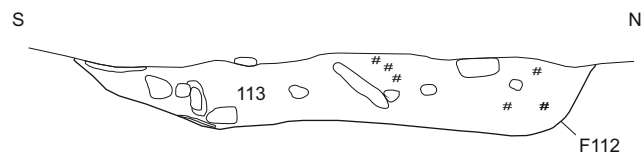
b) Section of wall S104 and cobbled surface 105



c) Section of structure S108



d) Section of pit F112



Key to all sections

-  Stones
-  Charcoal
-  Pottery

PROJECT

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TITLE

Fig. 4: Elevation and sections

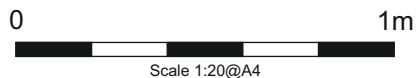




Plate 1: View of 8 Cockpit Hill, looking northwest (1m scale)



Plate 2: Showing rear of 8 Cockpit Hill with workshop range to the right. View to southeast (scale 1m)



Plate 3: Showing north facing elevation of workshop range. View to southwest (scale 1m)



Plate 4: Showing ground floor garage area. View to southwest (scale 1m)



Plate 5: East elevation entrance showing breccia blocks with brick support pillars. View to northeast (scale 1m)



Plate 6: Ground floor store room, view to west (scale 1m)



Plate 7: View southwest towards ground floor store room showing variation in floor level (scale 1m)



Plate 8: Showing reduced floor level and wall scar. View to south (scale 1m)



Plate 9: Stairs and first-floor mezzanine area. View to southwest



Plate 10: First floor workshop, view to southwest (scale 1m)



Plate 11: First floor workshop, view to northeast (scale 1m)



Plate 12: Showing mid 20th century statutory notices. View to southeast



Plate 13: General working view during groundworks following demolition of workshop range. View to southeast



Plate 14: View of monitored area, looking south (scales 2 x 1m)



Plate 15: View of monitored area, looking north (scales 2 x 1m)



Plate 16: Wall S104 and surface 105. View to northeast (scale 2 x 1m)



Plate 17: Wall S104 elevation, view to northwest (scale 1m)



Plate 18. Showing section of wall S104. View to northwest (scale 0.4m)



Plate 19: Structure S108, view to northwest (scale 1m)



Plate 20: Pit F112. View to west (scale 1m)

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