

SOUTH HELE FARM, CLAYHANGER, DEVON

(NGR ST 02756 22467)

Written Scheme of Investigation for historic building recording and an archaeological watching brief

Mid Devon District Council planning references
22/02032/HOUSE (conditions 4 and 5)
and 22/02033/LBC (conditions 4 and 5)

Prepared by:
Stella Smith

On behalf of:
XL Planning

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archaeology

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1. INTRODUCTION

- 1.1** This document sets out proposals for undertaking historic building recording and an archaeological watching brief at South Hele Farm, Clayhanger, Devon (NGR ST 02756 22467). The investigations are required under conditions 4 and 5 of the grant of planning permission and Listed Building Consent (Mid Devon District Council planning references 22/02032/HOUSE and 22/02033/LBC) for 'Renovation of farmhouse with internal and external repairs and alterations including erection of single storey extension to kitchen and reroofing with pitched and flat roof, demolition of front porch, alterations/replacement of some windows/doors and erection of bat house'. Guidance on the scope of works have been provided by the Devon County Historic Environment team (DCHET) in their consultee responses to the applications.
- 1.2** The investigations will be carried out by AC archaeology Ltd and have been commissioned by XL Planning on behalf of the private owners.
- 1.3** The farm is situated on the east side of Stickle Path, just to the south of the junction with Featherbed Lane, which are located approximately 0.8km to the southeast of the hamlet of Clayhanger, which is located approximately 6km to the east of Bampton. The farm is situated at a height of 170m above Ordnance Datum.
- 1.4** The underlying geology consists of Devonian and Carboniferous mudstone of the Pilton Mudstone Formation; there are no overlying superficial deposits recorded (British Geological Survey online viewer 2023).
- 1.5** The farmhouse is Grade II Listed (National Heritage List for England entry 1169199; Devon Historic environment Record entries MDC41587 and MDV89055). The following description was prepared in 1987:

Circa late C16 with some late C17/early C18 refurbishment and C20 alterations. Rendered stone rubble and cob; corrugated asbestos roof (formerly thatched), gabled at ends; rendered end stacks and axial stack. Plan: T plan: a 3 room and through passage main range, hall stack backing on to passage, lower end to the right. Unheated rear wing at right angles to the hall, probably functioning as a dairy with granary over. Lean-tos at right end of main range and adjoining dairy. Some circa late C17 refurbishment to hall and lower end and inner room fireplaces. Rear door of through passage blocked internally; probably late C19/early C20 axial passage created at rear of hall giving access from through passage to inner room. Exterior: 2 storeys. Asymmetrical 4 window front; break in roofline to right of hall stack indicates some

rebuilding. Gabled porch to through passage to right of centre with a good C17 front door with massive strap hinges. C20 timber casements, the 4- light hall window probably preserves the original embrasure. Probably C16 plank and stud rear door to through passage. Interior: High status late C16 and later carpentry and joinery. Intersecting beam ceiling to hall (beams now plastered); stair adjacent to hall stack; C18 window seat and cupboards; C17 ovolo-moulded doorframe leading from hall into rear dairy and now contained within axial passage; C20 hall fireplace probably concealing earlier features. Deep hollow-chamfered stopped crossbeam in kitchen; open fireplace with timber lintel and probably late C17 moulded mantel shelf, hearth seat and bread oven. Change in ceiling height and plainer crossbeam immediately in front of stack suggests the possibility of some re-arrangement of the fireplace. Bolection-moulded late C17 chimneypiece to inner room which also has deep chamfered crossbeams. Dairy has deeply-chamfered roll-stopped crossbeams. Documentation in possession of the owners includes leases etc., dating from the late C18 onwards, when the house was still in the possession of the Southele family. A floor slab in Clayhanger Church, recorded by John Davidson in 1828 commemorated members of the Southele family with memorial dates from 1661 to 1722. Davidson, John. Notes on Devon Churches, MS in West County Studies Library.

