

# HAY PARK, CANAL HILL, TIVERTON, DEVON

(NGR SS 9717 1210)

Results of an historic building appraisal and  
archaeological trench evaluation

Mid Devon District Council planning reference  
18/02038/FULL

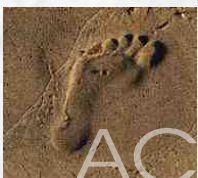
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Document No: ACD2007/2/0

Date: March 2019



archaeology

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Contributions	Naomi Payne
Checked by	Paul Rainbird
Approved by	John Valentin

## Acknowledgements

The work was commissioned by the private owner and managed for AC archaeology by John Valentin. The site works were carried out by Andrew Passmore and Leon Cauchois. The figures for this report were prepared by Sarnia Blackmore and Stella De-Villiers.

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

*An historic building appraisal and archaeological trench evaluation were undertaken by AC archaeology in March 2019 to support a planning application for a residential development at Hay Park, Canal Hill, Tiverton, Devon (SS 9717 1210). Hay Park is a former farm documented from the 17th century; one range of barns is recorded on the Mid Devon District Council Register of Heritage Assets. The scheme includes the conversion of five former farm buildings (into 6 units) and the construction of three new detached dwellings.*

*The historic building appraisal has identified that Units 2 and 3 (a former threshing barn) and Unit 6 probably date to the 18th century, whilst Units 4 and 5 were built between 1888 and 1903, and Unit 4 was added as an animal feed mill between 1903 and 1933. These buildings, to be converted, are considered to be heritage assets of **low** significance.*

*The scheme retains and converts these historic buildings, in a manner sympathetic to their level of significance and the character of the former farmstead. The significance of the buildings will not be harmed by their general conversion nor the specific design of the scheme.*

*The evaluation has identified the partial survival of a building – a probable farmhouse of 17th- or 18th-century date – that was recorded on the 1842 Tidcombe tithe map. The remains are considered to be of **low** significance. The evaluation has also identified that the footprint of Unit 7, where this former building is located, has been subject to extensive modern landscaping that has removed some evidence for this structure, and it is anticipated that further remains of this building are most likely to survive within the southeast two-thirds of Unit 7 and in the garden to the south.*

### 1. INTRODUCTION (Fig. 1)

- 1.1 This report sets out the results of an historic building appraisal and an archaeological trench evaluation carried out by AC archaeology in March 2019 at Hay Park, Canal Hill, Tiverton (SS 9717 1210; Fig. 1). The work was requested by the Devon County Historic Environment Team to provide supporting information for an application for the 'conversion of redundant farm buildings to 6 dwellings and erection of 3 dwellings' (Mid Devon District Council planning reference 18/02038/FULL).
- 1.2 The site is situated on the north side of Canal Hill and comprises the current former farmhouse and a series of associated former farm buildings now in use as stores. These are surrounded by small, mainly grass covered, paddocks and yards. There is a small stream flowing south to north on the eastern side of the application area, to the north of the former farmhouse. The site lies on a north-facing hillslope above an unnamed tributary of the River Lowman at a height of between around 110m above Ordnance Datum (aOD) and 100m aOD. The underlying solid geology comprises Permian sandstone of the Tidcombe Sand Member (British Geological Survey Online Viewer 2019).
- 1.3 The scheme comprises the conversion of the former farm buildings into six residential units, along with the construction of three new detached dwellings. References to individual buildings uses the proposed unit numbers set out within other application documentation (Fig. 1).

## **Designations**

- 1.4** None of the structures are Listed as Buildings of Special Architectural or Historic Interest, and the application area is not located within a Conservation Area. However, the range of outbuildings along Canal Hill (Units 1-4) are recorded on the Mid Devon District Council *Register of Heritage Assets, Local List* (MDDC 2015).

## **2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND (Figs 2-5)**

- 2.1** A settlement at Hay Park is first recorded in the late 17th century, and what is probably the original farmhouse is depicted on the Tidcombe parish tithe map of 1842 (Devon Historic Environment Record ref. MDV110453) in an area now occupied by a garden, but in the position of the proposed Unit 7 of the new development. The original farmhouse was seemingly replaced by the current house in the late 19th century.
- 2.2** The property is depicted, as HayPark, on the Ordnance Survey 3' to 1 mile map of 1802 but the scale of the map is too small to decipher any individual buildings with accuracy. The Tidcombe parish tithe map of 1842 records the probable farmhouse as a large H-shaped building set some way back from Canal Hill within plot 2624 (Fig. 2). It also records a small building to the south, and a linear building situated against Canal Hill. Plot 2624 was described in the accompanying apportionment of 1841 as a 'House, Homestead, Yard, Garden and Withy Bed'. The tenement was owned by Benjamin Robert Heath and occupied by Henry Baker.
- 2.3** The First Edition Ordnance Survey 25-inch map of 1890 records that the farmhouse had been demolished and replaced with a new, much smaller building to the southeast (Fig. 3). It also shows a slightly different arrangement to the shape of the building alongside Canal Hill.
- 2.4** The Second Edition Ordnance Survey 25-inch map of 1905 records that the west end of the building of building alongside Canal Hill had been rebuilt and was slightly longer than in 1890 (Fig. 4). It was connected by a wall to a new small building on the west side of the yard. A new yard had been added to the east end of the roadside building. The 1933 25-inch revision records that the yard at the east end of the roadside building had been replaced with new extensions (Fig. 5).

## **3. AIMS AND METHODOLOGY**

- 3.1** The aims of the work were twofold. Firstly, to establish the significance of the buildings to allow an assessment of the impact of their conversion on this significance to be established. Secondly, through a trench evaluation to assess the footprint of Unit 7 to establish the presence or absence of buried archaeological remains associated with the building in this location depicted on the tithe map. Should such remains exist then the extent, depth, character and date of these deposits will be assessed to understand the significance of such remains and any associated finds. The results of the work will be reviewed and used to inform any subsequent mitigation.
- 3.2** The fieldwork has been informed by an appraisal of documentary sources held at the Devon Heritage Centre and available online. The results of this appraisal are set out in Section 2 above.

