

**ARCHAEOLOGICAL RECORDING OF A REDUNDANT  
AGRICULTURAL BUILDING AND SITE AT  
STURRIDGE, KENNERLEIGH ROAD,  
SANDFORD, DEVON**

**March 2008**

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**MW.164/07**

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*by Martin Watts*

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*by Stewart Brown*

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## **Summary**

*A redundant agricultural building, formerly a grain barn, and remains of other agricultural and domestic buildings on a site opposite Sturridge farm were surveyed and recorded prior to development of the site for domestic use. The barn was the only complete standing structure of a small complex of buildings that continued in agricultural use into the early 21st century. There was formerly a row of cottages on and beyond the north-west boundary of the site, of which little has survived. The standing barn was described and recorded before the commencement of site work, and an archaeological watching brief was carried out during ground clearance and the excavation of service trenches. The building complex appears to be of 17th – 18th century origin, with additions and alterations into the 20th century; no significant evidence of earlier occupation or use was found.*

## **Introduction**

The archaeological recording of a redundant barn and the standing remains of other structures that formed part of a small complex of agricultural and domestic buildings at Sturridge, in the parish of Sandford, Devon (NGR SS 8268 0324) was undertaken to form a record prior to development of the site and conversion of the barn to domestic use. Sturridge is situated about half a mile north of Sandford, which is two miles north of Crediton and some ten miles north of Exeter. This report was commissioned by the site owner and developer.

The layout of the site and buildings, which are located to the west side of Kennerleigh Road opposite Sturridge farmhouse, which is in separate ownership, is shown on Figs 1 and 2. The farmhouse, which is thought to date from the 16th century, together with an associated barn of late 16th – early 17th century date, are listed Grade II, but the barn and remains of buildings that are the subject of this report are not listed.

The barn and site have been granted full planning permission for development by Mid Devon District Council, planning application reference 07/00471/FULL.

A detailed visual non-intrusive survey of the standing barn and above ground remains of other buildings and structures was carried out by Martin and Sue Watts in December 2007. An archaeological watching brief was carried out by Stewart Brown Associates during site clearance works and the excavation of the service trenches in January/February 2008.

Background and other historical information relevant to the site have been put together from a variety of sources, which are referenced in the footnotes. This report is intended to be read in conjunction with the drawings and photographs attached.

The recording brief prepared by Stephen Reed of the Devon County Council Historic Environment Service is appended.

A copy of this report together with the site archive and digital and black and white photographs are to be deposited in the Royal Albert Memorial Museum, Exeter, project accession number 705/2007.

The drawings are based on survey drawings prepared by New British Design, copies of which have been made available by the site owners, to whom the writer is grateful for background information and access.

## Location

Sturridge is located at the north end of a lens of Triassic/Permian conglomerate and breccia, close to the junction of these rocks with the Culm Measure grits and shales that underlie so much of central and north Devon.<sup>1</sup> The soil in this locality is very fertile, part of the well-known red land of Devon; it has been observed that Sandford parish has some of the finest land in England and 'it was said that corn would almost grow in the roads'.<sup>2</sup> The farmhouse, marked 'Sturridge' on the late 19th century Ordnance Survey maps, is situated to the east of the turnpike road from Sandford to Kennerleigh, while the barn and former buildings that are the subject of this report are sited on rising ground to the west of the road. Historically, at least for some of its existence, the subject site was known as Higher Sturridge.

## Historical background

The place-name Sturridge is recorded as *Stourugge* in 1249 and *Storudge* in 1608, its origin being suggested as 'stone ridge'.<sup>3</sup> The Historic Landscape Characterisation suggests that the landscape around Sturridge represents an area of enclosures based on strip fields which were probably enclosed by hedge banks during the later Middle Ages. The curving form of the hedge banks, particularly those on the west of the road, suggests that the land between Sandford and Sturridge may have been formed as open strip fields.<sup>4</sup> Little information about Sturridge is available until the 18th century, however, by which time it was divided into two holdings, Higher and Lower. In 1715 John Lane of Higher *Sturridge* was a Sandford churchwarden and in 1717 Lower *Sturridge* was held by John Davie. In the Land Tax list of 1790 the owner of both holdings was Sir John Davie, with Thomas Butt farming Lower Sturridge and the Hatten [*sic*] family at Higher Sturridge.<sup>5</sup> At the time of the Tithe Map (1839) (Fig.3) the land was owned by Sir Humphrey Davie of Creedy Park and it seems likely that the property had long formed part of the Creedy estates. Higher *Sturridge* was then occupied by James Hatting, who farmed a holding of just over 35 acres [14.5ha], of which about 78% was arable, 9% pasture and the remainder comprised of woodland, orchard, house and garden. A second small plot on the Higher Sturridge site, styled 'Cottage &c' in the Tithe Apportionment, was occupied by John Alford. Lower Sturridge, by comparison, comprised a holding of just under 40 acres [16ha], with a slightly higher percentage of pasture. It was occupied by William Brown.<sup>6</sup>

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<sup>1</sup> *Geological Survey*, 1971 revision, 1 inch map sheet 325, Exeter

<sup>2</sup> D.C. Findlay, *et al*, 1984, *Soils and their use in South West England*, 128; F.G. Collins FGS, in a lecture to the Exeter Literary Society, October 1909, reported in *Exeter Flying Post*, 13 November 1915.

<sup>3</sup> J.E.B. Gover, A. Mawer & F.M. Stenton, 1932, *The Place-Names of Devon*, 2, 413

<sup>4</sup> Historic Landscape Characterisation maps on Devon County Council website

<sup>5</sup> Daphne Munday, 1985. *A Parish Patchwork* [Sandford and Upton Hellions], 76

