

# HAY PARK, CANAL HILL, TIVERTON, DEVON

(Centred on NGR SS 9717 1210)

Results of archaeological investigations

Mid Devon District Council Planning ref. 18/02038/FULL  
(condition 20)

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archaeology

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## Acknowledgements

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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

*Archaeological investigations were undertaken by AC archaeology during April 2019 at Hay Park, Canal Hill, Tiverton, Devon (SS 9717 1210). The work was carried out in advance of a residential development and followed a previous historic building appraisal and trial trench evaluation. Investigations were focussed on the footprint of one of a series of proposed new units that overlay the presumed location of the former Hay Park farmhouse. This is shown on the Tidcombe parish tithe map of 1842 and was demolished some time prior to the 1890s.*

*The investigations exposed the remains of part of the former farmhouse. The remains consisted of a small number of wall footings, a well and cobbled surface. Post-medieval pottery recovered from the construction backfill of one of the footings suggested that the building probably dated from the late 17th to early 18th century, while the construction of some of the walls over part of the cobbled surface indicated that the building had also been extended.*

### 1. INTRODUCTION (Fig. 1)

1.1 This report sets out the results of an archaeological excavation carried out ahead of a residential development at Hay Park, Canal Hill, Tiverton, Devon (SS 9717 1210) by AC archaeology during April 2019. The investigations were required as a condition (20) of planning consent reference 18/02038/FULL granted by Mid Devon District Council, following consultation with the Devon County Historic Environment Team.

1.2 The site is situated on the southeast side of Tiverton, with Canal Hill to the southwest and the Grand Western Canal further to the north. It consists of an irregular plot occupied by Hay Park farmhouse and a series of associated former farm buildings surrounded by small, mainly grass covered, paddocks and yards. The site is situated on a north-facing hillslope around 100m aOD (above Ordnance Datum), with the solid geology consisting of permian sandstone of the Tidcombe Sand Member (British Geological Survey Online Viewer 2020).

1.3 The development proposal comprised the conversion of the redundant farm buildings to six dwellings (Units 1-6 on Fig. 1) and the construction of three new dwellings (Units 7-9), of which the site of Unit 7 formed the focus of the archaeological excavations presented in this report. This work followed a previous phase of archaeological investigations, which consisted of a historic building appraisal of the redundant farm buildings and the trial trench evaluation of the proposed site of Unit 7. The results from this phase of work are presented in a separate report (Passmore 2019a).

### 2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

2.1 A settlement at Hay Park is first recorded in the late 17th century (Devon Historic Environment Record ref. MDV110453) and it is depicted in limited detail as Hay Park, on the Ordnance Survey 3' to 1-mile map of 1802. A more detailed layout of the site is shown on the Tidcombe parish tithe map of 1842. This includes the presumed position of the former farmhouse as set back from Canal Road and on the site of Unit 7 of the current development. On this, the farmhouse is shown as consisting of a large H-shaped building in a plot (no. 2624) described in the accompanying tithe apportionment as 'House, Homestead, Yard, Garden and Withy Bed'. It is listed as having been owned by Benjamin Robert Heath and occupied by Henry Baker. The original farmhouse was then seemingly replaced to the south by the current one in the late 19th century (as shown on the First Edition Ordnance Survey 25-inch map of 1890).

- 2.2** The previous trial trench evaluation, which targeted the proposed footprint of Unit 7 exposed remains of the former farmhouse, with these consisting of a possible wall footing and cobbled surface (Passmore 2019a).
- 2.3** The other farm buildings date to between the 18th and early-20th centuries (ibid 2019a). It was identified in the previous historic building appraisal 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. Unit 4 was added as an animal feed mill between 1903 and 1933.

### **3. AIMS**

- 3.1** The aim of the work was to fully excavate and record any archaeological features, deposits or finds associated with the original farmhouse at Hay Park within the foundation and service trenches of the footprint of Unit 7.

### **4. METHODOLOGY**

- 4.1** All works were undertaken in accordance with a project design prepared by AC archaeology (Passmore 2019b) and the Chartered Institute for Archaeologists' document, *Standard and Guidance for an Archaeological Excavation* (revised December 2014). It comprised the machine excavation of foundation and services trenches within and around the footprint of the proposed Unit 7 of the new development; an area of approximately 16m by 8m. Each of the trenches measured 0.7m wide.
- 4.2** The removal of soils within the trenches was undertaken in 20cm spits (maximum) under the control and direction of the site archaeologist. Stripping by mechanical excavator ceased at the level at which archaeological deposits or natural subsoil was exposed.
- 4.3** 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 1:10 or 1:20, while all site levels relate to Ordnance Datum (OD).