- 3.3 The historic building appraisal was carried out to levels 1-2 as set out in Historic England's (2016) *Understanding Historic Buildings, A guide to good recording practice*. A site visit was undertaken on 13 March 2018 when all safe parts of the buildings were inspected.
- 3.4 The trench evaluation was carried out on 19 March 2019, and was undertaken in accordance with a *written scheme of investigation* prepared by AC archaeology (Valentin 2019), and the Chartered Institute for Archaeologists' *Standard and Guidance for field evaluation* (updated 2014). All recording was carried out in accordance with AC archaeology's *General Site recording manual, Version 1*.

#### 4. HISTORIC BUILDING APPRAISAL (Fig. 1; Plates 1-12)

##### Unit 1

- 4.1 The building is an animal feed mill that was built between 1903 and 1933 adjacent to the earlier threshing barn (Units 2 and 3). Its construction blocked openings in the east elevation of the barn. It is a three-storey building (including loft accommodation) under a pitched corrugated iron sheet roof, and is constructed of red brick laid in English bond (Plates 1 and 2). There is a contemporary L-shaped range of single-storey stores attached to its east side, which can be entered externally, and internally via two doorways.
- 4.2 The principal façade is to the south, onto the yard, which contains central loading doors at ground- and first-floor level both flanked by crill windows to either side (Plate 1). All openings have concrete lintels. There is a lucam for a sack hoist at second-floor level. The only opening on the south elevation is a first-floor loading door, set high above the current road level (Plate 2).
- 4.3 Internally, the upper floors are accessed by wooden ladders, and are generally in a poor and unsafe condition. The second-floor incorporates two large wooden hoppers down to the first floor (Plate 3). These are the only surviving architectural fittings associated with the use as a feed mill. The roof covering is supported on a primitive ad hoc arrangements of timbers, including half trusses with purlins, and purlins supported on vertical posts instead of trusses.

##### Units 2-3

- 4.4 This building is a former threshing barn that can be identified on the 1842 Tidcombe tithe map. It was originally single storeyed, but now has a 20th-century first floor, and is under a pitched slate roof. The north, east and west elevations are constructed of rendered stonework. The north elevation contains a pair of loading doors leading out onto a terrace above the yard (Plate 4). These incorporate the remains of shallow porches, typical of these buildings. The doors and fittings are early 20th-century replacements. On this elevation there is also a high-level smaller opening at the west end. There are three openings at various heights in the east elevation. These have arched brick heads, and are probably late 19th- or early 20th-century additions.
- 4.5 The south elevation has been rebuilt, using red brick laid in Flemish bond, masonry that is contemporary with the rebuilding, between 1888 and 1903, of the adjacent Unit 4 (see below). The wall contains a pair of tall ground-floor loading doors and a pair of first-floor loading doors (Plate 5). The west elevation incorporates an inserted doorway into Unit 4.

- 4.6** Internally, the building has a concrete surface on the ground floor and a wooden first-floor that was probably added when the south elevation was rebuilt. The roof structure was probably replaced when the south elevation was rebuilt, as the feet of the trusses rest on brick piers integral to that wall (Plate 6). The trusses are A-frames with bolted and nailed applied collars, with trenched purlins.

#### **Unit 4**

- 4.7** This is a two-roomed structure representing a rebuilding, between 1888 and 1903, of earlier structures attached to the earlier threshing barn. It is constructed of red brick laid in Flemish bond under a pitched slate roof (Plate 5), although the north elevation of the western room is finished with weatherboarding to either side of a central post (Plate 7). Although not depicted as such on the Ordnance Survey maps, as with Unit 5 (see below), this room may have originally been open fronted.

- 4.8** Internally, the eastern room is single-storeyed and open to the roof that is supported on purlins set into the gable walls. The western room has a first floor with a central bridging beam supported on cast-iron posts. The building was originally attached to Unit 5 by a low brick wall, which has been removed to allow access into a separate yard to the west. Scars of this wall are visible in both buildings.

#### **Unit 5**

- 4.9** This building is single storeyed but with loft storage accessed via an opening in the south elevation (Plate 8). The building is constructed of red bricks laid in Flemish bond. It is open-fronted to the east, onto the yard (Plate 9). There were originally three bays divided by wooden posts, but the east bay has been enclosed with panelling and doors to form a garage. Both sections have concrete floors. The first-floor structure is integral to the design with bridging beams set into the front posts. The roof structure comprises A-frame trusses with lapped apexes to the rafters supporting the ridge purlin. The side purlins rest on the back of the trusses.

#### **Unit 6**

- 4.10** This building, described as the dairy in the design and access statement, can be identified on the 1842 Tidcombe tithe map. It is in a very poor condition, and displays much evidence of rebuilding. It is constructed of various types of local rubble stone, with brickwork used or added around the doorways present in the north and south elevations (Plates 10 and 11). Repairs have been carried out using local stone, and the majority of the east elevation has been rebuilt using concrete blocks. All door fittings probably date to the early 20th century.

- 4.11** Internally, the building is divided into three principal spaces, by an original stone wall towards the east and a brick wall further west. The roof is finished with ceramic pan tiles, and is supported on purlins set into the gable and internal walls.

#### **Other buildings**

- 4.12** There are two other buildings on the site. Firstly, a small mid 20th-century possible dairy, constructed of red brick laid in stretcher bond under a pitched slate roof, with concrete lintels to the openings. Secondly, the former farmhouse, which is a two storeyed building constructed of red brick laid in stretcher bond under a pitched slate roof. It faces southeast and this principal elevation incorporates two-over-two pane horned sash windows (Plate 12). A mid 20th-century extension, also executed in brick, has been added to the north elevation. There are lean-to stone extensions on the east side.