<sup>6</sup> Tithe Map and Apportionment, 1839, Devon Record Office, Exeter

The 19th century Census returns provide some information about the occupation of the two Sturridge properties, although it is not always clear to which property the entries refer.<sup>7</sup> In 1841 James Hatting, farmer, aged 35, occupied Higher Sturridge, living with his mother, Mary, his wife, Ann, five children and one male servant. William Brown, farmer, aged 45, lived at Lower Sturridge. In 1851 five properties at Sturridge are listed as occupied: James Hatting, by then a widower, was recorded as a farmer of 62 acres, living with his mother, aged 85, four children and a farm labourer. John Alford, described as a pauper and agricultural labourer, aged 71, occupied a second property with his wife and their grandson. A third property was occupied by Edmund Kenshole, 26, agricultural labourer, his wife Mary and their one year old son, Charles. Betty Kenshole, a widow aged 60, who is described as a serge weaver, occupied a fourth property and Betty Sharland, a widow of 51, also a serge weaver, occupied the fifth with her 6-year old son, Thomas. Five properties are similarly listed in the 1861 Census. James Hatting, now listed as a farmer of 70 acres employing two men and a boy, had re-married; Sarah, his wife, is recorded as having been born in the parish of St Kerrian, Exeter, whereas the remainder of the Hatting family were from Sandford. He lived at Sturridge with his wife, grandson and two servants. The other properties were occupied by John Phillips, agricultural labourer, and his daughter; George Ewings, another agricultural labourer, with his wife and family; and Elizabeth Kenshole, now aged 70, a serge weaver, with Elizabeth Sharland, serge weaver, her boarder. In 1871 only one building at Sturridge is recorded as being occupied, by James Hatting, 64, a farmer of 70 acres employing one labourer. He lived there with his wife, Sarah, grand-daughter Ellen Greenslade, and Lewis Ewings, 20, a farm servant. In 1881 Sturridge Farm is recorded as having one inhabited building, then occupied by William Webber Burrows, 30, a farmer of 107 acres, employing one labourer and two boys. James Hatting, aged 74, retired farmer, is recorded as living at Withywind Cottages (a short distance to the north) with his wife Sarah. In 1891 Sturridge Farm was occupied by Samuel Challice, 39, a farmer (born at Lapford) who lived there with his sister and a domestic servant.

The interpretation suggested by these Census details is that Higher Sturridge was occupied by James Hatting and his family in the early 1840s, but they had moved to Lower Sturridge before 1851. The other people recorded as living at Sturridge in 1851 and 1861 presumably occupied the cottages that stood at the northwest corner of the site. As only one property is recorded as inhabited in 1871, it appears that this was the present Sturridge farmhouse (formerly Lower Sturridge) and the cottages had become disused as dwellings. This appears to be confirmed by an advertisement which appeared in 1872-3<sup>8</sup>:

SANDFORD, near CREDITON, - DEVON

**T**o be LET, for a Term of Seven or Fourteen

Years, from Ladyday next, with immediate possession,  
“HIGHER AND LOWER STURRIDGE,”

Situate in the parish of Sandford, Devon, containing sixty-six acres of excellent orchard, arable, and meadow Land, a good Dwelling House, and all necessary Farm Buildings, now in the occupation of Mr. James Hatting.

The estate adjoins the turnpike road about one mile from the village of Sandford, and three from the Crediton railway station.

<sup>7</sup> Census returns on microfiche, Westcountry Studies Library, Exeter

<sup>8</sup> *Exeter Flying Post*, 24 December 1872 and 1 January 1873, 1b.

For viewing apply to Mr. HATTING, the tenant; and for further particulars to Messrs. FORD, Creedy Park, Crediton; or Mr. T.J. PITTS TUCKER, Solicitor, Barnstaple, to whom Tenders are to be sent on or before WEDNESDAY, the 8th JANUARY next.  
Barnstaple, December 18th, 1872.

Although Sturridge is marked on Benjamin Donn's map of 1765, only a building to the east side of the road (the principal farmhouse) is shown.<sup>9</sup> The Tithe Map of 1839 shows two groups of buildings on the subject site, marked Higher Sturridge (Fig.3). The north of the site is bounded by a rectangular block orientated approximately east-west, coloured red to indicate that they were dwellings. An L-shaped block of agricultural buildings, coloured grey, includes the standing barn and other structures of which some evidence remains on site. A similar arrangement of buildings is shown on the first edition OS 1:2500 of 1889 (Fig.4) but with the addition of a roundhouse, for a horse gear or engine, on the east side of the central barn. No major changes to these buildings are apparent on the second edition 1:2500 of 1904-6 (Fig.5). The row of cottages and the main complex of barns were still standing in the 1940s.<sup>10</sup> A colour aerial photograph, possibly dating from the 1970s or early 1980s, shows the cottages as derelict, but in a state that suggests they had remained in use into the second half of the 20th century.<sup>11</sup> The cottages have now largely collapsed and the complex of agricultural buildings reduced to a single barn (described below) and the lower walls of some other buildings, the positions of which are shown on the plans. A barn to the south side of the entrance to the site has collapsed within the last five years.

### **The barn**

The only complete standing building is a former grain/threshing barn which stands in the centre of the present site. The ground falls from west to east, and the barn stands on a level platform, which appears to have been cut into the slope on the west side and made up on the east. The platform extends about 10m to the south and the 19th century maps show that the buildings formerly continued in this direction. The surviving barn is rectangular on plan, about 12m (north-south) by 5m (east-west), built of stone and cob (Figs.6 and 7). The site is relatively sheltered, being below the higher ground to the west, with fine views over open countryside to the south.

#### **Exterior:**

The north gable end is built of weathered cob on a coursed rubble stone plinth about 1m high, the cob standing to the full height of the ridge. It is partially overgrown with ivy. There is a small area of stone infill in the cob just west of centre, and the roof purlins and rafters overhang the wall at the eaves. Extending about 2.1m eastwards from the north gable end, but set back about 0.3m from it, are the remains of the north side of the roundhouse shown on the OS 1:2500 maps. This comprises a cob wall on a rubble stone plinth, with a doorway with brick jambs and a timber lintel over. There is no building break between the north gable of the barn and this wall. The door is a plain timber-

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<sup>9</sup> Benjamin Donn, 1765. *A Map of the County of Devon*. Facsimile reprint 1965. Sheet 7.

<sup>10</sup> Aerial photograph in DCC HER (ref?)

<sup>11</sup> An oblique aerial view, in colour, taken from the south, perhaps dating from the 1970s, in the possession of the owner.

boarded ledged and braced leaf with a wooden lifting latch. The doorway has a concrete cill, with concrete steps down on the north side.

The east wall is of cob on a low rubble stone plinth, which is just visible above present ground level. The top part of the wall is leaning outwards and is supported by two brick buttresses (see plan) and some recently added Acrow props. The cob is quite red in colour, with many small/medium stone inclusions. There are two areas of brick infill between the north end and the central doorway: the smaller surrounds the end of the timber beam that supports the mezzanine floor across the north end of the barn and the larger is where the drive was taken from the horse gear into the barn. The central doorway has a weathered timber lintel over and an inward-opening door hung in a heavy, chamfered oak tenoned and pegged frame, with a built-up timber threshold. The door is split, or stable type, with two opening leaves formed of vertical timber boards nailed to plain horizontal ledges. It is hung on blacksmith-made strap hinges, the bottom hinge being of a different (?newer) pattern than the other three. The lower leaf of the door has a cat hole cut in one of the boards.

