

# Hoppins Farm, Southerton, Newton Poppleford, Devon

## An Historic Building Recording Survey



© Context One Archaeological Services 2010.

# Hoppins Farm, Southerton, Newton Poppleford, Devon

## An Historic Building Recording Survey

for

Mr and Mrs Harwood

by



Brickfield Offices, Maperton, Wincanton, Somerset. BA9 8EG.  
T: 01963 824696  
F: 07092 259858  
E: mail@contextone.co.uk  
W: www.contextone.co.uk

**COAS reference:** COAS/SBR/10/HNP

**East Devon District Council Planning Reference:** 10/0020/FUL

**Historic Environment Service ref:** Arch/dc/ed/15369

**Royal Albert Museum Accession number:** 61/2010

**National Grid Reference:** centred on SY 07845 90582

**Project Director:** Richard McConnell  
**Fieldwork Manager:** Stuart Milby  
**Survey:** Richard McConnell and Stuart Milby  
**Post-Excavation Co-ordinator:** Fay Pegg  
**Report:** Richard McConnell  
**Research:** Richard McConnell and Fay Pegg  
**Graphics:** Tara Fairclough and Richard McConnell

April 2010

Context One Archaeological Services Ltd shall retain the copyright of any commissioned reports, tender documents or other projected documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Design/Specification/Written Scheme of Investigation.

**Front cover image:** Barn and Piggery from the east (frame DSC0103.jpg) © Context One Archaeological Services 2009.

## Contents

<b>Non-technical summary</b> .....	i
1. Introduction .....	1
2. Definition and purpose of an Archaeological Building Investigation and Recording of Standing Buildings or Structures.....	1
3. Site location, topography .....	2
4. Desk-based Appraisal.....	5
5. Survey methodology.....	8
6. Results .....	8
7. Discussion and Conclusions.....	24
8. Archive.....	25
9. COAS Acknowledgements.....	25
10. Bibliography .....	25

### Appendices

Appendix 1. Devon Historic Environment Service: Brief for Historic Building Recording.....	28
--	----

### Illustrations

Figure 1. Site setting.....	3
Figure 2. Detailed site setting showing locations of exterior photographs.....	4
Figure 3. Extract from Venn Ottery Tithe map, 1841 .....	7
Figure 4. Extract from Ordnance Survey map, 1891.....	7
Figure 5. Extract from Ordnance Survey map, 1905.....	7
Figure 6. Extract from Ordnance Survey map, 1957.....	7
Figure 7. Floor plans showing location of interior photographs .....	11
Figure 8. Elevations .....	12

### Plates

<b>Plate 1.</b> Frame DSC_0110.jpg, view 1 .....	13
<b>Plate 2.</b> Frame DSC_0072.jpg, view 3 .....	13
<b>Plate 3.</b> Frame DSC_0105.jpg, view 8 .....	13
<b>Plate 4.</b> Frame DSC_0084.jpg, view 6 .....	13
<b>Plate 5.</b> Frame DSC_0074.jpg, view 2 .....	14
<b>Plate 6.</b> Frame DSC_0075.jpg, view 4 .....	14
<b>Plate 7.</b> Frame DSC_0079.jpg, view 5 .....	14
<b>Plate 8.</b> Frame DSC_0086.jpg, view 7 .....	14
<b>Plate 9.</b> Frame DSC_0009.jpg, view 36.....	15
<b>Plate 10.</b> Frame DSC_0030.jpg, view 42 .....	15
<b>Plate 11.</b> Frame DSC_0033.jpg, view 44 .....	15
<b>Plate 12.</b> Frame DSC_0004.jpg, view 29 .....	15
<b>Plate 13.</b> Frame DSC_0016.jpg, view 37 .....	16
<b>Plate 14.</b> Frame DSC_0012.jpg, view 33 .....	16
<b>Plate 15.</b> Frame DSC_0018.jpg, view 34 .....	16
<b>Plate 16.</b> Frame DSC_0015.jpg, view 38 .....	16
<b>Plate 17.</b> Frame DSC_0025.jpg, view 30 .....	17
<b>Plate 18.</b> Frame DSC_0038.jpg, view 41 .....	17
<b>Plate 19.</b> Frame DSC_0044.jpg, view 14 .....	17
<b>Plate 20.</b> Frame DSC_0045.jpg, view 16 .....	17

Plate 21. Frame DSC_0047.jpg, view 18 .....	18
Plate 22. Frame DSC_0053.jpg, view 12 .....	18
Plate 23. Frame DSC_0067.jpg, view 24 .....	18
Plate 24. Frame DSC_0070.jpg, view 26 .....	18
Plate 25. Frame DSC_0064.jpg, view 20 .....	19
Plate 26. Frame DSC_0118.jpg, view 9.....	19
Plate 27. Frame DSC_0119.jpg, view 11 .....	19
Plate 28. Frame DSC_0120.jpg, view 10 .....	19
Plate 29. Frame DSC_0001.jpg, view 27 .....	20
Plate 30. Frame DSC_0021.jpg, view 32 .....	20
Plate 31. Frame DSC_0007.jpg, view 31 .....	20
Plate 32. Frame DSC_0042.jpg, view 39 .....	20
Plate 33. Frame DSC_0023.jpg, view 28 .....	21
Plate 34. Frame DSC_0036.jpg, view 40 .....	21
Plate 35. Frame DSC_0032.jpg, view 43 .....	21
Plate 36. Frame DSC_0028.jpg, view 35 .....	21
Plate 37. Frame DSC_0049.jpg, view 17 .....	22
Plate 38. Frame DSC_0051.jpg, view 13 .....	22
Plate 39. Frame DSC_0055.jpg, view 15 .....	22
Plate 40. Frame DSC_0057.jpg, view 19 .....	22
Plate 41. Frame DSC_0113.jpg, view 25 .....	23
Plate 42. Frame DSC_0062.jpg, view 21 .....	23
Plate 43. Frame DSC_0059.jpg, view 22 .....	23
Plate 44. Frame DSC_0060.jpg, view 23 .....	23

## Non-Technical Summary

*Context One Archaeological Services Ltd (COAS) carried out an archaeological programme of works comprising a desk-based appraisal and an historic building recording survey at Hoppins Farm, Southerton, Newton Poppleford, Devon (centred on NGR SY 07845 90582) in March 2010. The work was commissioned and funded by Mr and Mrs Harwood.*

*The programme of works was requested by the Local Planning Authority (East Devon District Council) on the advice of Mr Stephen Reed (Archaeological Officer, Devon County Council) and Stephen Guy (Conservation Officer, East Devon District Council) as a condition of granting planning permission for the conversion of a piggery to holiday accommodation and conversion of barn to additional domestic accommodation to the existing house (Planning Application Number: 10/0020/FUL).*

*The present farmhouse at Hoppins Farm is believed to date to the 16<sup>th</sup> century with 19<sup>th</sup> century additions. Evidence suggests that the Barn and Piggery were built after 1841 but before 1881. This period roughly coincides with the tenancy of William Brice and his family. As a tenant, it is unlikely that Brice paid for the building work himself and it is perhaps more logical to assume that the then estate owner, The Right Honourable Mark Rolle, financed the project. Rolle was the sole heir to the vast Rolle Estates in North and South Devon and was widely regarded as a generous benefactor and moderniser of his farms and properties, particularly in the Otter Valley. The date range for the construction of the buildings at Hoppins Farm fits well with a known programme of improvements that was supervised by Rolle in the latter half of the 19<sup>th</sup> century, primarily, it is thought, to attract new tenants in a time of agricultural depression.*