### Statement of significance

- 4.13** The current buildings at Hay Park represent a group of structures probably dating from the 18th-century onwards. The earliest are the threshing barn (Units 2 and 3), and Unit 6, which was probably used for housing animals. The remainder of the buildings represent either new or rebuilt structures dating from the late 19th century through to the mid 20th-century. The earliest is the farmhouse, which probably, but perhaps by not very long, pre-dates the late 1880s. The next phase dating to between 1888 and 1903 is the construction of Units 4 and 5, and alterations to the former threshing barn, including the addition of a first floor indicating that its original use had changed. Units 4 and 5 have the appearance of cart sheds, but the presence of first-floor storage probably indicates they were initially used to house animals with haylofts above. The final principal phase is the addition of Unit 1, a purpose-built animal feed mill dating to between 1903 and 1933. This represents the beginning of the movement away from localised agricultural production and the more commercial use of the site in the supply of agricultural goods and animal feeds.
- 4.14** The buildings to be converted have some architectural value as structures whose agricultural origins can be discerned from their architecture, and whose place in the development and history of Hay Park can also be discerned. The buildings however have few architectural features of interest, and very few fittings survive; the alterations to the threshing barn, for example, have altered the character of the building such as opposing threshing doors and a single open space, features specifically associated with threshing. None of the buildings display any important general architectural features such as roof structures, and the later structures and alterations are typical of their time, with the use of brick being typical for new (or rebuilt) late Victorian or Edwardian farm buildings in this part of Mid Devon.
- 4.15** Relating to their architecture, none of the buildings contain any fixtures or fittings that give them artistic value. The buildings have some aesthetic value, although this is diminished by their poor condition, including the condition of modern fittings, such as Critall windows and corrugated iron roofing.
- 4.16** The buildings have historic value, which in part is illustrative and relates to their architecture, as they can be visually read as former farm buildings. They also have associative value as, along with the former farmhouse, they all historically relate to the former farm at Hay Park. No wider associative values have been identified. This association also relates to their setting, the buildings are either attached to each other or grouped around a yard where their spatial relationship can be visualised. The property, principally the yard and track down to Unit 6, forms their setting where their significance can be appreciated. The nearby length of highway along Canal Hill also forms part of the setting for Units 1-4, and allows the buildings to be appreciated in association with the former farmhouse. However, from here elements of their architecture are obscured, for example the primary openings to the threshing barn, which are features of their architecture directly associated with the use of this building. The surrounding historical setting of associated agricultural land has been lost, and the property is now completely surrounded by mid-late 20th-century residential developments.
- 4.17** In summary, the buildings are considered to be heritage assets of **low** significance, that is non-designated heritage assets with low heritage values, that have been compromised by poor preservation.



## **5. RESULTS OF THE TRENCH EVALUATION (Fig. 6; Plates 13-19)**

**5.1** A total of two trenches was excavated within the footprint of Unit 7; trench locations targeted the position of the building depicted at this location on the tithe map, and were placed to avoid local obstacles such as trees (Plate 13).

### **Trench 1**

**5.2** This trench measured 10m long by 1m wide, and was aligned northeast-southwest across the width of Unit 7 (Plates 14 and 15). No archaeological features or deposits were exposed, and the trench contained the following deposit sequence:

- 100: 0-300mm turf and dark greyish-brown soft sandy loam topsoil with rare rounded gravel inclusions;
- 101: 300mm up to 1m modern tarmac surface and associated underlying levelling deposits of topsoil (as 100), stone and frogged brick rubble and rare cement and slate fragments. This deposit was present within the southern 4m of the trench and its depth increased to the south;
- 102: 300mm + natural mid brownish-red soft sandy loam with occasional sub-rounded pebble inclusions becoming sandier and less stony with depth.

### **Trench 2**

**5.3** This trench measured 7m long by 1m wide, and was aligned northeast-southwest along the southeast side of Unit 7 (Plate 16).

**5.4** The turf and topsoil (200, description as 100) measured up to 200mm thick and overlaid a modern tarmac surface (201), with patches of an underlying stone make-up layer both totalling 100mm thick.

**5.5** Across the majority of the trench modern tarmac surface 201 overlaid a cobbled surface (202), which was not excavated. The cobbles were generally laid on edge in a north-south direction, although the cobbles at the northwest corner were laid less regularly (Plates 17 and 18). At the southeast end of the surface there were areas of disturbance where a bedding layer of very soft reddish-brown sandy clay (204) was exposed. This contained pottery of 18th- to 19th-century date. The cobbles abutted the foundations of a northeast-southwest aligned wall (S203), which was constructed of blocks of a local sandstone or siltstone bonded in reddish-brown clay with rare lime fragments, and measured on average 0.75m wide (Plates 18 and 19). On its southeast side the wall was set into a foundation trench F209 (cut into the natural (207), description as 102) that had been backfilled with a mid grey silty clay with rare small charcoal and slate inclusions.

**5.6** The southeast side of wall S203 had been cut away by a flat-based pit (F205) that extended to and beyond the southeast end of the trench. This contained a single fill of dark brown soft sandy loam (206) with stone rubble, frogged brick fragments, and occasional slate, mortar and sub-angular pebble inclusions. It also contained 19th-century pottery, as well as residual earlier (17th or 18th-century) pottery, roof tile and floor tile.

## 6. THE FINDS, by Naomi Payne

### Introduction

- 6.1 All finds recovered on site during the evaluation 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 below.

Context	Context Description	Post-medieval pottery		Iron		Glass		CBM		Shell	
		No	Wt	No	Wt	No	Wt	No	Wt	No	Wt
100	Trench 1 topsoil	7	128							1	17
204	Make up layer under cobbles 202	9	74								
206	Fill of pit F205	28	213	2	23	2	26	7	830		
Totals		44	415	2	23	2	26	7	830	1	17

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

### Post-medieval pottery

- 6.2 A total of 44 sherds (415g) of post-medieval pottery was recovered from three contexts in Trenches 1 and 2. The pottery includes glazed earthenwares of South Somerset type, flowerpot, industrial white and yellow earthenwares and industrial stonewares. There is a little residual pottery of 17th- to 18th-century date, but all three contexts also contain 19th-century sherds.

### Metalwork

- 6.3 A total of two iron nails was recovered from the fill of pit F205. These are likely to be of late 19th-century date.

### Glass

- 6.4 A total of two 19th-century bottle glass fragments (26g) was recovered from the fill of pit F205.