The south end of the barn has been truncated and the south east corner rebuilt to eaves level in concrete blockwork. The south gable is infilled with corrugated metal sheeting on timber studs, with double doors of corrugated sheet metal on angle iron frames, hung on vertical softwood posts, with a fixed panel of sheeting on timber studs at the west side.

The west wall is of random rubble stone, a grey/brown local sandstone bedded in a clayey mortar. There is a single window opening at high level with a modern domestic-style timber window inserted in it, which has two 3 x 2 light fixed casements. To the south side of the large central opening is a projecting brick buttress, and the north side of the opening has brick quoins. The opening, which would formerly have contained large double doors, is infilled with corrugated metal sheeting fixed to timber studs. The roof extends downwards over the head of the door to form a small porch, now clad with corrugated metal sheet. At its north-west corner, the west wall is tied into the cob of the north gable with stone and some brickwork.

The roof, which is of fairly shallow pitch (about 35°), is clad with slates with the exception of an area (about half a bay) at its south end which is covered with corrugated metal sheeting. This part of the roof was formerly ridged with cement, which has largely broken away. The ridge of the slated area of the roof is clad with clay tiles. Although of identical design, the section of ridge between the numbered roof trusses (see below) has blue/black glazed tiles, while the remainder are terra cotta. A detached ridge tile, now on the ground, carries the stamp

MAJORLATESEALY  
BRIDGWATER

#### Interior:

The barn is a single storey structure with a timber mezzanine floor inserted across its north end. The ground floor, which is partly covered with bedding and building materials, appears to be largely of beaten earth, with some areas of concrete (see plan).

The north wall has the remains of lime plaster/render to a height of about 1.4m, with some pieces of timber built in towards the top of the stonework on the west side, presumably to provide grounds for fixing to. The east wall is also rendered to full height, south of the

central doorway. The blocked opening, through which the drive was taken from the horse gear, is filled with hard, machine-made bricks. The central doorway has already been described, with its sturdy frame and plank and batten door. This door and frame are good early features of the building. There is a circular recess in the cob wall in the middle of bay 4 (from north), about 0.3m in diameter and 2.7m above the floor. The southeast corner of the east wall has been rebuilt in concrete blockwork. The south end of the building comprises the corrugated metal double doors and fixed panel, already described. The west wall is of unfinished rubble stonework, the window opening having splayed reveals. There is a straight joint in the stonework extending about 0.8m vertically downwards from the south side of this window opening.

The roof is of 5 bays, defined by 4 timber trusses of similar construction. The south gable has an improvised truss formed from lengths of softwood held together with nails, bolts and modern joist hangers, to form a structure that supports the purlins, rafters and corrugated sheet metal vertical cladding. Three of the original trusses are numbered with carpenter's marks from south to north, I, II and III, while the fourth (north) truss is unmarked. They are king post trusses, the foot of the king post being bolted up through the centre of the tie beam. There are raking struts on each side between the king post and the principals, and the feet of the principals are birdsmouth-jointed to the top of the tie beam. The tie beams, king posts and principals are all of oak, about 180 x 75mm in section. There are two rows of purlins on each slope, the purlins being carried on the outer faces of the principals, and softwood common rafters, approx. 64mm square, at about 405mm centres. The slates are nailed to 50 x 25mm softwood battens. The west ends of the tie beams are set on timber blocks on the top of the cob wall, except for truss III, where it is carried on the timber lintel over the double doorway. The east ends of the tie beams are set into the cob wall.

The mezzanine floor extends across one and a half bay from the north gable end. Its south end is carried on a beam of c.200 x 100mm section, which is built into the walls at both ends. This beam has broken at about mid span and is now propped. The floor is of butt-jointed softwood boards of 230 x 22mm section, nailed to 100 x 70-75mm section circular-sawn softwood joists, at about 355mm centres. The floor, which is partly covered with feed or bedding, has several spout holes cut into it.

At ground level, beneath the mezzanine floor, stands a belt-driven reed comber, with a red painted timber frame. Its relatively good condition and the fine pitch of its cast-iron driving gears suggest a late 19th or early 20th century date.

### **Other building structures and remains**

South extension: nothing survives above ground of the building that is shown at the south end of the barn on the Tithe and OS maps.

Roundhouse: Only a small section of wall which became incorporated in the north wall of the roundhouse, described above, still stands.

Barns to northeast: Two adjoining buildings are shown to the north of the roundhouse on the first and second editions of the OS 1:2500 maps. These were set at two levels: the southern building, which was about 5m wide, stood immediately north of the roundhouse and this area is now infilled with rubble and overgrown. Its north wall formed the back



wall of the barn close to the site entrance, which was set at a lower level, being cut back into the natural slope. Its maximum internal dimensions were approximately 6.4m (n-s) by 8.2m (e-w). This barn, which was cob-walled, has collapsed within the last five years and its remains, including some fragments of timber roof structure, a pine boarded door with a blacksmith-made hinge and a window frame with vertical staves, have been dumped on and just within the property boundary to the road. The south (back) wall has a random rubble stone plinth with cob above. The stonework was partially rendered.

**Cottages:** A row of cottages stood at the northwest corner of the site and their position is shown on the Tithe Map and large scale OS maps (Figs.3, 4 and 5). There are some remains of standing walls and a well in the corner of the present site, but only a small area of these former buildings is included within the present site (see Fig.1). This corner of the site rises quite steeply to the north and west and is overgrown. Some sections of walling of rubble stone and brick are visible. The well is covered by an inspection cover and was not examined. It is understood that it is well built and quite deep. There are the remains of a hand pump and a concrete trough at the well head. It appears that the remains of the cottages, which do not appear to have been occupied after about 1871, were adapted and subsequently used for agricultural purposes. An undated aerial photograph shows the cottages in an advanced state of dereliction, although they appear to have been occupied into the second half of the 20th century.<sup>12</sup>

At the east end of the standing walls there is evidence of an open-fronted building about 5m wide, with a feed trough, of brick and concrete, along its north wall. The area immediately to the south of this former building is filled with demolition rubble (see plan).

## Dating and discussion

The cob walls of the standing barn appear to have been built in the late 17th or early 18th century, from the dating evidence provided by pottery,<sup>13</sup> and the west wall, which is of rubble stone, appears to have been rebuilt in the 19th century. The first and second edition OS 1:2500 maps show that this wall originally formed the site boundary on the west side, with the double doors opening directly onto a field. The way that the tie beams carrying the feet of the principals are built into the outward-leaning cob east wall suggests that this wall was already leaning when the roof was replaced.<sup>14</sup> It seems likely therefore that the west wall was rebuilt in stone at the same time that the roof was renewed and, possibly, the roundhouse was added. The map evidence indicates that this was between about 1840 and 1888 and the construction of the roof trusses, with the feet of the king posts bolted through the tie beams, is consistent with a mid-19th century date. The roof ridge tiles, marked with a Bridgwater maker's name, also date from the second half of the 19th century.<sup>15</sup>

Further information on dating is given in Stewart Brown's report of the archaeological monitoring, below.