*The main barn is a two storey rectangular structure extending from the farmhouse and built end-on into a bank that is at first floor height, and with a loading door at the gable end. This construction style is typical of barns found in southern Devon and were designed to permit easy loading and egress from the first floor. Both the upper and ground floors are partitioned into two unequal units by a staircase that can be accessed from outside through an opposing door and across a narrow passage. There is some evidence to suggest that the barn was once used for cider production. The first floor was undoubtedly used for storage and it is thought that the smaller, southern room probably served to store/pack cider apples; long shelves/benches on either side of the wall still survive here. On the ground floor, two large wooden blocks attached to bridging joists appear to have once suspended cider presses. Double doors leading out onto the yard from this part of the building also indicate that access was needed to deliver/remove bulky items. The ground floor room at the southern end of the barn is now used as a utility room but may have previously served as a workshop or additional store. Whether the barn was always used for cider production is not known but documentary evidence records that the farm holding comprised a number of orchards, perhaps indicating a significant and enduring enterprise.*

*The piggery is a smaller 'L' shaped building adjoining the north-east corner of the barn with a small yard enclosed by a low wall and central double gates. The building is divided in two rooms; the piggery itself and a small processing room/workshop. The piggery has five doors leading into the yard which suggest the internal space was once divided into a series of bays. The processing room/workshop has a brick built 'oven' in the south-east corner with a chimney above along with a piece of machinery bolted to the floor of unknown function. The oven is thought to have been used to boil down pig fat (D Harwood, pers. comm. 2010). There is loft space above the piggery, presumably for hay/feed storage and is accessed through a short door at the eastern gable end. A louvre window at the opposite end would have allowed a through draft to keep any stores dry. The yard wall appears to have been re-built; maps from the late 19<sup>th</sup> century show this to be slightly forward of its position today.*

*Several examples of graffiti written or scribed onto timbers, doors, walls and sills giving names and dates of the families that once lived and worked at Hoppins Farm add a human touch to the buildings.*

## 1. Introduction

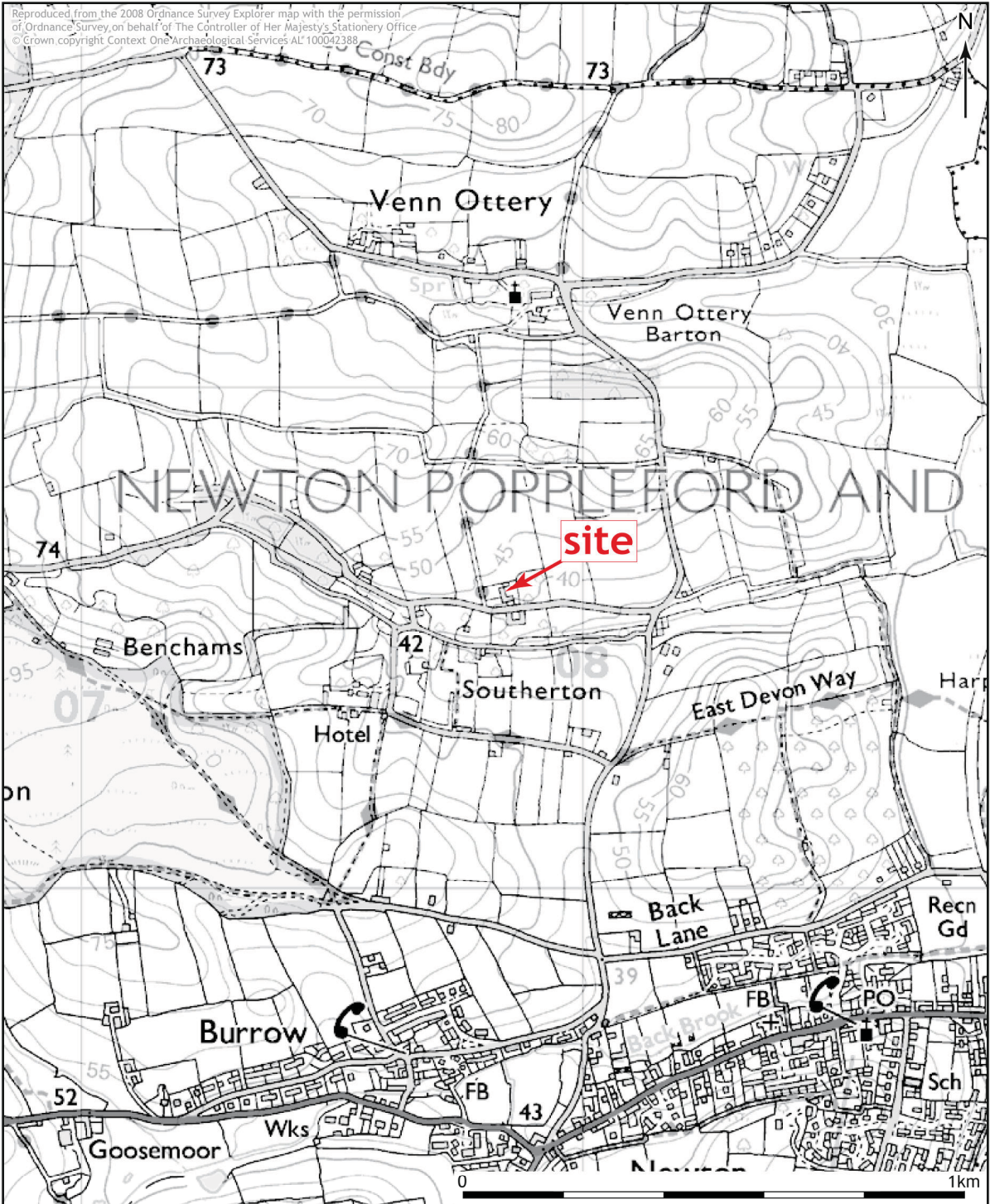
- 1.1 Context One Archaeological Services Ltd (COAS) carried out an archaeological programme of works comprising a desk-based appraisal and an historic building recording survey at Hoppins Farm, Southerton, Newton Poppleford, Devon (centred on NGR SY 07845 90582) in March 2010. The work was commissioned and funded by Mr and Mrs Harwood.
- 1.2 The programme of works was requested by the Local Planning Authority (East Devon District Council) on the advice of Mr Stephen Reed (Archaeological Officer, Devon County Council) and Stephen Guy (Conservation Officer, East Devon District Council) as a condition of granting planning permission for the conversion of a piggery to holiday accommodation and conversion of barn to additional domestic accommodation to the existing house (Planning Application Number: 10/0020/FUL).
- 1.3 A Brief describing the scope of the programme of works was issued on 18 March 2010 by Mr Reed (see **Appendix 1**). The reason for the planning condition is stated in paragraph 1.4 of this document:
- “The barns affected by the proposed development are a good example of 19<sup>th</sup> century rural architecture and illustrates the development of farm buildings over this period. The proposed conversion of these buildings will have an impact upon their historic fabric and character.”*
- 1.4 Given the archaeological and historic significance of these buildings, it was determined that a reasonable archaeological response in mitigation of the conversion works would be to carry out a desk-based appraisal and a Level 2/3 historic building recording survey of the structures prior to development works commencing. If required, the recording work would be supplemented by observations made during the exposure of any historic fabric/architectural elements during conversion works.
- 1.5 The request for the archaeological work followed advice given by Central Government as set out in *Planning Policy Guidance Note 1 (PPG1), General Policy and Principles, 1997* and *Planning Policy Guidance: Note 16 (PPG16)* issued by the DoE in 1990. It also conforms to Local Plan and County Structure Plan policies.
- 1.6 A Written Scheme of Investigation (WSI) detailing the scope and methodology of the archaeological programme of works was submitted to and approved by Ms Helen Rance (Archaeological Officer, Devon County Council) prior to the commencement of the investigation.