### Ceramic building material

- 6.5 A total of seven fragments (830g) of ceramic building material was recovered from the fill of pit F205. They include three pieces of brick, two small pieces of roof tile and two fragments of floor tile. The largest floor tile fragment measures 97mm wide and is 24mm thick, with deep thumb impressions on the back and a splash of glaze on the back and one side.

### Shell

- 6.6 A single oyster shell (17g) was recovered from the topsoil in Trench 1.

## 7. COMMENTS: THE HISTORIC BUILDING APPRAISAL

- 7.1 The scheme involves the conversion of five former farm buildings; the existing former farmhouse will be retained in (its current) residential use. These buildings are considered to be heritage assets of **low** significance.

- 7.2 As set out in the *Design and Access Statement* the applicant's aim has always been to retain the historic farm buildings rather than demolish these buildings and construct

a higher-density residential development. It is also the applicant's aim to preserve the historic character of the farm, and this is reflected in the density of accommodation within the application area, and the overall site layout, which includes retaining large areas of existing greenspace, and minimising additional vehicular movement (and associated new access) within the site.

- 7.3** Due to the (relatively plain) character of the former agricultural buildings the scheme includes some changes to their form, principally their fenestration to include new external wall finishes, windows, and roof lights. However, their overall current forms will be maintained including retaining the three principal structures that form Units 1-4. The buildings have few architectural features or fittings that relate to their historic functions, and none of these contribute towards their significance at high levels. Some changes to these features will be made, such as blocking of doors on the Canal Hill elevation of Units 1-4 and infilling of the open front of Unit 5, but these will be carried out in a manner that their historic form can still be understood.
- 7.4** The scheme converts the former agricultural buildings in a sensitive way, consistent with their history and level of significance.

## **8. COMMENTS: THE TRENCH EVALUATION**

- 8.1** The evaluation has demonstrated the presence of a demolished building in the location of a structure – assumed to be a farmhouse – recorded on the 1842 tithe map. The recorded wall (S203) broadly correlates with the inner elevation of the southeast range with the adjacent surface 202 representing a yard enclosed by the four ranges of buildings depicted on the map. It seems highly likely that there are some localised inaccuracies in the surveying of Hay Park on the tithe map since a building interpreted as Unit 6 is recorded in a very slightly different position.
- 8.2** The date of the building has not been directly established, although the adjacent surface 202 dates to the 18th or 19th century. The residual finds from pit F105 (associated with the demolition of the building) possibly indicate a 17th- or 18th-century date. The function of the building has also not been clearly established from the evaluation, and whilst the finds assemblage is limited – there are notable absences such as clay tobacco pipe and animal bone – the presence of ceramic roof and floor tiles does indicate a domestic rather than an agricultural use. On the basis of the dating evidence and types of finds it is unlikely to be an early high-status house. Instead it may have comprised a farmhouse with attached agricultural buildings, a layout present in other rural Mid Devon farms.
- 8.3** The evaluation has also demonstrated that the footprint of proposed Unit 7 has been subject to considerable disturbance. The building was extensively demolished in the later 19th century, and pit F105 appears to be associated with this event and the construction of the new brick farmhouse further upslope, possibly representing evidence for robbing of good quality stone to be reused in the foundations of the new farmhouse.
- 8.4** In Trench 1 modern garden turf and topsoil in part directly overlaid the natural, but also overlaid a significant quantity of later 20th-century rubble and a tarmac surface – the latter was also present in Trench 2 – which is associated with the use of the site during this period as an animal feed and agricultural supplies depot.

- 8.5** This 20th-century disturbance appears to have been greatest in the northwest third of Unit 7, closest to the existing (and visible) tarmac access drive down from the main yard. Here no archaeological deposits were present. To the east, although the tarmac surface was present, underlying modern deposits were negligible and archaeological deposits survived below and beyond the extent of this surface. On the basis of the current evidence it seems likely that further remains of the building recorded during the evaluation will survive within the southeast two-thirds of Unit 7, with far less potential across the rest of the footprint of the building. There is also potential for survival in the garden to the south where service trenches (specifically drainage connections) for various units are proposed, and southwest where car parking for Units 6 and 7 are proposed.
- 8.6** The below-ground remains of the building recorded on the tithe map, and associated finds, are considered to be of **low** significance, that is of local interest, but which have been to an extent compromised by poor preservation.

## **9. CONCLUSIONS**

- 9.1** The historic building appraisal has identified that Units 2 and 3 (a former threshing barn) and Unit 6 probably date to the 18th century, whilst Units 4 and 5 were built between 1888 and 1903, and Unit 1 was added as an animal feed mill between 1903 and 1933. These buildings, to be converted, are considered to be heritage assets of **low** significance.
- 9.2** The scheme retains and converts these historic buildings, in a manner sympathetic to their level of significance and the character of the former farmstead. The significance of the buildings will not be harmed by their general conversion nor the specific design of the scheme.
- 9.3** The evaluation has identified the partial survival of a building – probably a 17th- or 18th-century farmhouse – that was recorded on the 1842 Tidcombe tithe map. The remains are considered to be of **low** significance. The evaluation has also identified that the footprint of Unit 7, where this former building is located, has been subject to extensive modern landscaping that has removed some evidence for this structure, and it is anticipated that further remains of this building are most likely to survive within the southeast two-thirds of Unit 7 and in the garden to the south.

## **10. ARCHIVE AND OASIS**

- 10.1** The paper and digital archive is currently being held at the offices of AC Archaeology Ltd, at 4 Halthaies Workshops, Bradninch, near Exeter, Devon, EX5 4LQ, under the unique project code of **ACD2007**. This will be retained until the requirements for any post-consent mitigation are known.
- 10.2** An online OASIS entry has been completed, using the unique identifier **346382**, which includes a digital copy of this report.

## 11. SOURCES CONSULTED

British Geological Survey Online Viewer: [www.bgs.ac.uk](http://www.bgs.ac.uk).

Mid Devon District Council, 2015, *Register of Heritage Assets: Local List, Central*.