Martin Watts

February 2008

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<sup>12</sup> As note 11.

<sup>13</sup> See Archaeological Monitoring report.

<sup>14</sup> I am grateful to Stewart Brown for this observation.

<sup>15</sup> Brian Murless, pers comm.

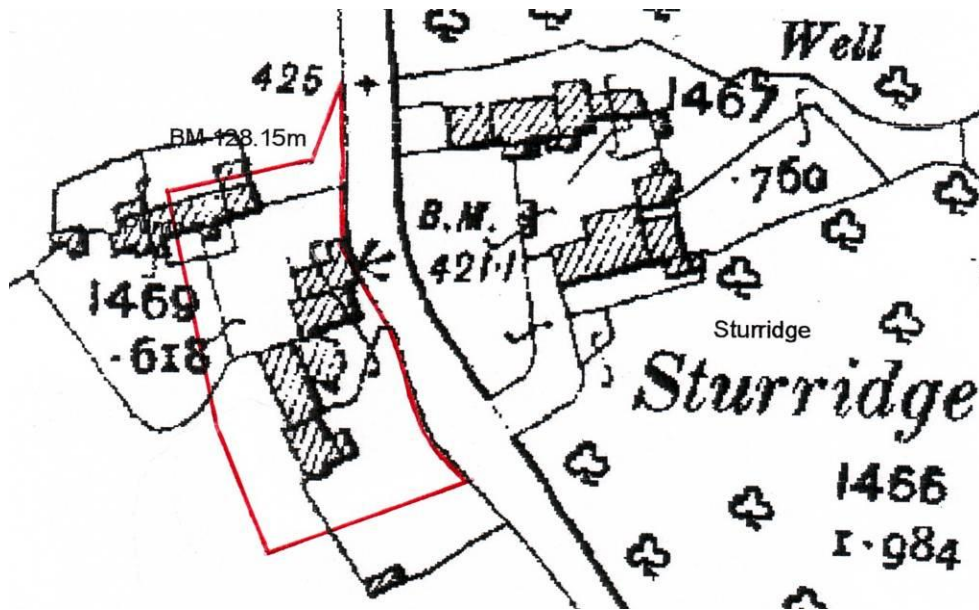


Fig.1. Site plan overlaid on 1904-6 OS map, to show area of development site.  
Not reproduced to scale

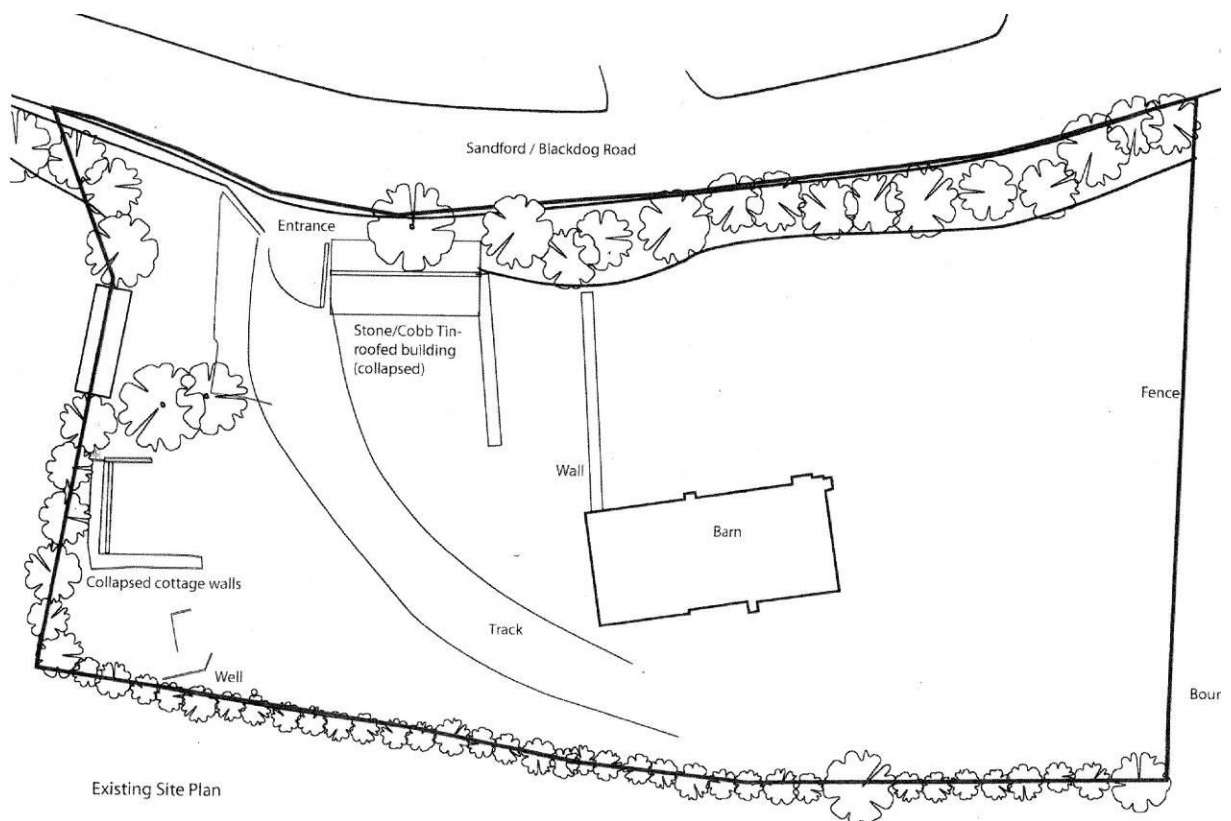


Fig.2. Site plan, showing extent of development area and standing buildings.  
From drawing E04, by New British Design, 2006. Not reproduced to scale.



