

REPORTS COVERING TORRIDGE DISTRICT COUNCIL 2022

Table 1 sets out the reports filed with Archaeological Data Services at York relating to 2022. In 2022 some 28 sites in 21 parishes were the subject of reports. A total of 6 contractors undertook this work. South West Archaeology produced 19 reports, A C Archaeology produced 4 reports, Cotswold Archaeology, Isca Archaeology, Oakford Archaeology, and Thames Valley Archaeology (South West) each produced a single report. The reports are then discussed in a little more detail, in alphabetical order of parish, as in Table 1. A brief synthesis of the findings of 2022 completes the document.

Table 1 Summary of reports for 2022

Parish	Site	Grid reference	Report Producer	Type of report	Nature of development
Abbotsham	Cockington Cottage	SS406 259	SW Archaeology	Archaeological monitoring and recording	Single dwelling house
Ashreigny	Coldharbour Farm	SS600 132	Thames Valley (SW)	Addendum to previous work; give Radio-Carbon date	Solar farm
Beaford	Yatton Court	SS553 155	S W Archaeology	Heritage Impact Assessment	Construction of a dog-training barn
Bideford	Brunswick Wharf	SS457 265	AC Archaeology	Historic Building Recording, archaeological watching brief, trial trenching	Redevelopment of site with mixture of residential and commercial units, car parking, and landscaping
Bradford	East Rightadown Farm	SS426 040	S W Archaeology	Heritage Impact Assessment and geophysical survey	Solar farm
Bradworthy	Opposite Langdon Road Industrial Estate	SS326 144	S W Archaeology	Archaeological evaluation (test trenching)	Residential development
	St Peter's Well Lane	SS325 140	S W Archaeology	Archaeological monitoring and recording	Single dwelling house
	West Greadon Farm	SS293 172	S W Archaeology	Archaeological evaluation trenching	Construction of slurry store

Parish	Site	Grid reference	Report Producer	Type of report	Nature of development
Bridgerule	East View	SS273 028	SW Archaeology	Archaeological monitoring and recording	Single dwelling house
Buckland Brewer	Hembury Castle, Tythecott	SS426 177	Isca Archaeology	Archaeological watching brief	Electrical service trench
Clovelly	Clovelly Dykes roundabout	SS312 233	S W Archaeology	Archaeological monitoring and recording	Work to install new phone junction box
Great Torrington	Globe Hotel	SS496 192	Oakford	Historic building recording	Yet to be specified
Halwill	Winsford Lane, Halwill Junction	SS447 007	S W Archaeology	Archaeological evaluation trenching	Wildlife Park
Hartland	Baxworthy	SS286 228	S W Archaeology	Historic building recording and archaeological monitoring and recording	Yet to be specified
	Lower Brownsham	SS286 259	S W Archaeology	Historic building recording	Yet to be specified
	Pengilly Way	SS264 244	S W Archaeology	Archaeological evaluation trenching	Residential development
	None-Go-By, South Hole	SS222 199	S W Archaeology	Archaeological evaluation trenching	Single dwelling house
Northam	Middle Dock, Appledore	SS465 300	S W Archaeology	Heritage Assessment	To inform future potential use
	Pitt Hill, Appledore	SS459 299	AC Archaeology	Archaeological trench evaluation	Residential development
	Boat Hyde	SS462 291	S W Archaeology	Heritage Assessment	To inform future use
	Limers Lane	SS453 279	Cotswold Archaeology	Archaeological trench evaluation	Residential development
Pancrasweek	Elm Park	SS296 058	S W Archaeology	Archaeological trench evaluation	Replacement of a single dwelling
Peters Marland	School	SS479 135	S W Archaeology	Archaeological excavation	Extension to school buildings
Petrockstowe	Hallwood Farm	SS517 089	AC Archaeology	Historic building recording	Conversion of barns to residential units
Pyworthy	Rydon Lane	SS323 045	SW Archaeology	Archaeological evaluation trenching	Agricultural building and yard
Parish	Site	Grid	Report	Type of report	Nature of

		reference	Producer		development
Shebbear	South View	SS440 092	AC Archaeology	Archaeological trench evaluation	Single dwelling
Thornbury	Windy Cross Farm	SS391 079	S W Archaeology	Archaeological recording and monitoring	Single dwelling
Weare Giffard	Southcott House	SS477 219	S W Archaeology	Heritage appraisal	Renovation and modernisation

The reports arose from a variety of causes, with the construction or conversion of buildings to single dwellings the most common, with eight instances. Six reports were produced with the primary function of informing and guiding redevelopment or re-use of existing buildings, with the nature of the redevelopment in part contingent upon the findings. Four reports concerned the construction of small-medium sized estates of new house, and three were occasioned by agricultural or quasi-agricultural construction. There were two reports concerning solar farms. The remaining reports were a miscellany ranging from a telecommunications junction box at Clovelly Cross to the Brunswick Wharf mixed commercial and residential development in Bideford.