Ordnance Survey 3' to 1 mile map 41.1, 1802

<http://www.bl.uk/onlinegallery/onlineex/ordsurvdraw/t/zoomify82412.html>

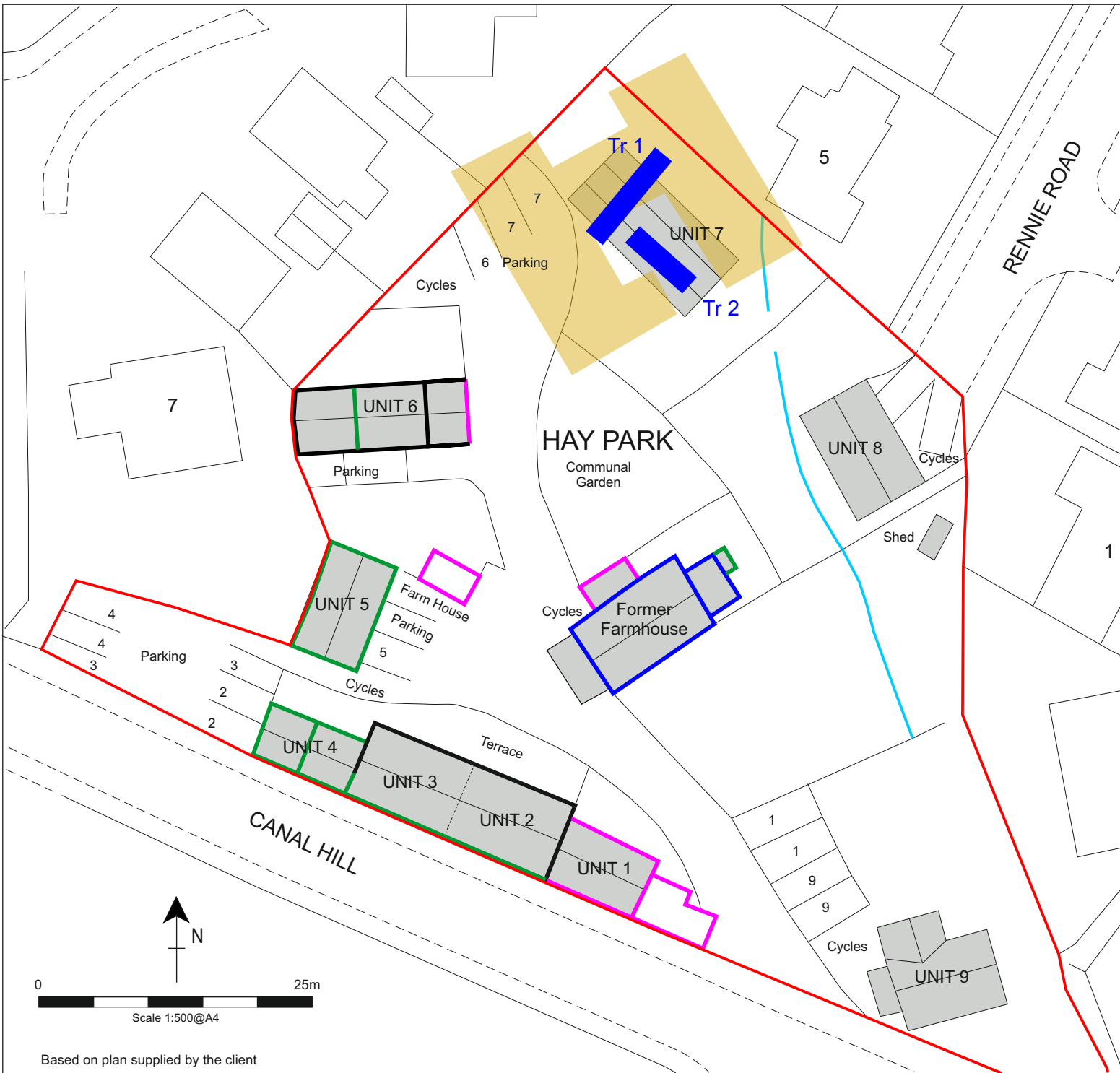
Ordnance Survey 25-inch sheet XIV.8

First Edition, surveyed 1888, published 1890

Second Edition, revised 1903, published 1905

1933 revision, revised 1933, published 1934

Valentin, J., 2019, *Land at Hay Park, Canal Hill, Tiverton, Devon, Centred on NGR SS 9717 1210*, *Project Design for an Archaeological Trench Evaluation, Mid Devon District Council Planning Reference: 18/02038/FULL*, AC archaeology document no. **ACD2007/1/0**.