2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

- 2.1** A Heritage Statement was produced by K Metcalfe Heritage to support the applications, and a summary. This included a history of the farm that will be summarised here.
- 2.2** The Listing description suggests the house was originally constructed in the 16th century, and the building has phases of development from this period through to the 20th century. The first detailed map to depict the building is the Clayhanger tithe map of 1843 where it is shown as irregularly shaped representing a central broadly east-west aligned core, with extensions and attached elements to the north and south. The accompanying apportionment records that the estate was owned and occupied by William Palmer. The farm occupied plots 567 (homestead and yard), 568 and 570 (gardens), 557, (bull pasture), 569 (back orchard).
- 2.3** The Ordnance Survey First Edition 25-inch map, 1888 records some minor changes to the layout of the barns but the farmhouse remains unaltered. The Ordnance Survey Second Edition 25-inch map, 1905 records no changes at the farm. A map from 1962 shows an unaltered layout indicating that the development of the modern farm buildings dates to the latter 20th century.

3. AIMS

- 3.1** The DCHET has requested two elements to the archaeological investigations – an historic building survey, and an archaeological watching brief during groundworks.
- 3.2** The scheme has the potential to remove and obscure features of architectural interest. Therefore, the aim of the historic building recording is to prepare a record of the building prior to renovation and during works, to record all features of architectural interest presently visible and exposed during the works.
- 3.3** The groundworks associated with the renovation have the potential to expose and remove deposits and features associated with the historic development of the farm. The aim of the watching brief is to monitor groundworks associated with the works to record any below-ground evidence for the history of the farm.

3.4 The investigations may have the potential to contribute to the following research aims set out in the *South West Archaeological Research Framework* (Webster 2007):

- *Research Aim 7: Increase and develop the recording of the built environment and improve the recording of archaeological collections and other information sources.*
- *Research Aim 8: Utilise the survival of Medieval and later artefacts and buildings to their full extent.*

4. METHODOLOGY

4.1 All works will be undertaken in accordance with this Written Scheme of Investigation, the Chartered Institute for Archaeologists' *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* and *Standard and Guidance for an archaeological watching brief* (both revised 2020), and the AC archaeology *General Site Recording Manual, Version 2*. The Written Scheme of Investigation will be provided to project staff.

Historic building recording

4.2 The historic building recording will be undertaken in accordance with the guidance set out in *Understanding Historic Buildings: A guide to good recording practice* (Historic England 2016), and be undertaken to levels 2-3. An initial record will be made prior to works commencing to record the building in its current condition. Additional recording visits will be made during the works at times when historic fabric or structural remains are being exposed.

4.3 The recording will comprise the following:

- A written description of the farmhouse, including its context, relationship with other buildings, and development within the history of the farm (as determined from a review of its local context);
- A photographic record comprising a colour digital record (minimum 16 megapixels). Where appropriate, all photographs will include a photographic scale. Details of photographs taken will be made digitally on *pro forma* record sheets; and
- Updating of the architect's as existing drawings (plans and elevations) to show the location of observed historic fabric, openings (whether blocked or open) and fixtures and fittings, along with information on the phasing and development of the building, and date of the fixtures and fittings. Where necessary larger-scale drawings of structural remains or fittings will be prepared by hand.

4.4 The recording will consider the following:

- Date/period of initial build and subsequent alterations;
- Materials and method of construction (and differences in material and construction techniques/architectural styles in each identified phase);
- Fenestration and the design of elevations and elements of the building in relation to the function of internal spaces;
- Internal arrangements including evidence for alterations;
- Original fixtures and fittings; and
- Subsequent fixtures and fittings, and evidence for change of use.

4.5 The photographic record will include general views of the building and its context in relation to the farm, detailed external and internal views of elevation, and a more detailed record of individual historic fixtures and fittings.

4.6 The written description will be prepared digitally for direct inclusion within the client report.

Archaeological watching brief

4.7 It is anticipated that groundworks will comprise service connections and any localised external drainage, along with excavations for the new extension. The attending site archaeologist will have the authority to request the contractor to halt excavation in the case of significant deposits being exposed, to enable sufficient time for the area to be cleaned and investigated. The contractor will be required to allow a reasonable time delay for the archaeological contractor to complete the recording of complex or important deposits. In the unlikely event that agreement cannot be reached between the contractor and the archaeological contractor, or where a delay of more than 24 hours is requested, the archaeological contractor shall inform and seek the advice of the DCHET.