## 2. Definition and purpose of an Archaeological Building Investigation and Recording of Standing Buildings or Structures

- 2.1 Archaeological building investigation and recording is defined by the Institute of Field Archaeologists (IFA) as:
- “...a programme of work intended to establish the character, history, dating, form and archaeological development of a specified building, structure, or complex and its setting, including buried components, on land, inter-tidal zone or underwater.” (IFA rev.1999)*
- 2.2 The purpose of an archaeological building investigation and recording is similarly defined by the IFA and is:
- “...to examine a specified building, structure or complex, and its setting, in order to inform:  
the formulation of a strategy for the conservation, alteration, demolition, repair or management of a building, or structure, or complex and its setting; and  
or  
to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.”*

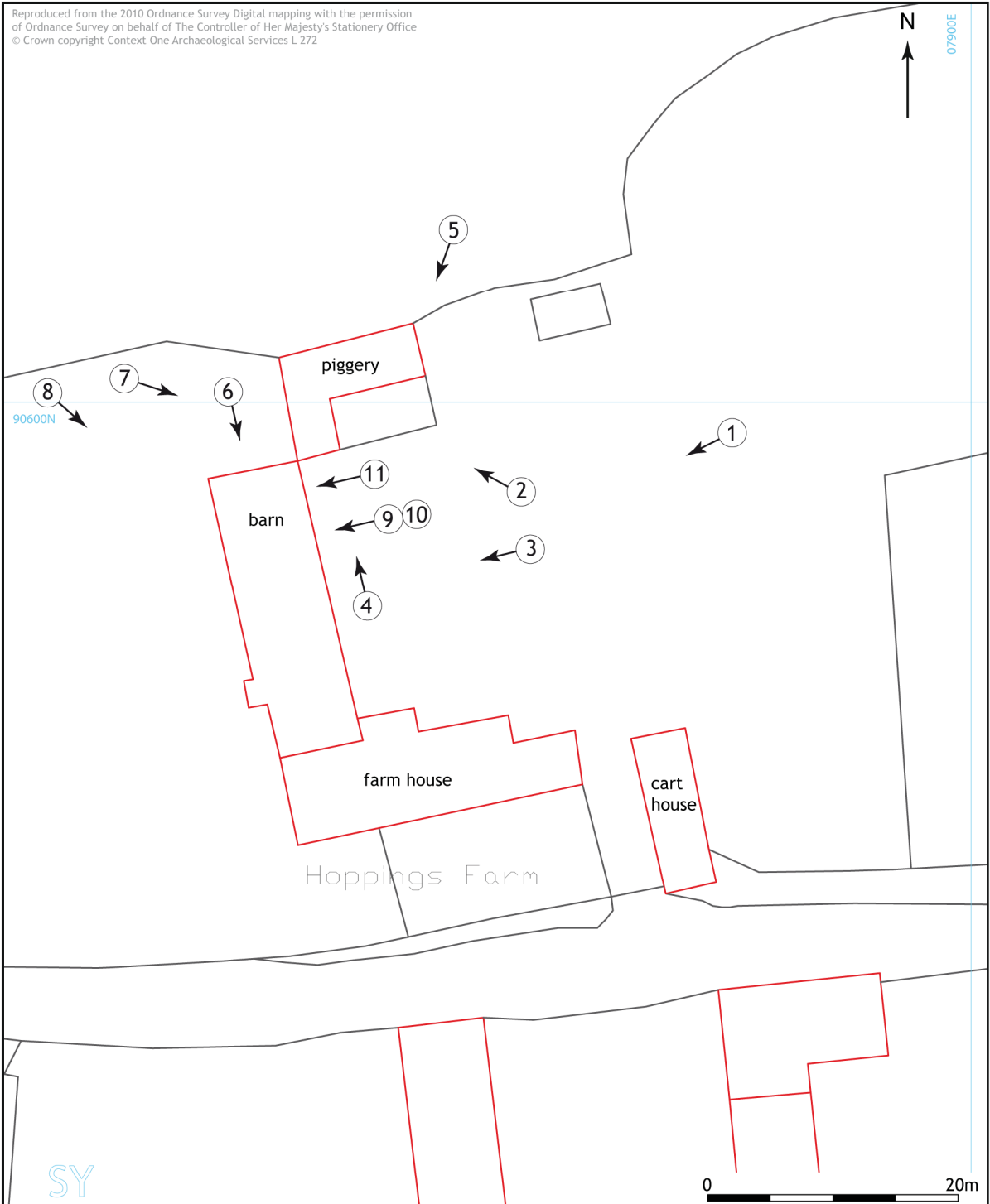
### 3. Site location, topography

- 3.1 Southerton is a hamlet in the modern parish of Newton Poppleford and Harpford (formerly Venn Ottery), East Devon between the villages of Newton Poppleford, c. 1.1km to the south-east and Venn Ottery, c. 0.70km to the north. The nearest large town is Sidmouth, c. 5km to the south-east. Hoppins Farm (mistakenly referred to as ‘Hoppings Farm’ on most Ordnance Survey maps from the late 19<sup>th</sup> century) is situated on the north side of a minor road known as Lynch Head. The barn and piggery are located to the rear of the farmhouse that fronts onto the road (see **figures 1 and 2**). The Site rises steadily to the north from the road, sitting roughly on the 40m contour.



<p><b>PROJECT TITLE</b> Hoppins Farm, Southerton, Newton Poppleford, Devon</p>		
<p><b>FIGURE TITLE</b> Site setting</p>		
<p><b>SCALE</b> as shown</p>	<p><b>PROJECT CODE</b> COAS/SBR/10/HNP</p>	<p><b>FIGURE NO.</b> <b>1</b></p>





(X) photograph view number	<b>PROJECT TITLE</b> Hoppings Farm, Southerton, Newton Poppleford, Devon		
	<b>FIGURE TITLE</b> Detailed site setting showing location of exterior photographs		
	<b>SCALE</b> as shown	<b>PROJECT CODE</b> COAS/SBR/10/HNP	<b>FIGURE NO.</b> <b>2</b>

## 4. Desk-based Appraisal

- 4.1 The programme of archaeological works commenced with a desk-based appraisal to place the site into its historic and archaeological context. The table below includes a broad list of sources consulted and the repositories for these holdings. Other sources are cited in the text as appropriate.

Source	Repository
Historic maps (Tithe map, Ordnance Survey maps)	Devon Record Office, Exeter; West Country Studies Library, Exeter
Documentary data (Tithe apportionment, C19th census returns, land and tax assessments, trade directories, local histories)	Devon Record Office, Exeter; West Country Studies Library, Exeter); Context One library; online sources
Planning frameworks & background	Context One library; online sources

- 4.2 The farm complex at Hoppins Farm is Grade II listed and the listing is copied below for background information purposes only.

**“Building Name:** HOPPING FARMHOUSE  
**Parish:** NEWTON POPPLEFORD AND HARPFORD  
**District:** EAST DEVON  
**County:** DEVON  
**Postcode:** EX11 1SD  
**Details:**

**LBS Number:** 352401  
**Grade:** II  
**Date Listed:** 26/05/1987  
**Date Delisted:**  
**NGR:** SY0785790573

**Listing Text:**  
 SY 09 SE NEWTON POPPLEFORD SOUTHERTON AND HARPFORD  
 4/79 Hopping Farmhouse  
 -  
 GV II

Farmhouse. C17, possibly earlier core; one end rebuilt in early C19 and the rest modernised at the same time. The older part is plastered cob on stone rubble footings; cob or stone rubble stacks topped with C19 brick; thatch roof. The early C19 section is plastered brick, the stack is brick and the roof slate.