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**Legend**

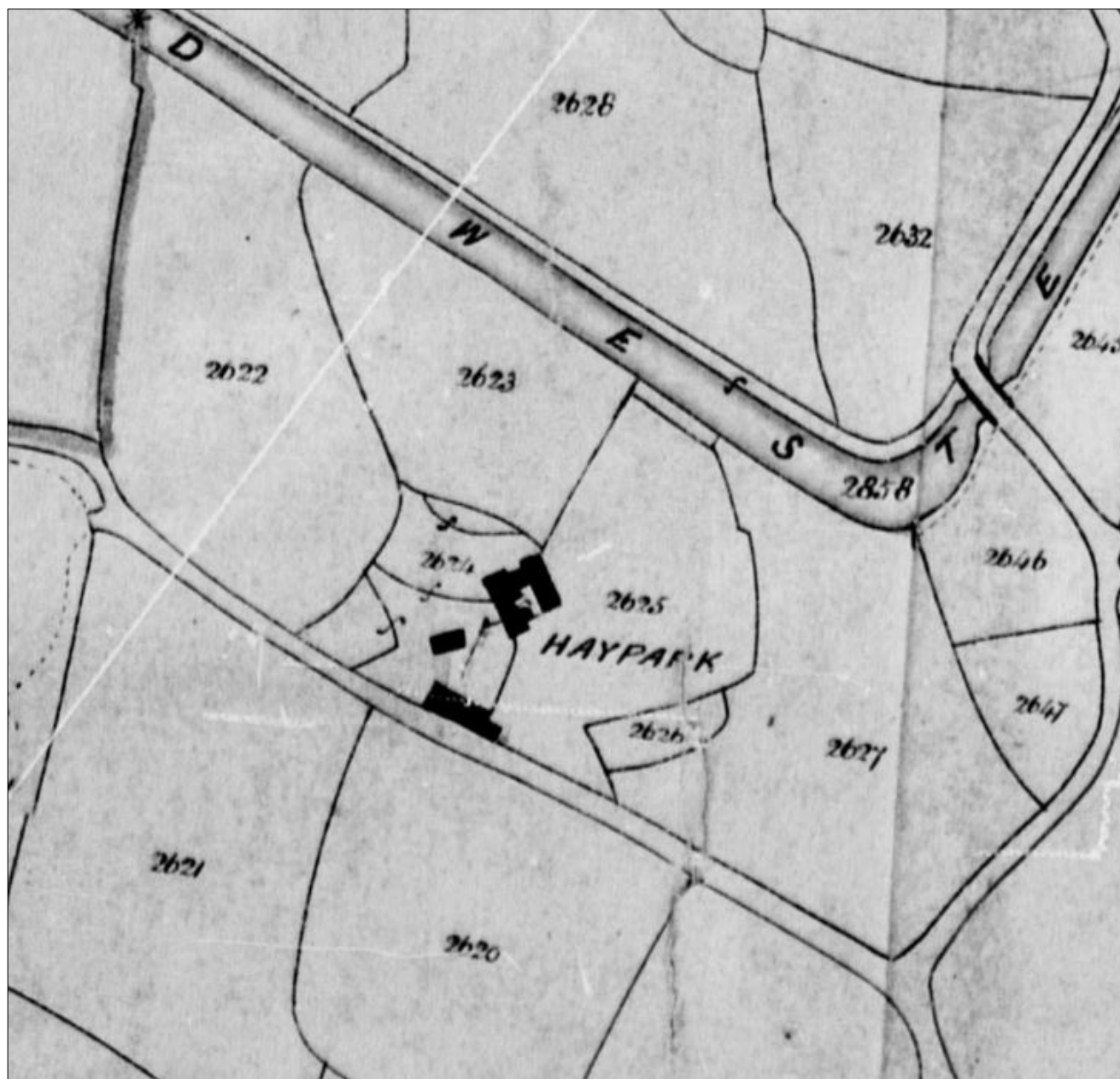
- Site boundary
- Evaluation trenches
- Building shown on the Tidcombe tithe map, 1842
- 18th century of earlier
- Late 19th century
- 1890 - 1903
- Post 1903

PROJECT  
**Land at Hay Park, Canal Hill, Tiverton, Devon**

TITLE  
**Fig. 1: Site location, location of trenches, and phased plan of buildings, based on the proposed site layout plan**