4.8 Excavation will be undertaken either by hand or with a mechanical excavator fitted with a toothless bucket. Should archaeological deposits be exposed then, where these can be safely undertaken, excavations by the contractor will cease, and will continue by the archaeological contractor to the required depth or the base of archaeological deposits.

4.9 All pre-modern archaeological features and deposits exposed will be excavated by hand to the following sample levels where applicable given the anticipated small scale of the trenches, and where this can be safely achieved; the full excavation of small discrete features (pits, postholes, stakeholes etc), half-sectioning (50% excavation) of larger discrete features and, long linear features will be excavated to sample 20% of their length – with hand investigations distributed along the exposed length of any such features, specifically targeting any intersections, terminals or overlaps. Should the above percentage excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, the sample may need to be increased or the full excavation of large or linear features/deposits may be required. Additional excavation may also be needed for the taking of palaeoenvironmental samples and recovery of artefacts. In addition, sample areas of the sides of excavation areas and trenches will be cleaned by hand and exposed archaeological deposits recorded.

4.10 If human remains are encountered they will wherever possible be left *in situ*; where this is not possible, their excavation and removal will be undertaken on receipt of the appropriate licence from the Ministry of Justice. Any consents or licenses required will be obtained on behalf of the client by AC archaeology.

4.11 Any object which falls under the definition of treasure, as defined in the Treasure Act 1996, will be reported to the local coroner within the notice period. The object or objects will be removed to a safe place (usually the nearest AC archaeology office) on the day of discovery or excavation. 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.

- 4.12** Where it can be established that previous disturbance has been so thorough that archaeological deposits could not be reasonably expected to survive, or that in the judgment of the site archaeologist sufficient exposure of the natural subsoil has been found to be devoid of archaeological interest and that the site is considered to have no further potential, then following consultation with the DCHET, monitoring of the site groundworks will be terminated.

Recording

- 4.13** All artefacts, features or deposits revealed will be recorded using the standard AC archaeology *pro-forma* recording system, comprising written, graphic and photographic records, and in accordance with AC archaeology's *General Site Recording Manual, Version 2*. Site plans will be drawn at a scale of 1:50 or 1:20 and sections of features and trench sides at 1:20. Observations will be tied into the base plan showing the existing footprint of the building.
- 4.14** All site levels will be related to Ordnance Datum and areas investigated to published property boundaries.
- 4.15** All metal finds and other typologically distinct or closely-dateable artefacts will be recorded three-dimensionally.
- 4.16** A photographic record of all archaeological deposits will be made in both plan and section. The record will be made using a colour high-quality digital camera (minimum of 16 megapixels) illustrating in both detail and generally the principal features and finds discovered. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. A photographic scale shall be included in the case of detailed photographs.

Finds and samples

- 4.17** All pre-c.1750 finds will be retained. The presence of later material will be noted, but examples will not be retained except where they are items of intrinsic interest, or their further examination is considered necessary for the dating of specific features or deposits or for the interpretation of a feature.
- 4.18** Necessary conservation work, including any on-site emergency conservation actions, will be undertaken by specialist conservators or laboratories who regularly provide sub-contract services and conservation advice to AC archaeology.
- 4.19** All artefacts recovered are to be washed (where the condition of the material allows) and marked. Finds will be bagged, boxed, labelled and stored in accordance with current Society for Museum Archaeology guidelines as set out in *Standards and Guidance in the Care of Archaeological Collections*. Appropriate separation will be maintained of bulk finds from those small or delicate objects requiring special treatment or packaging.
- 4.20** Where deposits of palaeoenvironmental potential are encountered, including carbonised or waterlogged organic deposits, these will be sampled as appropriate in accordance with English Heritage 2011 guidelines, *Environmental Archaeology – A guide to the theory and practice of methods, from sampling and recovery to post-excavation*. Where required, sampling will be undertaken in consultation with the Historic England Regional Scientific Advisor.