The house faces south and has a 3-room and through-passage plan with the inner room at the right (eastern) end. The inner room has an end stack and the hall has an axial stack backing onto the inner room. The service end room was rebuilt in the early C19 higher than the rest and with a large axial stack between the main room and a small end store or dairy. A winder stair turret projects to rear near the upper end of the hall. In the C19 a corridor was created along the rear of the hall and at the same time outshots were built (or rebuilt) along the back.

Overall 6-window front. The 4-window front of the lower and older part comprise probably C18 casements. They are 3 lights except a 2-light window over the door and contain rectangular panes of old leaded glass. Only the ground floor right window has a replacement casement with glazing bars. The first floor windows here have low thatch eyebrows over. There are sloping buttresses between the windows and another at the right end. The front passage doorway contains a late C19 4-panel door with the top panels glazed. The 2-window section to left, the rebuilt section, contains C19 casements with glazing bars under low segmental arches. The roof is gable-ended to right and the slate section higher than the thatch and hipped at the end.

Interior is largely the result of the early C19 modernisation although this seems to have been mostly superficial in the passage, hall and inner room. In the hall the crossbeam is C17; it is soffit chamfered with scroll stops. The crossbeam in the inner room is boxed in. Both hall and inner room fireplaces are blocked by good C19 grates with marble chimneypieces. The C19 service end room has a large brick kitchen fireplace and a soffit-chamfered crossbeam with runout stops. The roofspace is inaccessible but the feet of the principals suggest that the lower roof is made up of C17 A-frame trusses.

Hopping is a good C17 farmhouse, improved in the early C19 and not modernised since. Considerable care should be exercised in future modernisations since it is quite likely that C17 or even earlier features would be uncovered.”

- 4.3 The Tithe map of 1841 (**Figure 3**) appears to be the oldest surviving large scale map for Hoppins Farm and depicts the farmhouse along with four ancillary structures. A narrow building adjoining the front of the house and bordering the drive, and a small square building attached to the western side of a structure adjoining the side of the house are no longer extant and do not appear on any subsequent maps. The building on the opposite side of the drive is now known to be a cart house and the structure extending north from the western side of the farmhouse is a former ?dairy/barn and is, today, mostly subsumed as part of the farmhouse. The accompanying Tithe apportionment states that the farm was owned by the Honourable Mark Rolle and tenanted by William Brice (transcribed incorrectly as ‘Price’).
- 4.4 The Census returns between 1841 and 1871 show that the Brice family lived at Hoppins Farm throughout this period. William Brice was only 24 in 1841 and, given his age, had probably not held the farm for long. In 1851, the census records William as farming 65 acres and employing two labourers although three are noted as living with the family: Charles Holland (23), David ?L (15) and Henry Preston (10). William Brice had a wife, Jane, who was the same age, and they had two children, Sarah (3) and John (2). Emma Wood (20), a ‘house servant’ also resided at the farm. In 1861, a second daughter is recorded, Elizabeth H Brice (5), and Sarah appears as ‘Amelia’, perhaps her middle name. By 1871, William (with a given age of 54) is noted as farming 67 acres and still employing two labourers; Thomas Hellier (30) and John ?Lellick (53). The census shows that a nephew, George Brice (10) was also living at the farm and is recorded as a ‘farm servant in door’. Carpentry marks and notes were observed on several roof timbers during the survey and one of these is believed to refer to William Brice himself. Written in red ?crayon on a principal rafter it reads, “Mr Brice (text broken by tie beam, presumably ‘Venn’) “Ottery” (**Plate 15**).
- 4.5 By 1881, the Brice family were no longer tenants of the farm and the new occupiers were the Smales. William Smale (48) was the head of the family and it is recorded that he took charge of a holding of 160 acres, more than double that of William Brice. He lived with his wife Catherine (47) and their four children, William (22), Mary (20), Frederick (18) and Susannah (16). Sarah Wheaton (12) from the neighbouring Brownings Farm was their ‘general servant’. Graffiti found on a ground floor window sill of the barn during the survey reads “F.S. 18??” (**Plate 27**) and is likely to refer to Frederick Smale.
- 4.6 The first edition of the Ordnance Survey (OS) map in 1891 (**Figure 4**) effectively shows Hoppins Farm as it is laid out today; at some point between the Tithe map of 1841 and 1891, both the extension to the main barn and the piggery had been built. A small ‘shed’ or outbuilding is shown attached to the north-east corner of the piggery on both the 1891 and 1905 OS maps (**Figure 5**) but was not shown on the 1957 OS edition (**Figure 6**).
- 4.7 From 1891, the farm had changed tenants once more and the census of that year shows that the Drake family were now residents. William Drake (48) was the head of the family and was simply described as a ‘farmer’. He and his wife, Elizabeth (50) had six children at home including George Isaac (23), Ernest (18), Louis (15), Sarah Elizabeth (14), Albert Henry (11) and Lily Eliza (9). Thomas Woodwin (18) was recorded as their servant.

- 4.8 The Drake family and their descendants are believed to have resided at Hoppings Farm until recent years (D Harwood, pers. comm. 2010). Graffiti referring to the Drakes were found in several parts of the barn during the survey. These include “W Drake” scratched into a brick on the first floor of the barn (Plate 17), perhaps relating to William Drake himself; the initials “A.D 1897” and “L.D 1897” scribed into ground floor window sill of the barn (Plate 26 and 28) probably relating to Albert and Louis or Lily; the name “F Drake” with “D B” underneath carved into a ‘hammer beam’ on the first floor of the barn (Plate 14); and a warning on an internal door, also upstairs in the barn, written in chalk and declaring “PRIVATE DRAKES ONLY” (Plate 18).