The Reports from 2022

1. Abbotsham: Cockington Cottage

The report was of archaeological observation of footing trenches dug for the construction of a new dwelling house at Cockington Farm, approximately 2km SSW of Abbotsham village. The site had been occupied by a previous building but all visible traces of this had been removed and excavation showed a cobbled surface that probably had constituted the ground floor. Single sherds of nineteenth century and post medieval pottery were recovered.

2. Ashreigny: Coldharbour Farm

The site had seen a series of three reports produced in 2021. It lies roughly midway between Ashreigny and Dolton amidst a cluster of barrows. This report is an addendum to the earlier work. A sample of charcoal from a low mound and surrounding ditch was sent for radio-carbon dating at Queens University, Belfast. This returned a calibrated date of 3331-3217 BC. This is Neolithic and notable as most barrows dated by radio-carbon analysis in Devon are Bronze Age

3. Beaford: Yatton Court

Yatton Court itself, the former Rectory, had been the subject of an Historic Building Appraisal in 2021. This report examines the potential impact on heritage assets that could result from the construction of a barn for use as a dog training area. The site lies about 600 metres north of Beaford village and was described in the 2021 report as forming a 'pocket estate landscape'. The house had a complex history and was discussed in the 2021 report. The Rectory was built but never completed as intended in the mid-nineteenth century and work commenced on giving it a landscaped park. This resulted in a tree-lined carriageway being started to the north of the Rectory but seemingly never completed. This would partly shield the new building, on the scale of typical modern agricultural barns, and it was concluded that the visual impact on heritage was negligible or minor. The report did note the site's proximity to the former rectory and felt that a condition of archaeological monitoring would be appropriate if planning permission were to be granted.

4. Bideford: Brunswick Wharf

The report concerned recording and trial trenching on the Brunswick Wharf site at East-the-Water, immediately adjacent to Bideford Long Bridge and Barnstaple Street. The site, some 2.1 hectares, is proposed for redevelopment as residential and commercial units with associated car-parking and landscaping. It incorporates the river-frontage from the Long Bridge to the modern Wooda Surgery, and strictly only the southernmost part is Brunswick Wharf, with first Queen's Wharf and then Clarence Wharf to the north. Brunswick Wharf itself dates from the mid nineteenth century and was used from 1852-1877 by Robert Johnston, and from 1877-1887 by H M Restarick as a shipyard, although Graham Farr in his monograph on North Devon Shipbuilding feels that a yard existed on this site from the late eighteenth century. Restarick moved his operations to Cleave Houses, further down the Torridge and the Brunswick Wharf site saw a quay frontage built across the former shipbuilding slips and a warehouse built for I Baker, who took over the site. In 1923, Barnstaple Street was widened and the warehouse and adjacent cottage lost part of their original frontages. Neither building had been in use after the mid-1980s and the building recording found little of note in either.

Nine test trenches were dug across the site to establish what remained of a complex of buildings that had occupied the site since the 1850s and to see if something of the history of reclamation and in-fill of the riverbank could be established. In several

instances the original riverbed was reached and rubble and soil shown to have been used in extending the quay frontages into the river. There were finds of pottery, predominantly of North Devon ware of late seventeenth and eighteenth date and industrial ware from Staffordshire of nineteenth century date, which supported the thesis of piecemeal reclamation of the river and extensions of quays. Nineteenth century mapping showed St Peter's Mission church occupying some of the site, but this was demolished when the present stone-built St Peter's church was constructed in Torrington Lane in 1890 and little trace of was found.