- 4.21** The following techniques will be used:

- Bulk samples of up to 40/60 litres will be taken from any sealed deposits relevant for environmental sampling (waterlogged deposits, pits, peat, etc). Bulk samples will be sub-sampled as appropriate.
- If it is felt appropriate by the relevant specialist (see below), samples taken (both bulk samples and monolith tin samples) will be examined for diatoms, insect, plant macrofossils and molluscs.
- Bulk samples will be processed using the standard flotation methods with the following mesh sizes: 5.6mm, 4mm and 500 micron.
- Monolith tin samples, with tins measuring no more than 500mm in length, will be overlapped in the standard way to allow for a continuous sample of the entire sequence to be taken. Samples will be adequately recorded and labelled. A register of samples will be made and sampling record sheets (using the standard AC archaeology pro-forma recording system – see section 4.13 above) will be completed for all samples taken and will include the following information: sample type, reason for sampling, sample size, context, sample number, spatial location, date, context description and the approximate percentage of the context sampled. The samples will be recorded on the relevant site section drawing and photographs of the sample locations taken.

4.22 Radiocarbon samples will be taken if sufficient material from relevant deposits is located. AMS dating can be determined from monolith samples.

5. REPORTING

5.1 A report will be prepared within two months of the completion of fieldwork and will be made available digital in (PDF) format. If there is a delay of more than three months then a short interim report will be prepared. The report will be distributed to the client and the DCHET.

5.2 The report will include the following elements:

- a table of contents;
- a non-technical summary;
- the site's location in national grid and address form;
- a summary of the historical background to the site;
- a description of the investigation's aims and methodology;
- the date of the record and recorders;
- a description of the results of the historic building recording and of the watching brief, along with a discussion of the results in relation the known history and development of the farm;
- if appropriate a research design for further analysis and publication (see section 5.6 below);
- the location of the archive;
- a bibliography;
- location maps; and
- relevant historic maps, phased floor plans and elevations, trench plans and sections, and a selection of photographs.

5.3 Should any finds or samples be recovered during the watching brief then, following an initial assessment by the AC archaeology Finds Manager, the following specialists will contribute to a final report as necessary:

- An assessment of any prehistoric ceramics will be provided by Henrietta Quinnell;
- Other ceramics will be assessed by Naomi Payne BA MA PhD MCIfA, Finds Manager, AC archaeology, or other regional specialist as required;
- Land snail analysis, environmental, geoarchaeological and radiocarbon sampling will be carried out by Mike Allen PhD MCIfA FLS FSA;
- Pollen analysis will be carried out by Rob Scaife BSc PhD FRGS;
- General plant macrofossils will be assessed by Wendy Carruthers BSc MSc MCIfA;
- An assessment of worked flint will be carried out by Julian Richards BA FSA MCIfA;
- An assessment of any human remains will be carried out by Charlotte Coles MA MCIfA;
- An assessment of animal bone will be reported on by Charlotte Coles MA MCIfA; and
- An assessment of metal objects including coins will be undertaken by Naomi Payne BA MA PhD MCIfA;

5.4 Other finds or environmental reports will be prepared by appropriate specialists or in-house staff as required.

5.5 Details of the project have been submitted to the OASIS (Online AccesS to the Index of Archaeological investigationS) database under the unique identifier 518121. The OASIS number will be quoted in the report.

5.6 In the event that significant remains are recorded then, in line with government planning policy, wider publication of the significant results may be required by the DCHET, usually in either a regional or national archaeological journal. If such remains are encountered, the publication requirements, including any further analysis that may be necessary, will be confirmed by the DCHET. A final draft, together with confirmation that it has been accepted by the editor of an appropriate journal or publisher, will be submitted to the DCHET within 12 months of the completion of fieldwork.

6. THE PROJECT ARCHIVE

6.1 A fully integrated site archive will be prepared with reference to the document *Management of Research Projects in the Historic Environment* (MoRPHE), and will initially be stored at AC archaeology's Devon office in Bradninch. Repositories for the deposition of the archive will depend on the contents of the archive. If finds are recovered and are considered worthy of retention by Royal Albert Memorial Museum, Exeter then a physical archive will be prepared and deposited with them. An accession number has been applied for (August 2023) and is awaited.