Fig.3. Sturridge: extract from Sandford Tithe Map, 1839 [*Devon Record Office*]

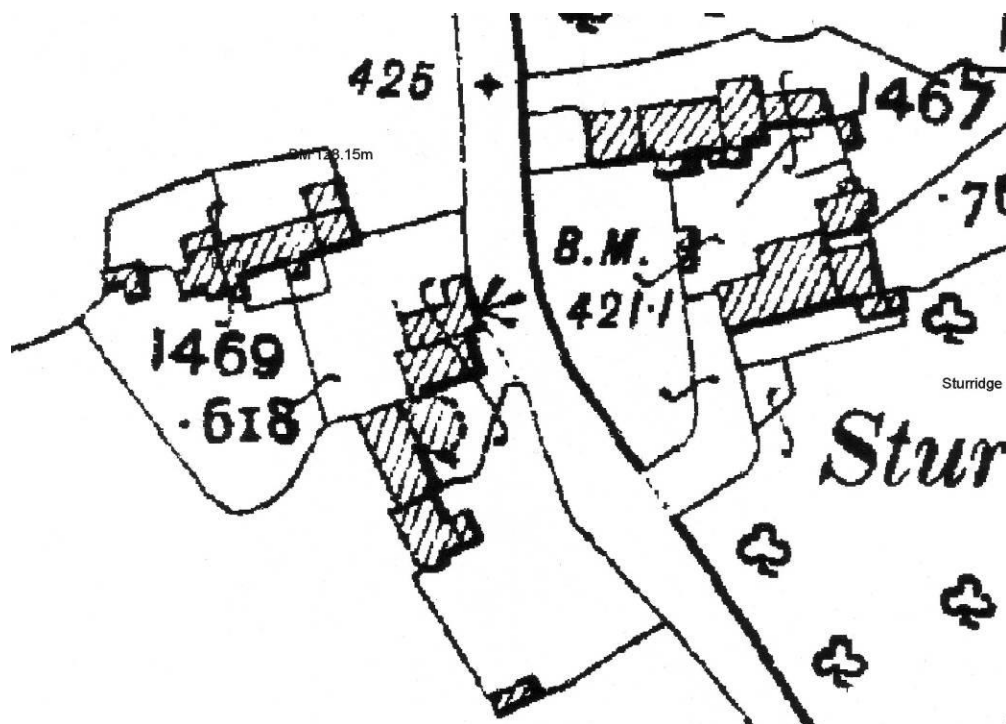
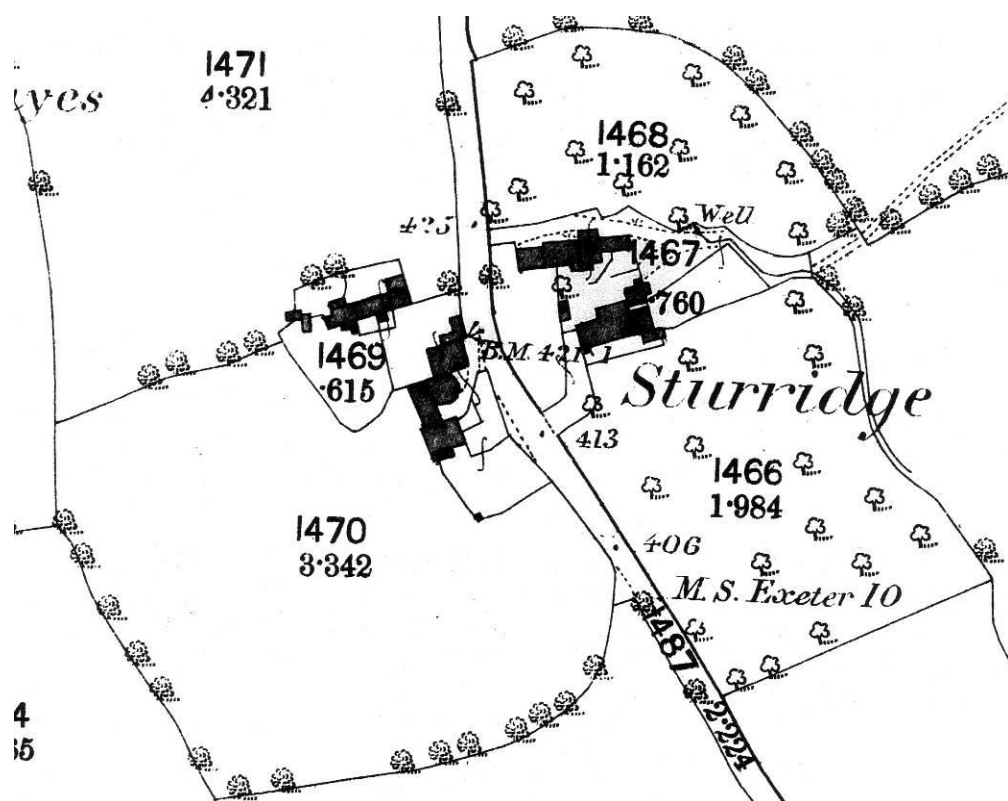
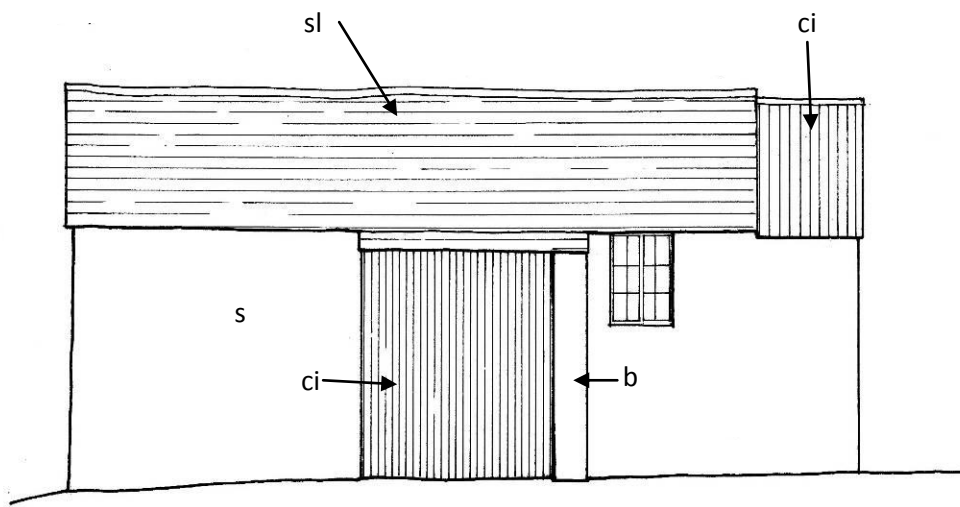
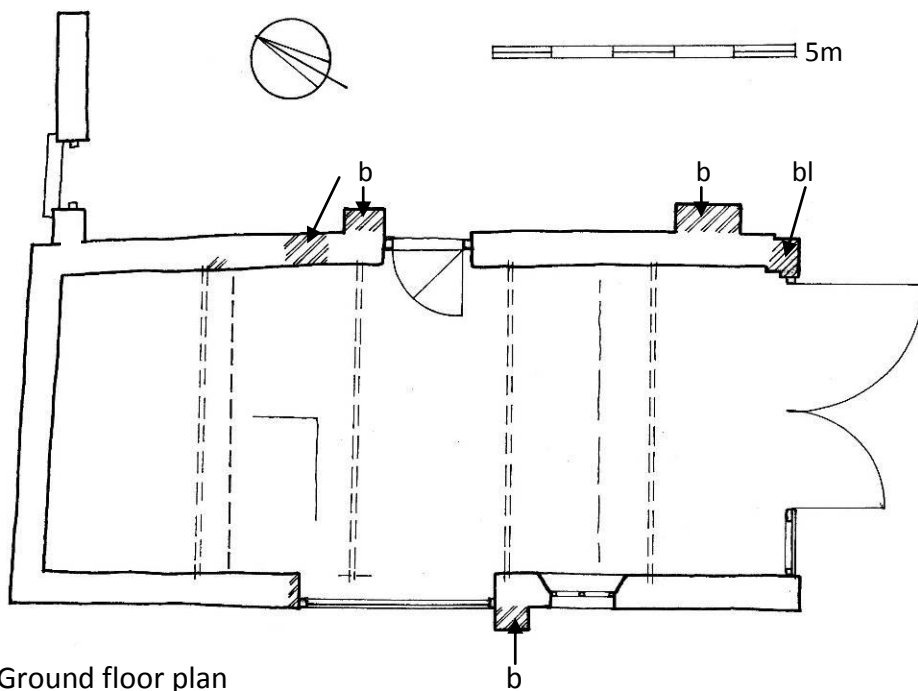