5. Bradford: East Rightadown Farm

The report is of a heritage impact assessment and preliminary gradiometry survey of a site for a proposed solar farm. It lies to the south of the A3072 Hatherligh to Holsworthy road, and adjacent to the parish boundary, some 3.3 kilometres south of Bradford church. East Rightadown is a Grade 2 Listed farmhouse and the surrounding area is a pastoral landscape of typical Devon hedge bank fields. The gradiometry survey found no anomalies other than those from field drains and former field banks and ditches and suggested that there was low archaeological potential. The gently undulating landscape was felt to block obtrusive views of the solar farm and that the impact on heritage assets was negligible.

6. Bradworthy: Opposite Langdon Road Industrial Estate

The report concerns archaeological evaluation of a site about 500 metres north-east of Bradworthy church. The site was proposed for residential development in an area characterised by presumed medieval enclosure of strip fields. Thirteen test trenches were opened across the site. All the features identified seemed to relate either to former field banks and ditches and modern underdrainage. The report notes that the finding of 64 sherds of pottery, 418 grams in total, was a fairly meagre return from a site of c 6 hectares. All the pottery was post-medieval and modern, with some North Devon gravel tempered and North Devon gravel free coarse ware. The report concluded that there was little potential for significant archaeology to be present.

7. Bradworthy: St Peter's Well Lane

The report was on archaeological monitoring on a small plot in St Peter's Well Lane, just to the east of the parish church. The site was previously undeveloped, and a single

dwelling proposed. An area within the plot was cleared under supervision but no features were identified and no finds made.

8. Bradworthy: West Greadon Farm

The report was of archaeological evaluation trenching close to West Greadon farm ahead of the construction of a slurry store. West Greadon lies some 5.6 kilometres north-west of Bradworthy village and on the boundary with Hartland parish. Greadon is one of the medieval farmsteads, first appearing in the documentary record in 1330. The area is largely one of early modern enclosures of moorland or open rough grazing. Four trial trenches were dug but no features were encountered, and no finds made.

9. Bridgerule: East View

The report was of archaeological monitoring prior to the construction of a single dwelling. The site is in the centre of Bridgerule, on the west bank of the Tamar and in the garden of East View. An area was excavated under supervision by machine. No features and only later nineteenth and twentieth century fabric were found.

10. Buckland Brewer: Hembury Castle, Tythecott

The report was of a watching brief during the excavation of a service trench to enhance electrical supply to the property. It lies next to Hembury Castle, a Scheduled Monument and about 3.3 kilometres south-south-east of Buckland Brewer village. It was considered possible that there would be archaeology to be revealed so close to the Iron Age enclosure. Nothing was uncovered during the excavation of the trench and examination of the subsoil suggested that the area had been much altered during earlier phases of construction of farm buildings.

11. Clovelly: Clovelly Dykes roundabout

The report concerned archaeological monitoring of a site just beyond the boundaries of the Scheduled Monument of Clovelly Dykes. A new junction 'phone box was to be installed as part of the upgrading of telecommunications infrastructure. The Scheduled Monument is now known to have excluded further southern ramparts, as revealed by LiDAR imagery, and confirmed by NADS and the North Devon Area of Outstanding Natural Beauty trial trenching. The site would appear to have lain between

the southernmost surviving rampart and the previously unknown ramparts further to the south. Nothing was found, and perhaps a not surprising outcome, given that the Clovelly Dykes had clearly been much modified by the cutting of the turnpike road to its south.

12. Great Torrington: Globe Hotel

The report is Historic Building Record of the former *Globe Hotel* in Fore Street, a Grade 2 Listed Building. The building has been purchased by a consortium of Torridge District Council, Great Torrington Town Council, Petroc, and the Plough Arts Centre and the report is to inform conservation, restoration, and re-use of the building. The site is right at the heart of Torrington. The first record of the *Globe Hotel* appears in a document of 1717 and taken with the observations made during recording, suggests that it was part of the reconstruction of the town centre following the partial destruction of the town at the end of the English Civil War. The primary structure, fronting Fore Street is late seventeenth century and an eastern range was added in two stages during the eighteenth century. The building was given an extensive re-modelling during the nineteenth century (the *Buildings of Devon* suggests a date of 1830 for the first of these and responsible for the present frontage) but was largely untouched during the following century. The report comments that the *Globe Hotel* is one of the more notable buildings in the town.