Figure 3. Extract from Venn Ottery Tithe map, 1841

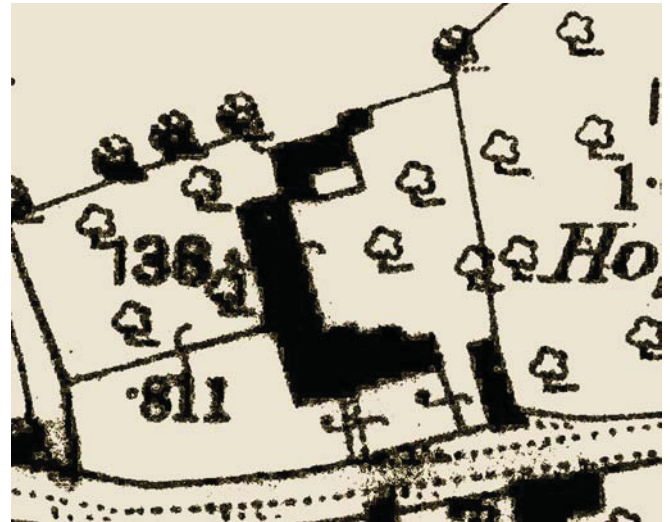


Figure 4. Extract from Ordnance Survey map, 1891

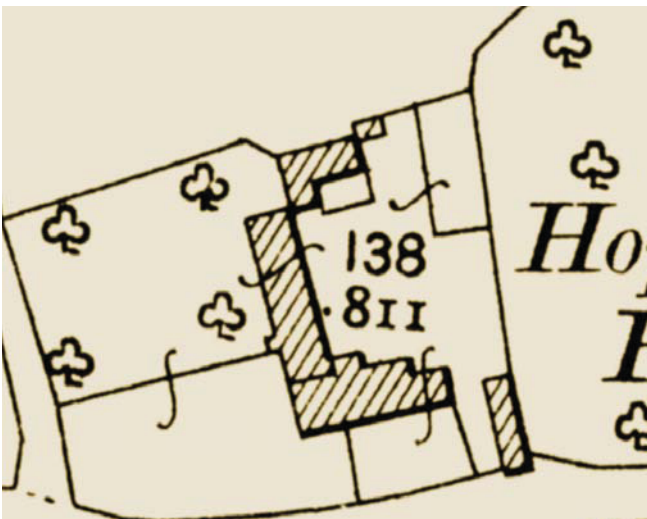


Figure 5. Extract from Ordnance Survey map, 1905

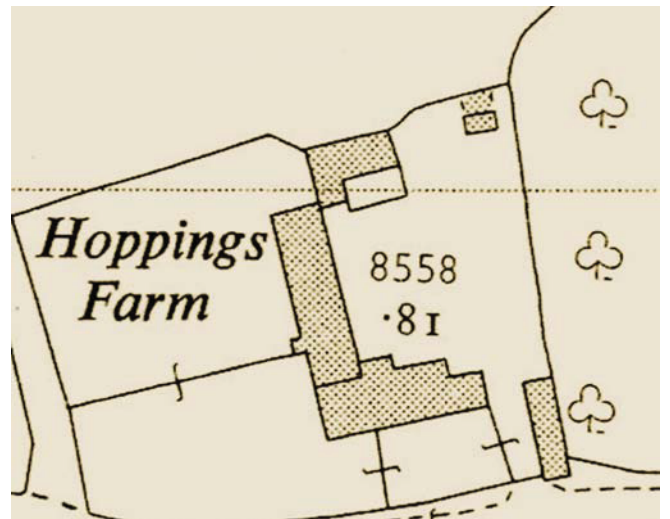


Figure 6. Extract from Ordnance Survey map, 1957

## 5. Survey methodology

- 5.1 The survey was carried out to Level 2/3 as set out in *Understanding Historic Buildings - A guide to good recording practice* (English Heritage, 2006). This states;

*“Level 2 is a descriptive record, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building’s development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.*

*Level 3 is an **analytical** record, and will comprise an introductory description followed by a systematic account of the building’s origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building’s appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building’s broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey - thematic or regional, for example - of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.”*

- 5.2 Plans and sections provided by the Client’s architect were used as a basis for the recording of structural features of historic or architectural significance. These were supplied as photocopies and have been subsequently digitised for inclusion in this report.
- 5.3 The photographic survey was undertaken of the interior and exterior, including features of historical and architectural significance, and consisted of digital images taken with a Nikon D40X 10.1 megapixel digital SLR camera fitted with a 18-55mm lens. High level photographs were taken from an extendable pole and taken using a remote control. Images were captured on a 4GB SD card in the field and were subsequently transferred to the COAS server for storage. For archival purposes, selected digital images will be printed by a photographic laboratory as 18cm x 13cm prints.

## 6. Results

- 6.1 The tables below summarise the results of the survey with cross-referencing to the photographic record (see **Plate 1-44**). The plates also refer to viewpoints in **Figures 2** and **7** showing the location and direction that the photographs were taken.

### Barn

Element	Observations	Plate(s)
General	A rectangular two storey brick building (c. 16.70m x 6.70m) roughly aligned NNW-SSE terraced into a natural slope at the northern end up to first floor level. Earth against the western side (rear) has recently been excavated away to ground level height. The barn is connected to a former single storey ?dairy/barn at the southern end and adjoins a former piggery on its north-east corner. The ground floor at the southern end of the barn is used as a utility room and the northern end as storage. The floor above the utility room is generally unsafe and not used; the northern end serves as a	Report cover, 1, 2, 3, 4

	storage area. Access to the upper floor is achieved by a staircase and through a gable end loading door. Path of pebble cobbling alongside front (eastern) elevation.	
Roof	Gable roof with Bridgwater-type clay pantiles on battens and insulated underfelt. Mortared pitched clay ridge tiles (450mm long). Timber covered verges. Wooden fascia supporting modern PVC guttering and cast iron downpipes. Common rafters (350mm spacing) pitched on four equi-distantly spaced (3.20m) 'A' frames, each comprising principal rafters (350mm x 85mm) with double tie beams and struts. Feet of 'A' frames resting on 'hammer beam' (1.53m from ground and 1.10m into room) with braces, and pins bolted through bridging joists. Ridge height from upper storey floor is 4.62m.	9, 12, 13, 29, 31, 35,
Walls	Frogged bricks laid in Flemish Garden Wall Bond (sometimes known as Sussex Bond). Decorative brick corbelling at gable ends. Segmental arches over doors and windows. Lias sills. Interior whitewashed. Infill and render to connecting wall between barn and former dairy/barn adjoining farmhouse. Rounded brick piers supporting 'hammer beams'. First floor height to wall plate is 1.53m.	1, 2, 3, 4, 22,
Floors	Ground floor: Largely modern concrete with the exception of clay floor tiles (230mm x 220mm) at foot of stairs. First floor: Some plywood covering floor board resting on joists (220mm x 40mm) set 310mm apart with scissor bracing and held by chamfered bridging joists (290mm x 240mm) set 3.07m apart.	12, 19, 20, 39
Doors	Ground floor: External doors on eastern elevation only and comprise central, double, 4 ledge plank door (2.08m high x 1.69m wide) and adjacent single, 4 ledge plank door. Similar, internal, single door at foot of staircase and at under stairs cupboard. First floor: External, wide (1.88m high x 1.33m wide), 4 ledge plank loading door at northern gable end. Similar style, interior, single width doors either side of staircase (only one door is hung).	33, 34, 38, 39
Windows	Modern, wooden casement windows throughout (3 at eastern elevation ground floor and 1 at each gable end at first floor level.	4, 10, 35
Stairs	Central wooden stairs (1.00m wide) to first floor within horizontal planking case that also serves as partition walls between upper storey 'rooms'. Door at foot of stairs. Step up to doorways on either side at first floor.	11, 32,
Graffiti	First floor: "F DRAKE" with "DB" underneath carved in 'hammer beam'; "Mr Brice (text broken by tie beam) "Ottery" in red crayon on principal rafter; "Ven Ottery Principal" in red crayon on principal rafter; "W Drake" scratched into whitewash on eastern wall; "PRIVATE" with "DRAKES ONLY" underneath in chalk on door. Ground floor: "A.D" with "1897" underneath on window sill; "F.S. 18**" on window sill; "L.D" with "1897" underneath on window sill	14, 15, 16, 17, 18, 26, 27, 28, 30, 35, 36
Miscellaneous	Two wooden blocks bolted to underside of bridging joists on ground floor. Wooden 'Ladder' type fitting bolted to joists with chain.	21, 37