Fig.6. Barn at Higher Sturridge



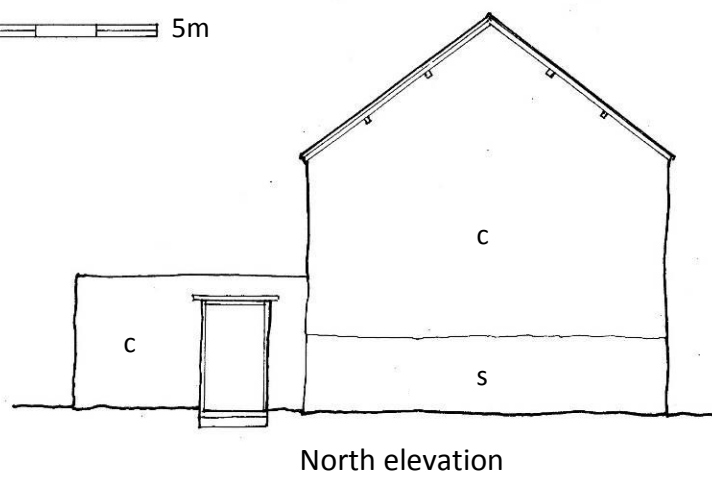
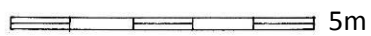
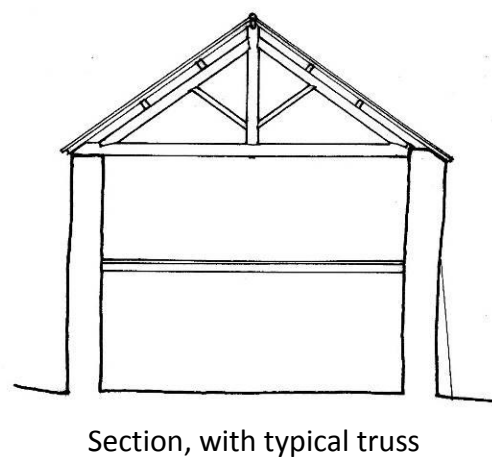
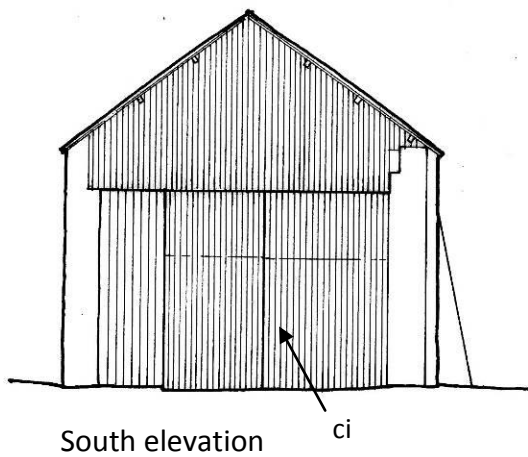
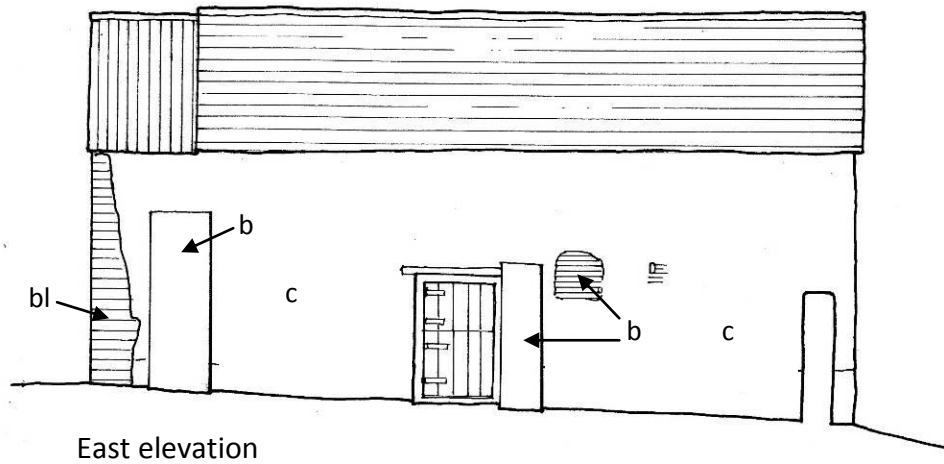
West elevation



Ground floor plan

Materials:      s = stone          c = cob          b = brick  
                     ci = corrugated metal sheet      bl = concrete block  
                     sl = slate