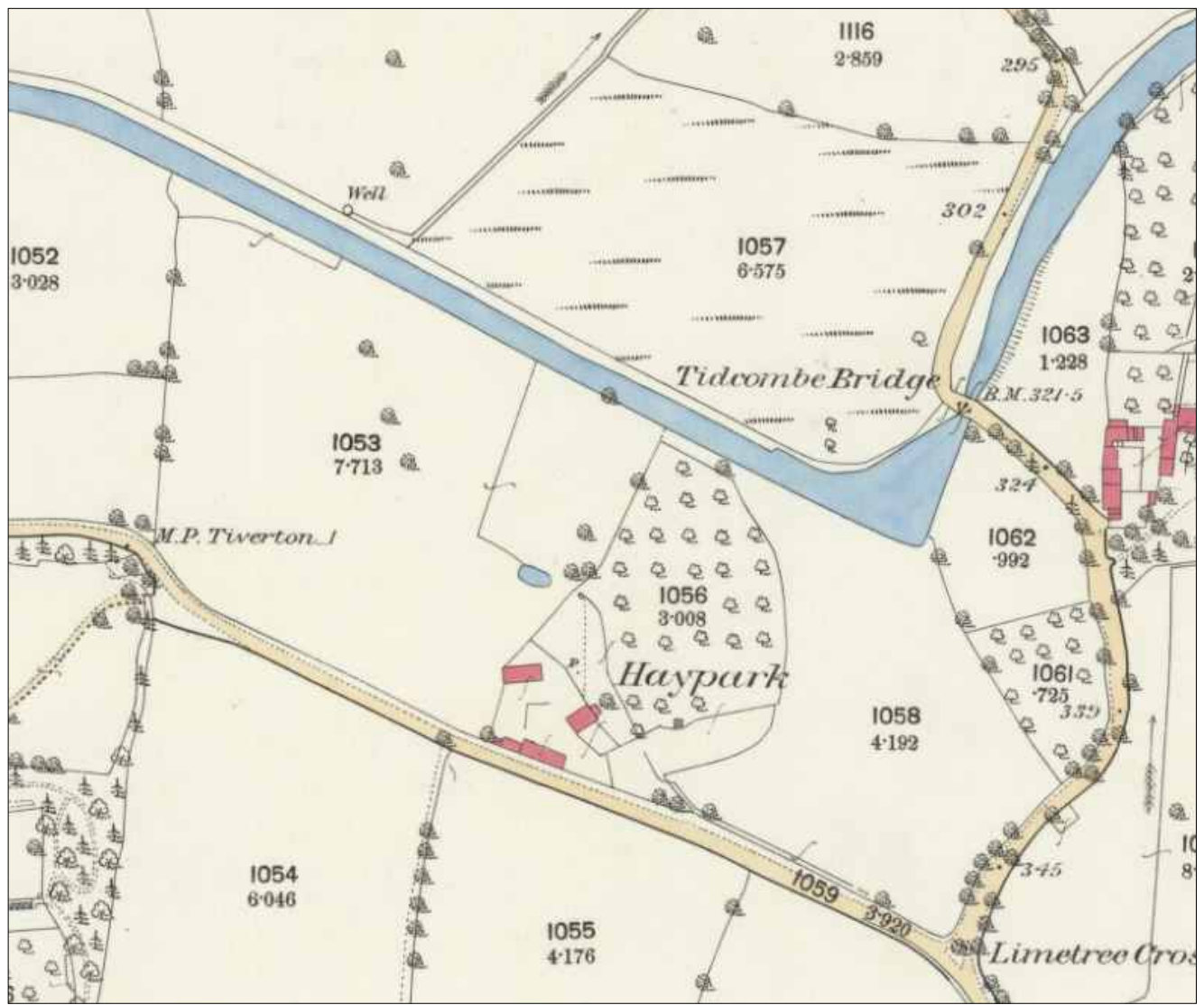


Based on plan supplied by the client



PROJECT  
Land at Hay Park, Canal Hill,  
Tiverton, Devon

TITLE  
Fig. 2: Extract from the  
Tidcombe tithe map, 1842

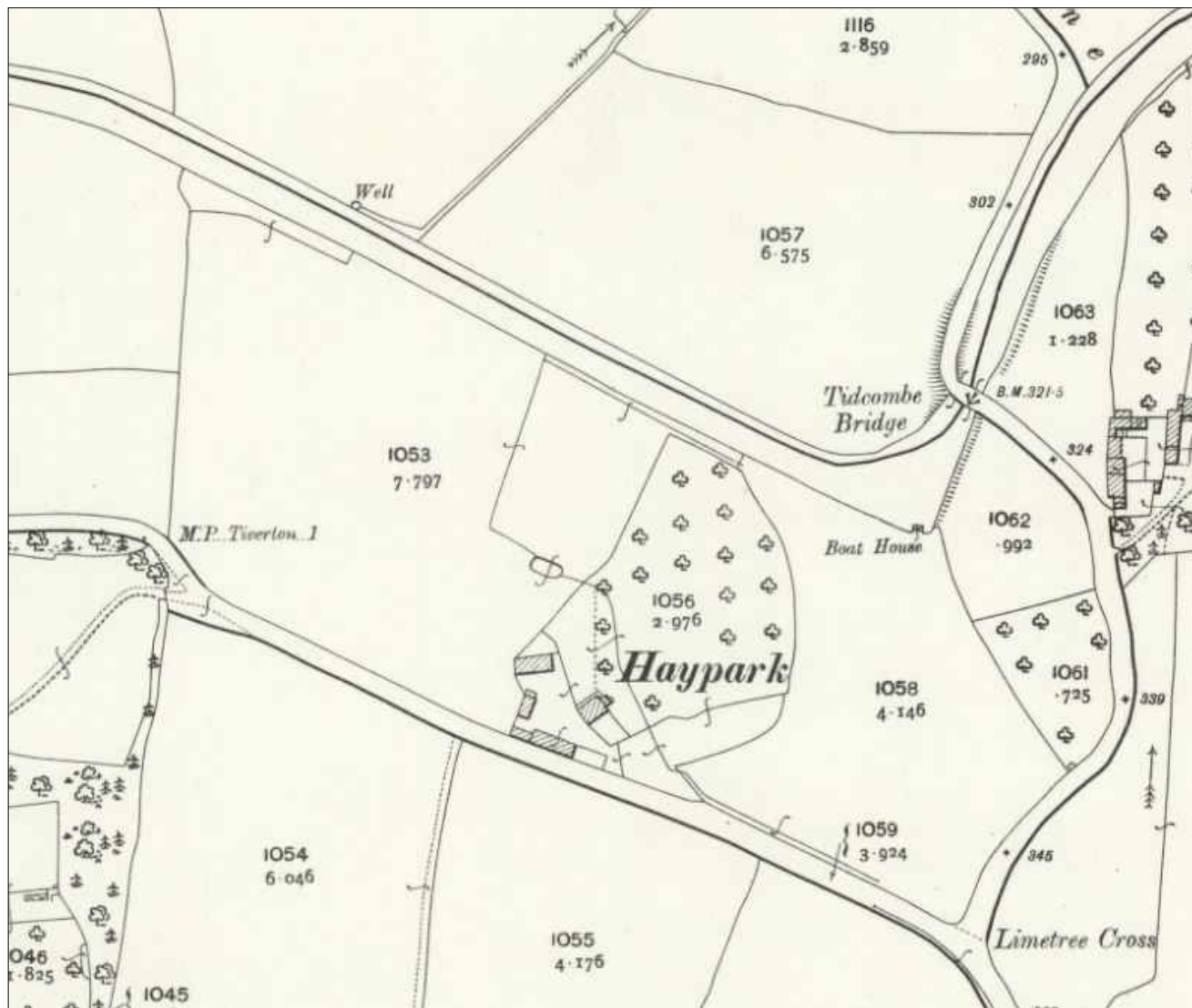


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 Land at Hay Park, Canal Hill,  
 Tiverton, Devon

TITLE  
 Fig. 3: Extract from the First  
 Edition Ordnance Survey  
 25-inch map, published 1890







PROJECT

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Fig. 4: Extract from the  
Second Edition Ordnance  
Survey 25-inch map,  
published 1905



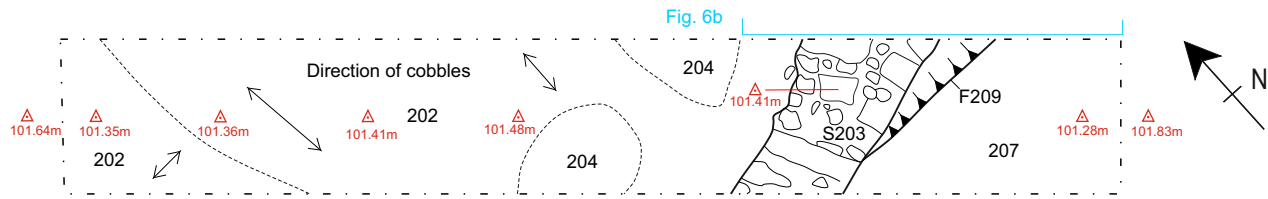
AC archaeology



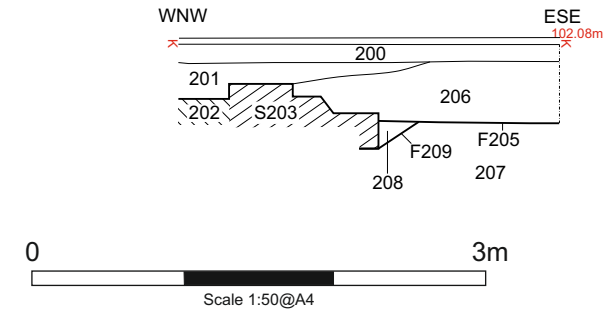
PROJECT  
Land at Hay Park, Canal Hill,  
Tiverton, Devon