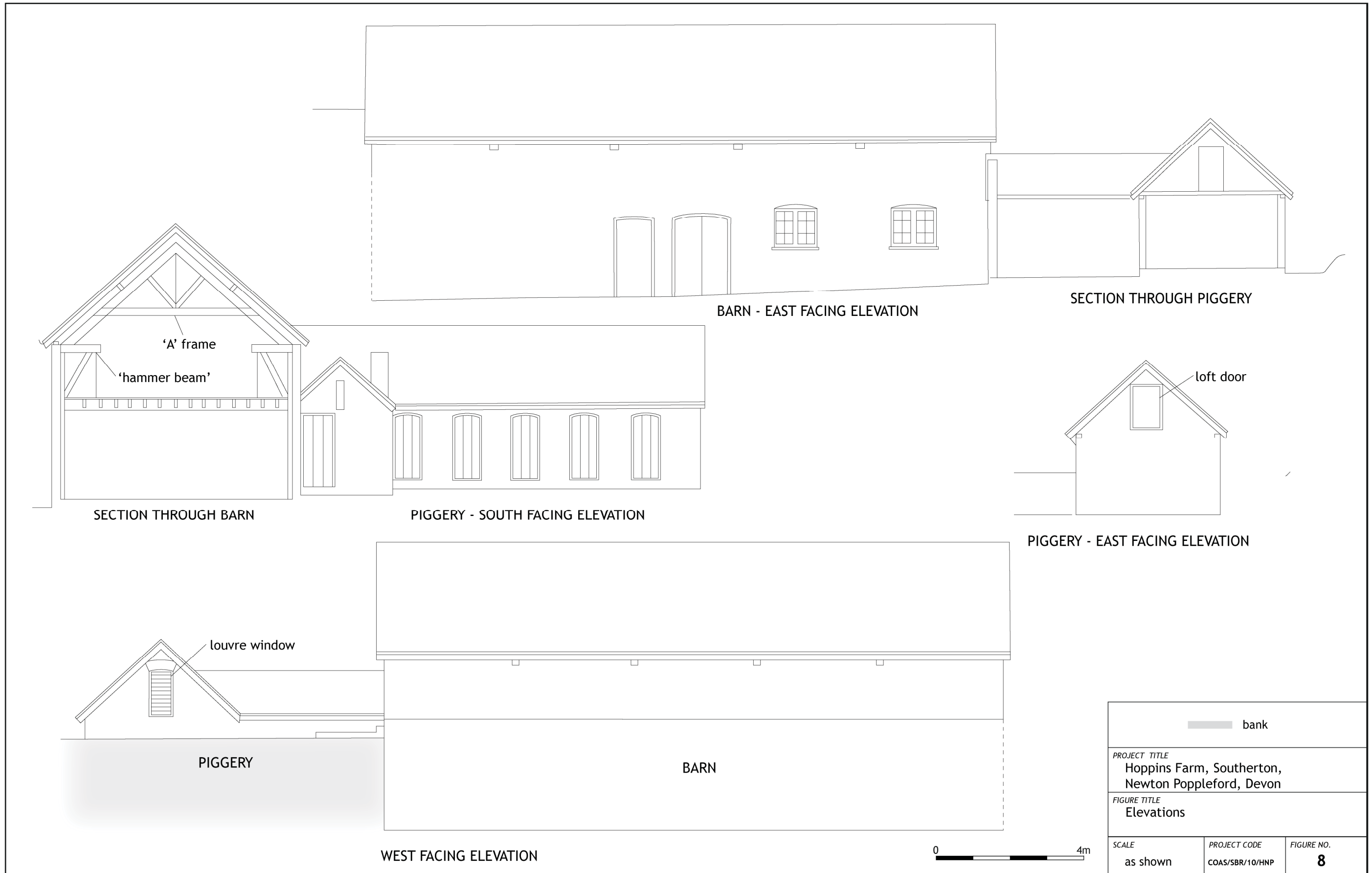
### Piggery

Element	Observations	Figure no(s)/Plate(s)
General	An 'L-shaped single storey brick building with the main axis (c. 11.00m x 4.00m) roughly aligned WSW-NNE and terraced into a natural slope at the western end up to eaves height. The building adjoins a barn at its south-west corner and the southern and eastern elevations are enclosed by a brick wall with double gates to create a yard area with pebble cobbles. The	Front cover, 5, 6, 7, 8

	building is divided into two units: the main part of the building, formerly used to keep pigs, is now used for storage, whilst the smaller southern unit was used as workshop/processing area. This unit houses a former brick 'oven' and redundant machinery. Path of pebble cobbling alongside the front elevation of the barn extends around the southern side of the piggery.	
Roof	Off centre cross-gable roof with Bridgwater-type clay pantiles on battens. Square (440mm) chimney stack on eastern flank of southern gable with no capping/pots. Two tin valleys on boards with raking cut tiles either side. Mortared pitched clay ridge tiles (450mm long). Remains of timber covered verges. Tin eaves strip on northern flank and slate eaves on western flank. Wooden fascia supporting cast iron guttering. Common rafters with purlins, collars and braces.	40, 41
Walls	Frogged bricks laid in Flemish Garden Wall Bond (sometimes known as Sussex Bond). Stepped brick corbelling at gable ends. Segmental arches over doors and windows. Lias sills to western and eastern gable. Rounded brick surround on interior door openings. Interior whitewashed.	23, 24, 40, 42
Floor	Ground floor: Largely modern concrete floor in piggery with clay floor tiles (230mm x 220mm) in workshop/processing room	23, 24, 42
Doors	Ground floor: A row of 5 modern external ledge plank doors in southern wall of piggery. External doorway into workshop/processing room and interior doorway leading to piggery. Three ledge, plank loft door in eastern gable end with dove/pigeon hole.	-
Windows	Wooden louvre window at roof height in western gable wall and 'slit', unglazed window at roof height at southern end of workshop/processing room.	6, 8
Miscellaneous	Brick oven set into the south-east corner of the workshop/processing room. Machinery of unknown function bolted to floor of same room.	25, 42, 43, 44







<p>bank</p>		
<p>PROJECT TITLE Hoppins Farm, Southerton, Newton Poppleford, Devon</p>		
<p>FIGURE TITLE Elevations</p>		
<p>SCALE as shown</p>	<p>PROJECT CODE COAS/SBR/10/HNP</p>	<p>FIGURE NO. <b>8</b></p>