Fig.7. Barn at Higher Sturridge





Sturridge: barn from the south-west



Sturridge: barn from the south-east





Sturridge: barn from the north-east



Sturridge: south end of west elevation of barn





East doorway: exterior

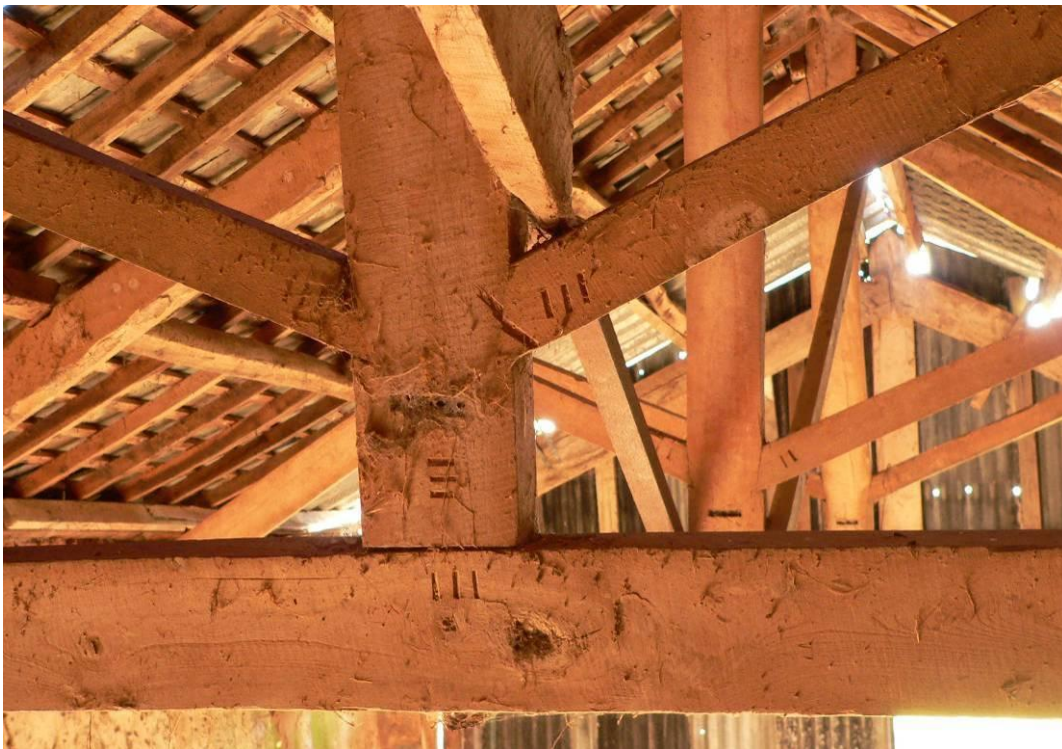


East doorway: interior





Interior of barn, looking north, showing roof structure and mezzanine floor



Detail of roof truss (northern) with carpenter's/assembly marks





Well head and pump, with curved stone feature (?oven) behind



North side of site, from east, looking towards well and position of former cottages





North side of wall projecting to east of north gable end of barn



Remains of former barn to south of site entrance

## Archaeological monitoring of groundworks associated with the development

Stewart Brown

### *SUMMARY*

*Archaeological observations made during landscaping works and trenching for new underground services strongly suggest that the standing barn and surrounding group of now ruinous farm buildings and cottages date from the late 17<sup>th</sup> – 20<sup>th</sup> centuries. The works were monitored for a period of five days, after which little of archaeological significance had been uncovered, so it was agreed with Devon County Council's Historic Environment Service to terminate the watching brief.*

### Observations (Fig. 1 - appended)

Clearance of recent demolition material and modern debris uncovered cobbled surfaces within three of the ruined structures to the north of the standing barn (buildings B, C, and G), and further cobbled surfaces in the surrounding yard areas. In all cases the cobbles directly overlay natural clay and were in use until recently.

Trenching across the southern end of the site revealed a ploughsoil on average 0.55m deep overlying natural clay. The ploughsoil produced ceramic finds dating from the 18<sup>th</sup> and 19<sup>th</sup> centuries, one mid 18<sup>th</sup>– or early 19<sup>th</sup>-century sherd having been recovered from just above the natural clay. The trenching also uncovered a former hedgebank with loose stone revetting.

A stone-lined drain of uncertain but probable later post-medieval date was located at the north end of the site. This flanked the east side of the row of now ruinous cottages at the northwest corner of the site and is likely to have been associated with the buildings. A ceramic land drain of later 18<sup>th</sup>- or 19<sup>th</sup>-century date was located along the east side of the barn.

Spoil from the excavations was examined for the recovery of artefacts.

### The standing barn (building A)

The earliest surviving walls of the barn are those on its north and east sides. These are of cob on stone footings. A pottery fragment and part of a clay tobacco pipe retrieved from the cob walling of the east wall date the barn's construction to the late 17<sup>th</sup> century or later.

### Ruinous and demolished buildings

#### *Late 17<sup>th</sup> or 18<sup>th</sup> century*

The cob walling of the barn's east wall is continuous with that of the adjoining ruined structure to the northeast (building B), suggesting that the two buildings were erected at the same time. Building B had a cobbled floor directly overlying natural clay.

The ruined cottages at the northeast corner of the site (buildings C and D) were originally built of cob on stone footings, and could be the same date as barn A and building B. The easternmost cottage (building C) was however rebuilt as an animal house sometime in the mid 20<sup>th</sup> century (below).

The ruins of cottage D include a rounded feature projecting from its south wall next to the surviving well. The feature has an internal brick lining which is just visible from the south and which might be an oven associated with a fireplace, although little if anything of the fireplace itself is visible at present. The well water level is some 4-5m below ground, suggesting that it taps into an aquifer in the rock rather than collecting surface rainwater as some shallower wells do.

### *19<sup>th</sup> century*

A farm building stood along the north side of building B until recently (building G). Its west wall is built of stone bonded with an earthy pink mortar, whereas the stone footings of the barn and adjoining structure B are set in clay. Its floor level is lower than the bottom of the footings of building B, showing that it was terraced into the natural slope after building B was already standing. A small brick trough built into the southwest corner of the building at its construction dates the building to the 19<sup>th</sup> or early 20<sup>th</sup> century. The building had a cobbled floor directly overlying natural clay. Building H appears to have been part of building G or more likely a later rebuilding of its east end.

Building E is shown on the OS maps of the 1880's and 1904-6 but has been completely demolished. Its position adjoining the barn and its rounded shape suggests that it was a horse-engine house. Such buildings in Devon date from the very end of the 18<sup>th</sup> century at the earliest (Child 2001, 68).

Building F at the south end of the barn is also shown on the two OS maps. It too has been completely demolished. Its site is now marked by a low mound of building demolition waste comprising mortared stone and bricks.

### *20<sup>th</sup> century*

Cottage C was re-used in the mid 20<sup>th</sup> century as an animal house. Its north and west walls were underpinned with industrial brick and its east wall rebuilt with concrete block. The animal house had a cobbled floor directly overlying natural clay.