### **5. RESULTS**

#### **5.1 Introduction** (Plan Fig. 2; Plate 1)

The excavations consisted of three northwest-southeast aligned footings trenches interlinked to four perpendicular trenches. A further trench was excavated on the line of a proposed service connection that extended 6m to the southwest. The natural subsoil (context 301), which consisted of a mid-brownish red sand with occasional sub-rounded pebble inclusions was present at a depth of between 0.4m and 0.6m below existing levels.

- 5.2** The excavation exposed a series of structural remains consisting of five wall footings (S308, S309, S320, S304 and S310), a well (S307) and associated cobbled surface (303) with six integrated drains (S311, S312, S313, S314, S317 and S318). These are

described below. The structural remains were overlain by an intermittent mixed sandy loam demolition deposit (323), which was, in turn, sealed by topsoil (300).

**5.3 Wall footings S304, S308, S309, S310 and S320** (Plan Fig. 2; Plates 1-4)

Wall footings S304, S308, S309 and S320 were exposed in the northwest portion of the investigated area and measured a maximum of 0.15m high. Each were comprised of a mix of sandstone and limestone blocks and rubble in a sandy clay bond. Wall S304 measured 0.5m wide and was within a construction cut (F305) backfilled with a mid to dark brown sandy silt loam backfill (306). One sherd of 17th to 18th century pottery was recovered from fill 306. Walls S308 and S320 were 0.5m wide and had been constructed on top of cobbled surface 303, while wall 309, which measured 0.4m wide, was set directly on top of the natural subsoil.

**5.4** Footing S310 was exposed in the southeast portion of the investigated area. It measured 0.5m wide and was comprised of two limestone blocks set directly onto the natural subsoil. The wall footing, which measured 0.15m high was not continuous across the trench.

**5.5 Well S307** (Plan Fig. 2; Plate 5)

Well S307 was also located in the northwest portion of the investigated area. It comprised a rectangular brick-built collar measuring 0.8m by 0.6m, which had been constructed over a wider stone-lined cylindrical shaft below. This was water filled and at least 5m deep. A pipe for a pump had been inserted into the well, with this set within the brick collar. Cobbled surface 303 overlay the shaft and abutted the brick collar and the shaft had been capped with a slate slab.

**5.6 Surface 303 and drains S311, S312, S313, S314, S317 and S318** (Plan Fig. 2; Plate 6)

Surface 303 was exposed across most of the southwest portion of the area investigated. It was comprised of water worn and sub-angular pebbles and cobbles of between 0.05m to 0.15m in length, which were set within a reddish-brown sandy clay bedding layer. The surface generally did not appear to have been laid in a regular pattern and may have represented several phases of addition or repair. A range of finds of various dates were recovered from the surface of surface, with these consisting of medieval and post-medieval pottery, a 1971 penny, vessel and window glass, a brick fragment, a piece of animal bone and a bone handle.

**5.7** The six drains (S311, S312, S313, S314, S317 and S318) were incorporated into the construction of cobbled surface 303 and were generally around 0.4m wide. Except for drain 312, which also incorporated brick and tile, they were construction from the same mix of water worn and sub-angular pebbles and cobbles. Drains 312 and 313 appeared to have been arranged around adjacent well S307.

**6. THE FINDS** by Naomi Payne

**6.1 Introduction**

All finds recovered on site during the excavation 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.

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

Context	Context Description	Medieval pottery		Post-medieval pottery		Metal		Glass		CBM		Animal bone		Worked bone	
		No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt	No	Wt
303	Cobbled surface	2	12	29	134	8	95	7	26	1	39	1	32	1	10
306	Fill of construction cut F305			1	16										
Totals		2	12	30	150	8	95	7	26	1	39	1	32	1	10

## 6.2 Medieval pottery

Two sherds (12g) of residual medieval pottery were recovered from cobbled surface 303. The joining body sherds derive from a glazed redware jug of probable 14th to 15th century date.

## 6.3 Post-medieval pottery

30 sherds (150g) of post-medieval to modern pottery were recovered from three contexts. Wares present include South Somerset-type redware, North Devon Gravel-tempered, Staffordshire-type white wares, Staffordshire-type engine-turned redware, transfer-print, industrially made stonewares and plain porcelain. Most of the pottery dates from the 19th century, although the local red earthenwares could be as early as the 17th/18th century, and the ribbed marmalade jar from cobbled surface 303 could be as late as the early 20th century.