TITLE  
Fig. 5: Extract from the 1933  
revision Ordnance Survey  
25-inch map, published 1934

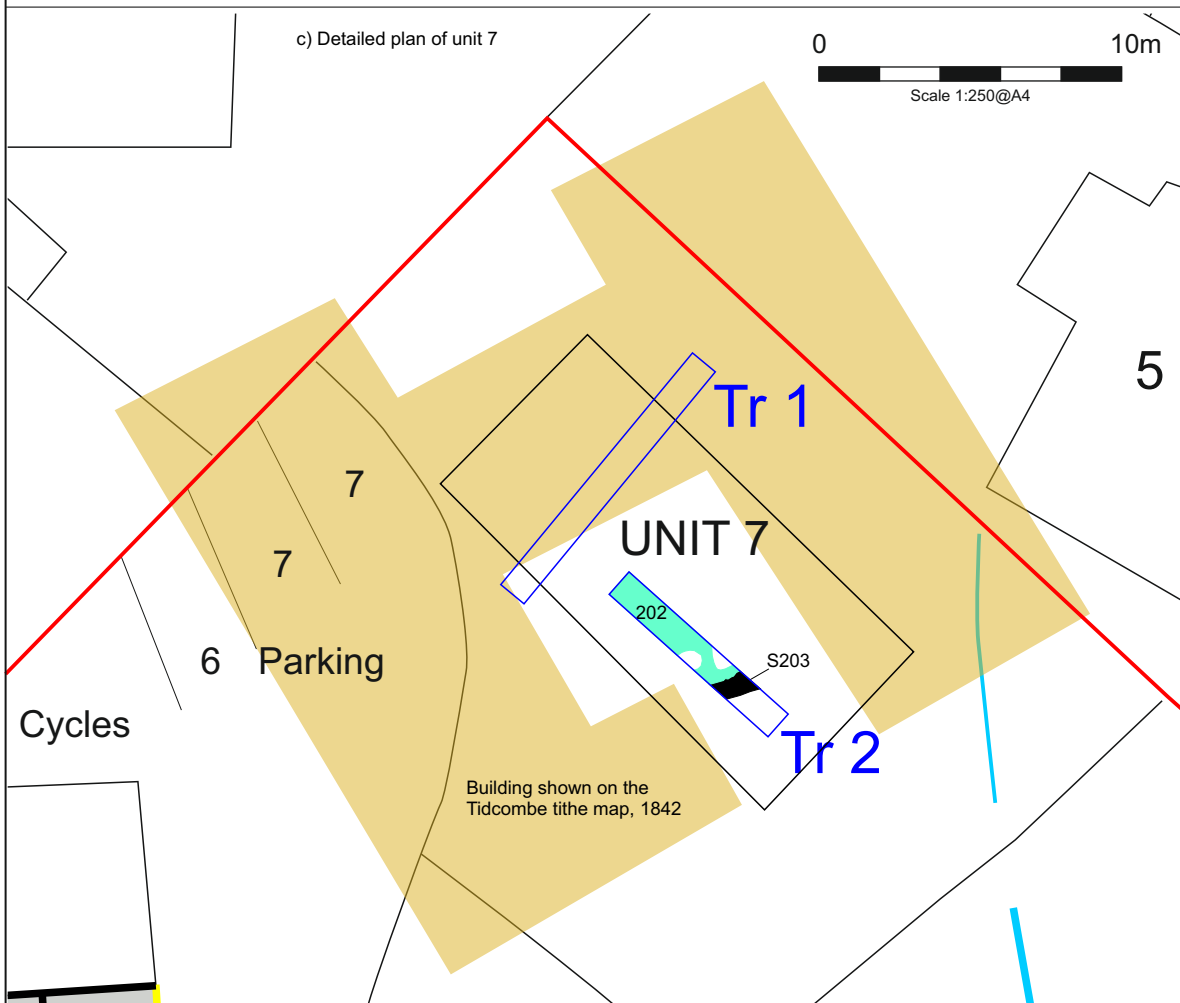
a) Plan of trench 2



b) Section of trench 2



c) Detailed plan of unit 7



PROJECT  
Land at Hay Park, Canal Hill,  
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TITLE  
Fig. 6: Trench 2, plan and  
section, and detailed plan of  
the trenches in relation to  
Unit 7 and the building  
shown on the Tidcombe tithe  
map, 1842



Plate 1: Unit 1, the north elevation, with Units 2-3 beyond, looking southwest



Plate 2: Unit 1 (foreground), with Units 2-4 beyond, looking northwest from Canal Hill



Plate 3: Unit 1, the hoppers extending down from the second floor to the first floor, looking southeast



Plate 4: Units 2-3, the north elevation, looking southeast



Plate 5: Unit 4 (foreground), with Units 1-3 beyond, looking northeast from Canal Hill



Plate 6: Unit 3, the first floor showing the roof structure supported on the south elevation, looking southeast



Plate 7: Unit 4, the north elevation, looking south



Plate 8: Unit 5, the south elevation showing the first-floor access and scar of former boundary wall, looking north



Plate 9: Unit 5, the east elevation, looking northwest



Plate 10: Unit 5, the south elevation and fully rebuilt east elevation, looking northwest



Plate 11: Unit 5, the north elevation, looking southwest



Plate 12: The front southeast elevation of the farmhouse, looking northwest



Plate 13: The location of Unit 7 (behind the tree), looking northeast



Plate 14: Trench 1, looking northeast. 1m scale





Plate 15: Trench 1, looking southwest. 1m scale



Plate 16: Trench 2, looking northwest towards trench 1. 1m scale

Plate 17: Trench 2, cobbles 202 looking northwest.  
0.40m scale



Plate 18: Trench 2, cobbles 202 with wall S203 in the foreground, looking northwest.  
0.40m scale



Plate 19: Trench 2, wall S203 with cobbles 202 in the foreground, looking southeast. 0.40m scale

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