Plate 1. Frame DSC\_0110.jpg, view 1



Plate 2. Frame DSC\_0072.jpg, view 3



Plate 3. Frame DSC\_0105.jpg, view 8



Plate 4. Frame DSC\_0084.jpg, view 6



Plate 5. Frame DSC\_0074.jpg, view 2



Plate 6. Frame DSC\_0075.jpg, view 4



Plate 7. Frame DSC\_0079.jpg, view 5



Plate 8. Frame DSC\_0086.jpg, view 7



Plate 9. Frame DSC\_0009.jpg, view 36



Plate 10. Frame DSC\_0030.jpg, view 42



Plate 11. Frame DSC\_0033.jpg, view 44



Plate 12. Frame DSC\_0004.jpg, view 29



Plate 13. Frame DSC\_0016.jpg, view 37



Plate 14. Frame DSC\_0012.jpg, view 33



Plate 15. Frame DSC\_0018.jpg, view 34



Plate 16. Frame DSC\_0015.jpg, view 38

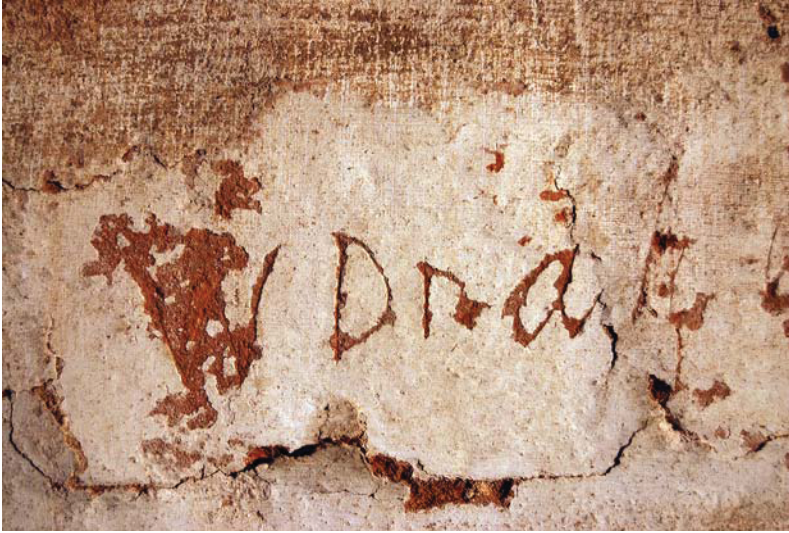


Plate 17. Frame DSC\_0025.jpg, view 30



Plate 18. Frame DSC\_0038.jpg, view 41



Plate 19. Frame DSC\_0044.jpg, view 14



Plate 20. Frame DSC\_0045.jpg, view 16



Plate 21. Frame DSC\_0047.jpg, view 18



Plate 22. Frame DSC\_0053.jpg, view 12



Plate 23. Frame DSC\_0067.jpg, view 24



Plate 24. Frame DSC\_0070.jpg, view 26



Plate 25. Frame DSC\_0064.jpg, view 20



Plate 26. Frame DSC\_0118.jpg, view 9



Plate 27. Frame DSC\_0119.jpg, view 11



Plate 28. Frame DSC\_0120.jpg, view 10





Plate 29. Frame DSC\_0001.jpg, view 27



Plate 30. Frame DSC\_0021.jpg, view 32



Plate 31. Frame DSC\_0007.jpg, view 31

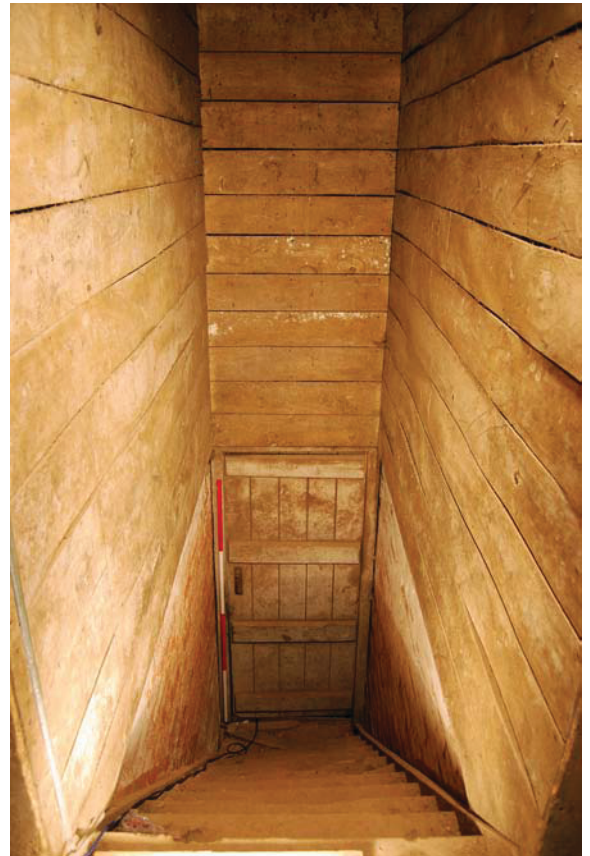


Plate 32. Frame DSC\_0042.jpg, view 39



Plate 33. Frame DSC\_0023.jpg, view 28



Plate 34. Frame DSC\_0036.jpg, view 40



Plate 35. Frame DSC\_0032.jpg, view 43



Plate 36. Frame DSC\_0028.jpg, view 35



Plate 37. Frame DSC\_0049.jpg, view 17



Plate 38. Frame DSC\_0051.jpg, view 13



Plate 39. Frame DSC\_0055.jpg, view 15

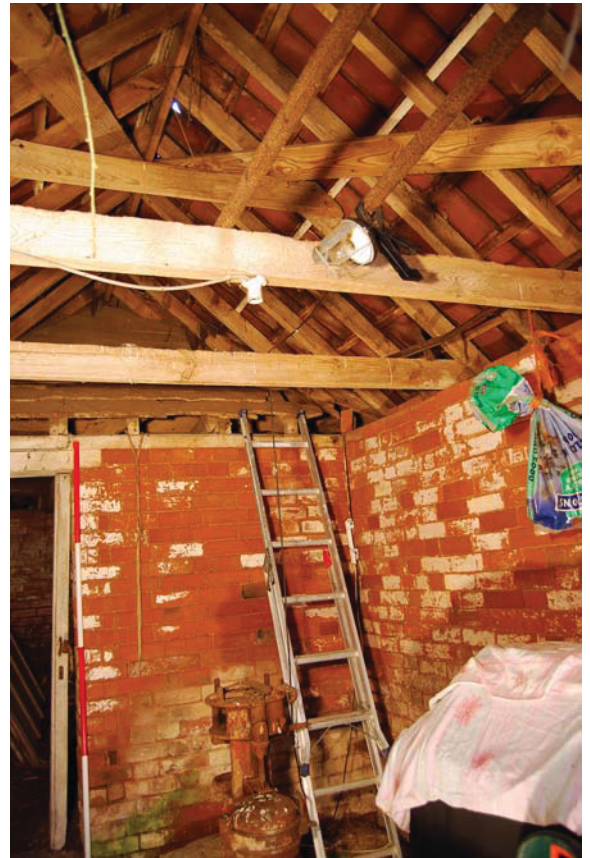


Plate 40. Frame DSC\_0057.jpg, view 19



Plate 41. Frame DSC\_0113.jpg, view 25



Plate 42. Frame DSC\_0062.jpg, view 21



Plate 43. Frame DSC\_0059.jpg, view 22



Plate 44. Frame DSC\_0060.jpg, view 23

## 7. Discussion and Conclusions

- 7.1 The present farmhouse at Hoppins Farm is believed to date to the 17<sup>th</sup> century with 19<sup>th</sup> century additions. On the evidence of Victorian maps, census records and physical evidence, it has been possible to date the construction of the rear Barn and Piggery after 1841 but before 1881. This period roughly coincides with the tenancy of William Brice and his family who were living at the farm in 1841 but had left by 1881. Several carpentry marks/notes on the roof timbers of the main barn along with the delivery address of 'Venn Ottery' and the inclusion of Mr Brice's name support the idea that the buildings were built during William Brice's tenancy. As a tenant, it is unlikely that Brice paid for the building work himself and it is perhaps more logical to assume that the then estate owner, The Right Honourable Mark Rolle, financed the project. Rolle was the sole heir to the vast Rolle Estates in North and South Devon and was widely regarded as a generous benefactor and moderniser of his farms and properties, particularly in the Otter Valley (Ford 2001: 6). The date range for the construction of the buildings at Hoppins Farm fits well with a known programme of improvements that was supervised by Rolle in the latter half of the 19<sup>th</sup> century, primarily, it is thought, to attract new tenants in a time of agricultural depression (Beacham 1990: 92).
- 7.2 The main barn is a two storey rectangular structure extending from the farmhouse and built end-on into a bank that is at first floor height, and with a loading door at the gable end. This construction style is typical of barns found in southern Devon and were designed to permit easy loading and egress from the first floor. Both the upper and ground floors are partitioned into two unequal units by a staircase that can be accessed from outside through an opposing door and across a narrow passage. There is some evidence to suggest that the barn was once used for cider production. The first floor was undoubtedly used for storage and it is thought that the smaller, southern room probably served to store/pack cider apples; long shelves/benches on either side of the wall still survive here. On the ground floor, two large wooden blocks attached to bridging joists appear to have once suspended cider presses. Double doors leading out onto the yard from this part of the building also indicate that access was needed to deliver/remove bulky items. The ground floor room at the southern end of the barn is now used as a utility room but may have previously served as a workshop or additional store. Whether the barn was always used for cider production is not known but documentary evidence records that the farm holding comprised a number of orchards, perhaps indicating a significant and enduring enterprise.
- 7.3 The piggery is a smaller 'L' shaped building adjoining the north-east corner of the barn with a small yard enclosed by a low wall and central double gates. The building is divided in two rooms; the piggery itself and a small processing room/workshop. The piggery has five doors leading into the yard which suggest the internal space was once divided into a series of bays. The processing room/workshop has a brick built 'oven' in the south-east corner with a chimney above along with a piece of machinery bolted to the floor of unknown function. The oven is thought to have been used to boil down pig fat (D Harwood, pers. comm. 2010). There is loft space above the piggery, presumably for hay/feed storage and is accessed through a short door at the eastern gable end. A louvre window at the opposite end would have allowed a through draft to keep any stores dry. The yard wall appears to have been re-built; maps from the late 19<sup>th</sup> century show this to be slightly forward of its position today.
- 7.4 Several examples of graffiti written or scribed onto timbers, doors, walls and sills giving names and dates of the families that once lived and worked at Hoppins Farm add a human touch to the buildings. Since 1841 only three families have lived at the farm: the Price family (c. 1841-1881), the Smale Family (c.1881-1891) and the Drake family (c.1891 onwards). The Drake family and their descendants are believed to have resided at Hoppins Farm until recent years (D Harwood, pers. comm. 2010).
- 7.5 Both buildings have undergone some remedial work in the past few years by the former owners but have remained largely unaltered since the Victorian period. As such, it has been possible to record a good example of rural architecture that formed part of significant modernisation programme in this part of Devon during the late 19<sup>th</sup> century.

7.6 Given the utilitarian nature of the barn and piggery and the simplicity of construction, it is unlikely that any historic fabric/architectural elements will be exposed during conversion works.