6.2 A digital archive will be compiled in accordance with the Archaeology Data Service (ADS) standards, guidelines and the AC archaeology *Data Management Plan for Digital Archives* (Coles 2018). It will consist of:

- All relevant born-digital data (images, survey data, site data collected digitally etc.), and;
- Digital copies made of all other relevant written and drawn data produced and/or collected during fieldwork and as part of the subsequent analysis phase that are not reproduced in the client report.

6.3 The digital archive will be deposited with the ADS within three months of acceptance of the final report. The ADS project identifier will be quoted in the client report.

6.4 AC archaeology Ltd shall retain full copyright of any report 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 the report by the Client in all matters directly relating to the project. Any document produced to meet planning requirements may be freely copied for planning, development control, education and research purposes without recourse to the Copyright owner subject to all due and appropriate acknowledgements being provided.

7. HEALTH & SAFETY

7.1 Archaeological staff will operate under AC archaeology's Health and Safety Policy. All works will also be carried out in accordance with current Health and Safety legislation, to include (but not exclusively rely upon) the *Health and Safety at Work etc Act 1974*, the *Management of Health and Safety at Work Regulations 1999* and the *Construction (Design & Management) Regulations 2015*.

7.2 The Project Manager responsible for Health and Safety for AC archaeology is Simon Hughes. Simon is accredited under the *Site Manager's Safety Training Scheme (SMSTS)*.

7.3 In accordance with the provisions of the AC archaeology Health and Safety Policy, the AC archaeology site representative will be responsible for ensuring that operations under his/her control are carried out in accordance with the procedures outlined in 7.1 and in the site-specific risk assessment.

7.4 Archaeological staff will not work in unsafe or unhealthy conditions, even where not to do so will result in the possible under-recording of the archaeological resource. Safety helmets, high visibility vests and boots are to be used by all site personnel. Archaeological staff **must not** enter any area where there is a considered to be a health and safety risk that has not or is not being appropriately mitigated against.

7.5 All site staff carry *Construction Skills Certification Scheme (CSCS)* cards and senior members have up to date first aid qualifications, as well as CAT and Genny and banksmen certification. AC archaeology is registered as an approved contractor under the Worksafe Health and Safety Scheme (SMAS) and CQMS Safety Scheme, as recognised by SSIP (Safety Schemes in Procurement).

7.6 AC archaeology carries Public Liability Insurance cover to £5,000,000, Employers Liability to £10,000,000 and Professional Indemnity cover to £5,000,000.

8. PERSONNEL AND PROGRAMME

- 8.1 The project will be managed by Andrew Passmore BSc MCIfA, Project Manager, AC archaeology Ltd. The historic building recording will be undertaken by Stella Smith MA PCIfA, Historic Buildings Officer. Other personnel will be permanent staff members of AC archaeology, all with suitable experience of this type of investigation and adhering to the ClfA Code of Conduct. Andrew and Stella have extensive experience of appraising and recording historic buildings across the county and wider Southwest, including of the local vernacular styles and forms of agricultural buildings. The attending archaeologists will familiarise themselves with the content of this document prior to commencing the work.
- 8.2 A date for commencement of investigations is currently not known. The DCHET will be informed of the start and finish dates of fieldwork, and will be given two weeks' notice of fieldwork commencing.
- 8.3 The project will be monitored by the DCHET. Any variations to this document shall be agreed with the DCHET before they are carried out.