## 6.4 Metal finds

Four items of iron and four of copper alloy were recovered from cobbled surface 303. The iron finds include a nail, an L-shaped bracket and two unidentified fragments. The copper finds include a one pence coin dating from 1971, a distorted flat strip, 5mm in width, which is broken at both ends, and two pieces of a machine-pressed decorative linear border with projecting fleur-de-lis on one side and a shallow zigzag edge along the other.

## 6.5 Glass

Seven fragments (26g) of glass were recovered from cobbled surface 303. The fragments include three pieces of window glass and four pieces of vessel glass. The vessel glass includes a base fragment from a modern, transparent, colourless drinks bottle, and a piece of the rim/neck/shoulder of a small, transparent, greenish apothecary- or medicine-type bottle.

## 6.6 CBM

A fragment (39g) of modern machine-made brick was recovered from cobbled surface 303.

## 6.7 Animal bone

A single piece of unworked animal skeletal material (32g) was recovered from cobbled surface 303. This is a cow's tooth.

## 6.8 Worked bone

A piece (10g) of a bone handle was recovered from cobbled surface 303. The fragment is a plano-convex linear with one slightly expanded and rounded end. The other end is broken. There is a rounded linear recess set along part of the flat side.

## 7. DISCUSSION

- 7.1 The investigations exposed structural remains and a surface likely to be associated with the former farmhouse shown on the Tidcombe parish tithe map of 1842. Although the position of the former building corresponds with its location, the series of wall footings exposed do not closely match its former footprint, although this is more likely to be due to the accuracy of the original mapping.
- 7.2 The irregular shape of the building as shown on tithe map suggests that it was probably comprised of phases of extensions. This was likely to have been demonstrated by the positioning of walls S308 and S320 over the top of cobbled surface 303 and associated drain 317, whereby part of an existing yard surface had been built over. This was perhaps also shown by the presence of the brick capping over well S307 and the insertion of a pipe for a pump indicating that it had been incorporated into an internal area.
- 7.3 Finds recovered from the investigations extend between the medieval period and the 20th century. Most of these were recovered from the top of surface 303 and are therefore likely to represent material derived from its final use and subsequent disturbance. The 17th to 18th century pottery sherd recovered from backfill deposit 306 of construction cut F305 provided the only stratified find for the building. This date range is consistent with the historic records of Hay Park (Devon Historic Environment Record ref. MDV110453).

## 8. CONCLUSIONS

- 8.1 Archaeological investigations at Hay Park exposed the remains of part of a former farmhouse, which was shown on the Tidcombe parish tithe map of 1842 and was demolished some time prior to the 1890s. The remains consisted of a small number of wall footings, a well and cobbled surface. Post-medieval pottery recovered from the construction backfill of one of the footings suggested that the building probably dated from the late 17th to early 18th century, while the construction of some of the walls over part of the cobbled surface indicate that the building had later been extended.

## 10. ARCHIVE AND OASIS

- 10.1 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 ACD2210. It will be held until it is known if any further archaeological work on the site is required. On completion of all archaeological work the finds and paper archive will be offered to the Royal Albert Memorial Museum (RAMM), Exeter, under the temporary ref no. **RAMM:19/18**, but if they are unable to accept this, then it will be dealt with under their current accession policy. Also, at this stage, if required a digital archive will be compiled in accordance with the Archaeology Data Service (ADS) standards, guidelines and the AC archaeology Data Management Plan for Digital Archives (Coles 2018).
- 10.2 An online OASIS entry has been completed, using the unique identifier **348935**, which includes a digital copy of this report.