## 8. Archive

8.1 The archive will be prepared to comply with guidelines set out in Guidelines for the Preparation of Excavation Archives for Long-term Storage (UKIC 1990)/ Standards in the Museums Care of Archaeological Collections (Museum and Galleries Commission 1992)/ Management of Archaeological Projects 2 (English Heritage 1991).

8.2 Copies of this report in both printed and digital format will be deposited with:

**Mr and Mrs Harwood**  
Hoppins Farm  
Southerton  
Newton Poppleford  
Devon  
EX11 1SD

**Historic Environment Service**  
Devon County Council  
Environment, Economy and Culture Directorate  
Matford Offices  
County Hall  
Exeter  
EX2 4QW

## 9. COAS Acknowledgements

9.1 Context One Archaeological Services Ltd would like to thank Mr and Mrs Harwood for their kind hospitality during the survey. We would also like to thank the staff at the Devon Record Office and the Westcountry Studies Library in Exeter for their assistance in locating historical maps and records. We are additionally grateful to Mr Hembury for supplying architectural plans and elevation drawings on which the illustrations are based in this report.

## 10. Bibliography

- |  |   |
|--|---|
| <b>Beacham, P (ed), 1990</b>               | 'Farm Buildings', in <i>Devon Building</i> , Devon Books, Exeter  |
| <b>British Geological Survey, 2001</b>     | Geological Map of Great Britain 1:625,000 (England & Wales south sheet) 4 <sup>th</sup> Edition: Solid Geology  |
| <b>Department of the Environment, 1990</b> | <i>Planning Policy Guidance Note 16: Archaeology and Planning</i> , London: Her Majesty's Stationery Office     |
| <b>Department of the Environment, 1997</b> | <i>Planning Policy Guidance Note 1: General Policy and Principles</i> , London: Her Majesty's Stationery Office |
| <b>Devon County Council, 2004</b>          | <i>Devon Structure Plan 2001 to 2016</i> (adopted October 2004)   |
| <b>English Heritage, 2006</b>              | <i>Understanding Historic Buildings: A guide to good recording practice</i> . English Heritage Publications     |
| <b>Ford, A. S., 2001</b>                   | <i>Mark Rolle: his architectural legacy in the lower Otter Valley</i> , Otter Valley Association                |

Institute of Field Archaeologists (IFA), *Code of Conduct*, Reading: IFA  
1985 (rev. 2000)

Institute of Field Archaeologists (IFA), *Code of Approved Practice for the Regulation of Contractual Arrangements in Field Archaeology*, Reading: IFA  
1990 (rev. 2000)

Institute of Field Archaeologists (IFA), *Standard and Guidance for an Archaeological Building Investigation and Recording of Standard Building or Structures*  
1994 rev. 1999

## Appendix 1. Devon Historic Environment Service: Brief for Historic Building Recording

Location: Hoppins Farm, Southerton  
 Parish: Newton Poppleford  
 District: East Devon  
 County: Devon  
 NGR: 307845.90582

Planning Application no: 10/0020/FUL

Proposal: Conversion of piggery to holiday accommodation and conversion of barn to additional domestic accommodation to existing house.

Historic Environment Service ref: Arch/dc/ed/15369

### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:

*'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'*

1.3 The principal objectives of the programme shall be to investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development.

1.4 The barns affected by the proposed development are a good example of 19th century rural architecture and illustrates the development of farm buildings over this period. The proposed conversion of these buildings will have an impact upon their historic fabric and character.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

### 2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.



### 3. PROGRAMME OF ARCHAEOLOGICAL WORKS

#### 3.1 *Desk-based assessment*

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. The reporting requirements for the deskbased work will be confirmed in consultation with the HES.

#### 3.2 *Historic building recording*

A record shall be made of the historic fabric of the building affected by the conversion. This works shall conform to Level 2 - 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

Existing architect's plans and elevations may be used as a basis for the historic fabric recording provided they are of appropriate accuracy and scale.

3.3 The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.4 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IfA and scientific guidelines for the analysis and dating of the historic buildings.

3.5 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the East Devon District Council Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

## 4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds.

## 5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include measured and scaled plans, cross-section drawings and elevations of the building(s), including their location, description of the historic building fabric, architectural features of interest and any artefacts recovered together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

A copy of this brief shall be included in the report.

5.3 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the East Devon District Council's Conservation Officer - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.6 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

### 5.7 *Publication*

Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

## 6. PERSONNEL

6.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a specified person of equivalent standing and expertise. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

6.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

6.3 The archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

6.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

6.5 The work shall be carried out in accordance with *IfA Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2008).

## 7. DEPOSITION OF ARCHIVE AND FINDS

7.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

7.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

7.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

## 8. CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)

It is the archaeological contractor's responsibility - in consultation with the applicant or agent – to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

## 9. CONTACT NAMES AND ADDRESSES

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW  
Tel: 01392-383303 Fax: 01392-383011 E-mail: stephen.reed@devon.gov.uk

Stephen Guy, Conservation Officer, East Devon District Council, Council Offices, Knowle, Sidmouth, Devon, EX10 8HL Tel: 01395 516551 Email: sguy@eastdevon.gov.uk

18th March 2010