Remains from another mid or late 20<sup>th</sup>-century animal house were uncovered alongside the hedgebank on the west of the site between the barn and the ruined cottages (building I). The building had a concrete floor and was supported by posts set in concrete. Large thick slabs of reinforced concrete had been imported to the site from elsewhere to form this floor. Similar slabs were set on the floor of building C, covering over its original cobbled floor.

### Conclusions

The group of farm buildings and row of cottages almost certainly represent a late 17<sup>th</sup> or early 18<sup>th</sup> century expansion of Sturridge farmstead, the earlier settlement lying across the road to the east. No building remains or ceramic finds earlier in date than the late 17<sup>th</sup> century were found during extensive groundworks, so it would appear highly unlikely that the area was built up before then.

### Reference

Child, P. 2001 'Farm Buildings' in *Devon Building* (ed. Beacham, P.), 61-94.

## APPENDIX 1

### FINDS (identification by John Allan, Exeter Archaeology)

#### From the barn's east wall (cob)

1 sherd North Devon sgraffito dish, type 1A. Date c. 1650-90

1 fragment clay tobacco pipe, large bore, large foot. Date c. 1660-1720

#### From the ploughsoil at the southern end of the site

1 sherd Staffs. White earthenware chamber pot. Date after 1800

1 fragment crest tile with black glaze and sanded underside, Bridgewater/Somerset type. Date early 19<sup>th</sup> century.

1 sherd South Somerset dish. Date mid 18<sup>th</sup> – mid 19<sup>th</sup> century

1 sherd North Devon gravel-tempered ware. Date 18<sup>th</sup> century

1 sherd South Somerset coarseware. Date 18<sup>th</sup> century

#### From the bottom of ploughsoil, just above natural clay

1 sherd South Somerset storage jar. Date mid 18<sup>th</sup> – early 19<sup>th</sup> century

None of the ceramic finds merit illustration or further study, so will be discarded.

#### Prehistoric flint

A small struck pebble flint was recovered from the 18<sup>th</sup>-/19<sup>th</sup>-century ploughsoil at the southern end of the site. This had a white cortex and two long removals from the core. There is evidence for retouching on one surface. It probably dates from the Mesolithic period.

The flint has no intrinsic interest and does not require illustration. It too will be discarded. Single prehistoric flints may be found in almost any field in Devon.

## APPENDIX 2

### BRIEF FOR HISTORIC BUILDING RECORDING AND ARCHAEOLOGICAL MONITORING AND RECORDING OF GROUNDWORKS

**Location:** Land & buildings at NGR 282688.103255, Kennerleigh Road

**Parish:** Sandford

**District:** Mid Devon

**County:** Devon

**NGR:** 282688.103255

**Planning Application no:** 07/00471/Full

**Proposal:** conversion of barns to studio/office workshop and dwelling

**Historic Environment Service ref:** Arch/dc/md/11110

#### 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 required as a condition of planning consent for the above works.

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:

- i) investigate and record any historic building fabric or architectural detail that is obscured, removed or otherwise affected by the development and
- ii) monitor groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.

1.4 The application site lies to the west of Sturridge Farm - the earliest documentary reference to is in 1249 as ‘*Stourugge*’. The farmhouse is a Grade II listed building dating to the 16th century and the barn to the north dates to the late 16th or early 17th centuries. The late-19th century maps show the application area being occupied by a range of farm buildings and what appears to be an east-west aligned row of dwellings to the north. Of these buildings only a cob barn survives intact, while other buildings survive as ruins or



have been completely demolished or removed. It is possible that the buildings within the application area may be of a similar or earlier date than those to the east. In addition groundworks may expose archaeological deposits or artefacts associated with the medieval settlement here.

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

## **2. WRITTEN SCHEME OF INVESTIGATION**

This document sets out the scope of the works required to record the historic fabric affected by the proposed development and to investigate and record the extent and character of any surviving below-ground archaeological deposits affected by the development within the application area and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant to be approved by the HES and the Local Planning Authority.

## **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 desk-based work will be confirmed in consultation with the HES.

Any other assessment technique as agreed to be appropriate in consultation with the HES.

If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

### **3.2 *Appraisal of historic fabric/building***

An appraisal shall be made of the standing building; this will endeavour to broadly determine the extent, quality and nature of surviving historic building fabric. The results of this appraisal will be made known to the HES in an agreed format to allow the appropriate level of building recording to be determined.

### **3.3 *Historic building recording***

A record shall be made of the historic fabric of the building affected by the development. It is anticipated that this work shall conform to Levels 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 below. However, the appropriate level(s) shall be agreed in consultation with the archaeological contractor after the initial appraisal has been undertaken (3.2 above).

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.

In addition, any other site specific requirements for building recording should be set out in the Written Scheme of Investigation.

The contracted archaeologist should make themselves familiar with the specification required for each of the recording levels and the detail of the proposed archaeological works should be set out in the Written Scheme of Investigation.

### 3.3 *Monitoring and Recording of Groundworks*

All groundworks should be undertaken with the site archaeologist in attendance. Wherever possible topsoil removal/ground reduction and all groundworks across the site will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket to allow the identification of archaeological deposits with minimal disturbance. Should archaeological or palaeoenvironmental remains be exposed, machining will cease in that area to allow the site archaeologist to investigate, record and sample such deposits.

3.3.1 Archaeological features will be cleaned and excavated by hand, recorded and fully recorded by context as per the appropriate Institute of Field Archaeologist Guidelines. All features shall be recorded in plan and section at a minimum scale of 1:20, larger where necessary.

As a minimum:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated); and
- iii) long linear features will be excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.

The photographic record shall be made in B/W print supplemented by digital or colour transparency. 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..

Any variation of the above will be undertaken in agreement with the HES.

3.3.2 Spoil will be examined for the recovery of artefacts.

3.3.3 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling strategies should be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.3.4 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.3.5 Should gold or silver artefacts be exposed these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

#### **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, and the satisfactory completion of an OASIS report - see 5.5 below.

#### **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 plans of the features, including their location, description of the historic building fabric, architectural features of interest, below-ground archaeological deposits and artefacts 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.

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

5.4 A copy of the report will be submitted to the Mid Devon District Council's Conservation Officer - address below.

5.5 The HES would normally expect to receive the report within three months of completion of fieldwork - dependent 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.

5.6 On completion of the report, in addition to copies required by the Client, 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 HES 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 HER.

5.7 The archaeological consultant shall complete an online OASIS (*Online Access to the Index of archaeological investigationS*) form in respect of the archaeological work.

#### 5.8 *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 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), the Institute of Field Archaeologists (IFA), or by a person of similar standing. 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 work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001).

### 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 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. CONTACT NAMES AND ADDRESSES**

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