9. SOURCES CONSULTED

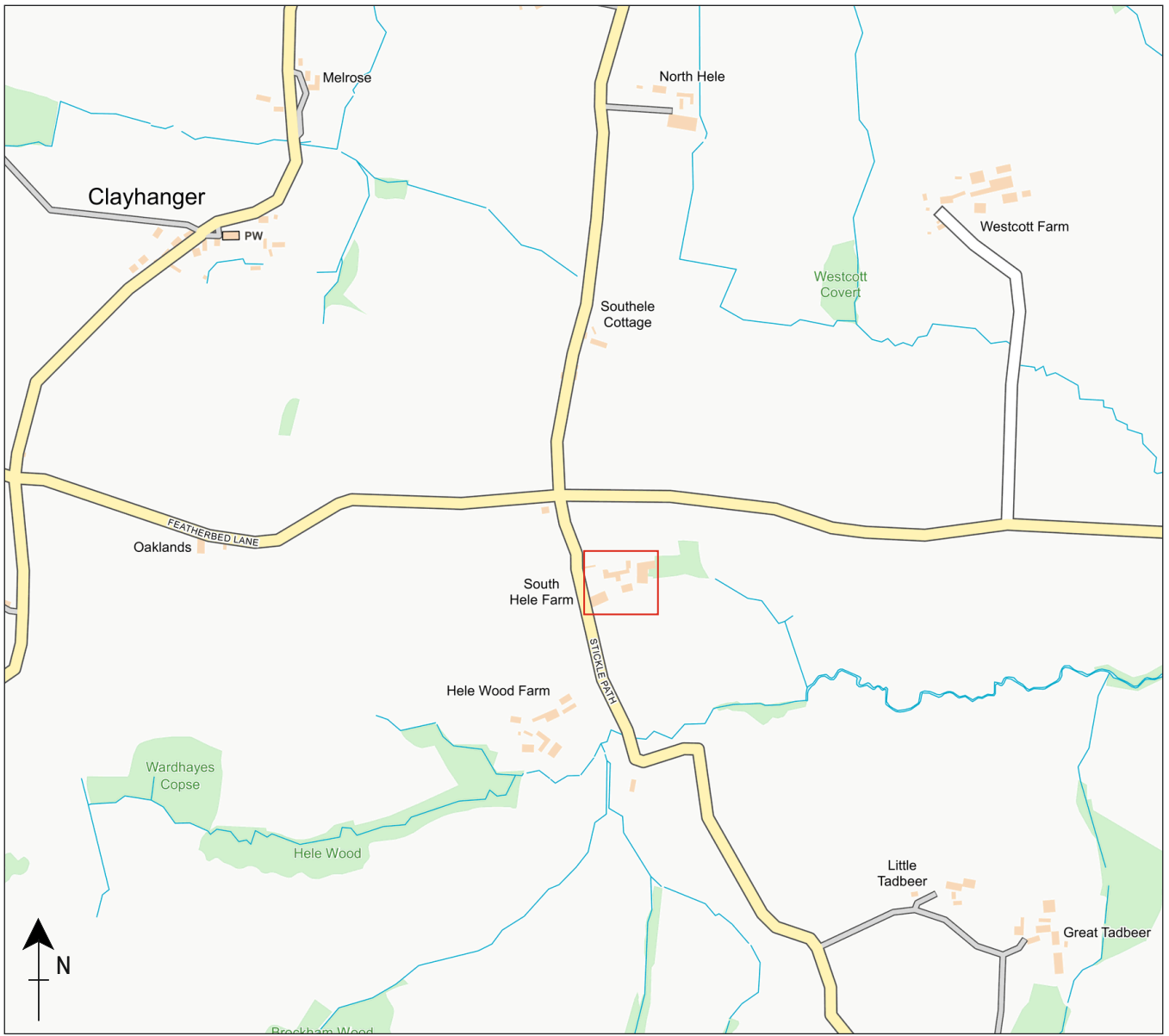
British Geological Survey: <http://geologyviewer.bgs.ac.uk/>

Coles, C., 2018. *AC archaeology Data Management Plan for Digital Archives*. In-house AC archaeology technical document.

Metcalfe, K., 2022. *Southele Farmhouse, Clayhanger, EX16 7PA, Heritage Statement in respect of restoration and alteration, Rev A*.

Webster, C., 2007, *The Archaeology of South West England, South West Archaeological Research Framework Resource Assessment and Research Agenda*. Somerset County Council.

Version 1, 7 August 2023
Stella Smith MA PCIfA,
Historic Buildings Officer,
AC archaeology



0 250m
 Scale 1:10,000@A4

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PROJECT
South Hele Farm, Clayhanger, Devon

TITLE
Fig. 1: Site location



Devon Office

AC archaeology Ltd
Unit 4, Halthaies Workshops
Bradninch
Nr Exeter
Devon
EX5 4LQ

Telephone/Fax: 01392 882410

Wiltshire Office

AC archaeology Ltd
Manor Farm Stables
Chicklade
Hindon
Nr Salisbury
Wiltshire
SP3 5SU

Telephone: 01747 820581
Fax: 01747 820440

www.acarchaeology.co.uk