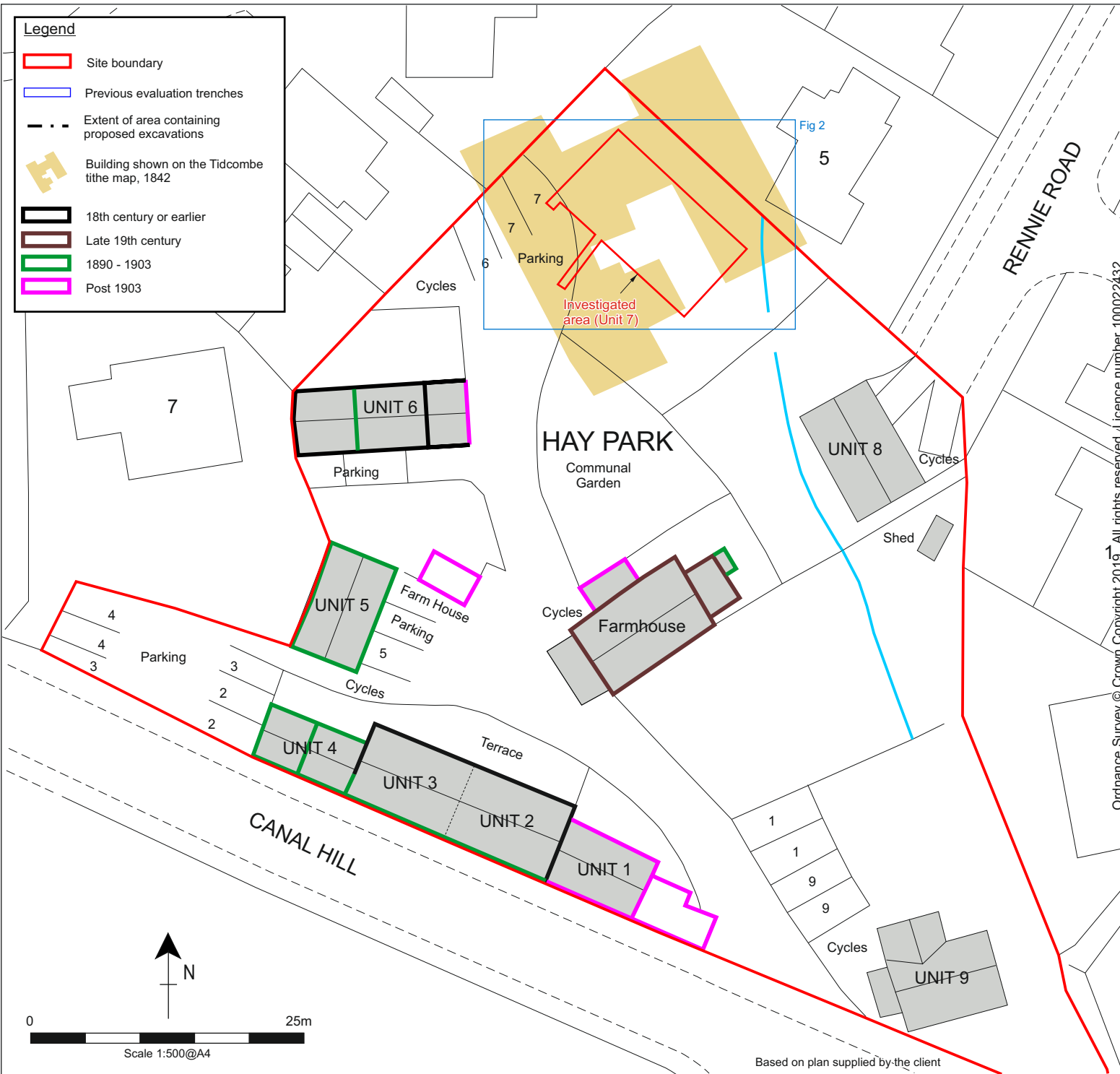
## 11. REFERENCES

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

Devon County Council Environment Viewer <http://map.devon.gov.uk/dccviewer/>


Passmore, A., 2019a, *Hay Park, Tiverton, Devon: Results of an historical building appraisal and archaeological trench evaluation*. Unpublished AC archaeology report ref. ACD2007/2/0

Passmore, A., 2019b, Hay Park, Tiverton, Devon: Written Scheme of Investigation for an archaeological excavation. Unpublished AC archaeology document ref. ACD2030/1/0



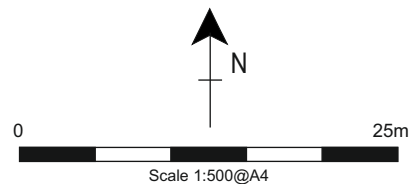
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**Hay Park, Canal Hill, Tiverton, Devon**

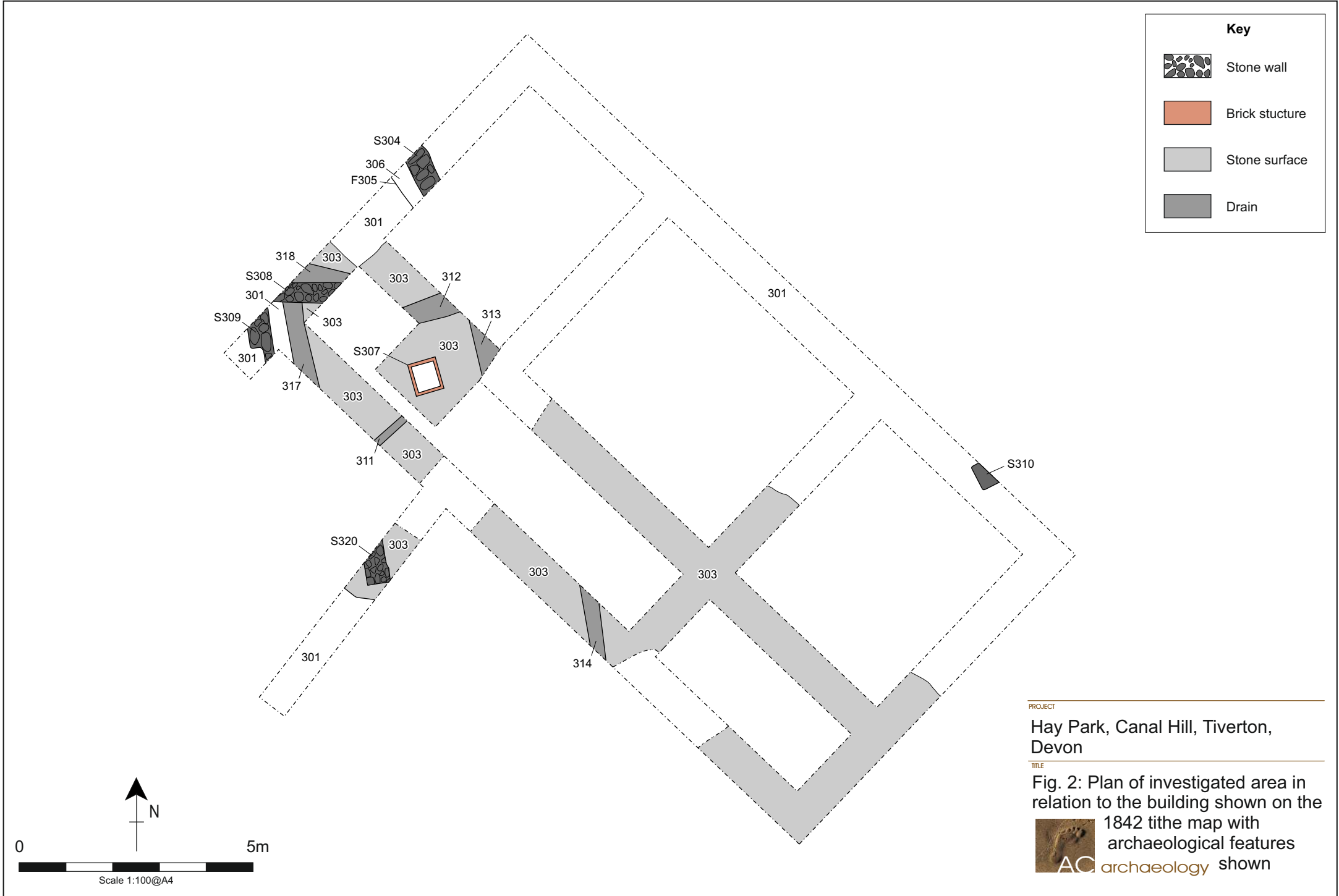
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**Fig. 1: Location of site and development plan with investigated area and position of former building shown**



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Based on plan supplied by the client





Key	
	Stone wall
	Brick structure
	Stone surface
	Drain

PROJECT

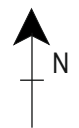
Hay Park, Canal Hill, Tiverton,  
Devon

TITLE

Fig. 2: Plan of investigated area in relation to the building shown on the 1842 tithe map with archaeological features shown



AC archaeology shown



Scale 1:100@A4





Plate 1: General view of investigated area. Looking southeast with walls S308 and S309 in foreground (scale 1m)



Plate 2: Wall S304, view to northwest (scale 0.5m)



Plate 3: Showing wall S308 and cobbled surface 303 with drain 318 in foreground. View to south (scale 0.5m)





Plate 4: Wall S310, view to southeast (scale 0.5m)



Plate 5: Well S307, view to southeast (scale 0.5m)



Plate 6: Showing drain 314 and surface 303. View to east (scale 0.5m)

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