13. Halwill: Winsford Lane, Halwill Junction

The report concerns archaeological evaluation trenching on the site ahead of the creation of a wildlife park. The site lies just to the north of Halwill Junction and close to three barrows. Four evaluation trenches were dug by machine through the topsoil. No features were identified, and no finds were made. The brief report notes that these negative outcomes were surprising, given the importance of the Halwill-Broadbury area in the prehistoric landscape.

14. Hartland: Baxworthy

The report concerns what is now a rare survivor of the radar and air defence systems of the Second World War and the Cold War. It lies about 500 metres north of Baxworthy Cross and about 3 kilometres south-east of Hartland village. The report is primarily an historic building recording and is to inform subsequent reuse of the buildings as part of the site's redevelopment. It was one of more than a hundred such sites, which became

obsolete as radar technologies developed. The site was formally closed in 1987 and most of the buildings were demolished. Stations such as Baxworthy had two antennae and separate transmitter and receiver blocks. At Baxworthy, the former have survived, albeit in poor condition. The blocks are unprepossessing concrete and were stripped of most useable equipment. In 1970, the *Coastal Heritage Report* for the then National Parks Commission discussing the potential for Heritage Coast noted that sites such as Baxworthy were eyesores and recommended their demolition. With the protection of the archaeology of Second World War sites now far more important, Baxworthy has value as a rare survivor. However, finding an economically viable future use for the concrete hut structures, as the report notes, will be quite some challenge.

15. Hartland: Lower Brownsham

The report is recording of a piggery at Lower Brownsham Farm, a National Trust property, some 3.2 kilometres north-east of Hartland itself. Lower Brownsham Farm is a Grade II Listed Building. The piggery does not appear on the Hartland Tithe Map of 1842 and later mapping shows it situated amidst orchards that surrounded Higher and Lower Brownsham Farms. The building is a single-story structure, built of semi-coursed local stone, with a slate roof. The doors and windows retain their late nineteenth century features, although the roof appears to have collapsed and been rebuilt in the interim. There is no indication of what the re-purposing of the piggery will be, and the report is to inform decisions as this progresses.

16. Hartland: Pengilly Way

The report covered archaeological evaluation and the excavation of four trial trenches on land at Pengilly Way, ahead of residential development. The site is on the eastern edge of the present development and about 500 metres from the Square. It had previously seen a geophysical survey and the trial trenches were intended to examine the anomalies found. All of these proved to be field drains and one ditch, presumed to be of medieval date but which was barely recognisable and contained nothing to date it. A few sherds of pottery were recovered, all post-medieval or modern. A single sherd was of North Devon gravel tempered ware.

17. Hartland: None-Go-By, South Hole

The report is of archaeological monitoring involving test trenching at a site where an existing dwelling is to be replaced by a new construction. The site lies about 200 south-east of the hamlet of South Hole, and about 6 kilometres south-west of Hartland village. It lies in an area with known medieval activity, including a former chapel and a cemetery. Three trenches were excavated under supervision by machine within the footprint of the proposed dwelling. Given that a previous building had occupied the site, the absence of archaeology was not surprising, although the natural soil layer was not greatly affected by previous site preparation and construction.

18. Northam: Middle Dock, Appledore

The report was a Heritage Assessment of a significant waterfront site on the southern edge of Appledore. The site comprises some 0.5 hectares and has 99 metres of stone-built quay frontage. The site was probably that of the first stone-built quay in Appledore, predating the creation of the present Appledore Quay by more than two centuries. It is almost certainly the 'New Quay' acquired by John Benson in the early eighteenth century and has come to be known as Middle Dock as it lies between Richmond Dock of the 1850s to the north and Bidna Dock, now the modern Appledore Shipbuilders Yard to the south. It was certainly the site of William Clibbett's shipyard in the 1840s. The site underwent extensive redevelopment in the nineteenth century and the buildings that survive are of this date but much modified subsequently. Six buildings now survive, none in good condition. They are typical of nineteenth century industrial/warehouse/workshop structures. Building B2 a three-story warehouse, has been considered for Listed Building status but was rejected as very little of its original interior features remained. The report suggests that Listing might again be considered in the light of its physical presence and importance to the site and to Appledore. The report recommends test pitting across the site and suggests 7 sites as suggested by buildings shown at various times on nineteenth century mapping.

19. Northam: Pitt Hill, Appledore

The report was of archaeological trench evaluation of anomalies found in a previous unpublished magnetometry survey. The site was proposed for residential development and lies about 750 metres west-south-west of Appledore Quay. Nothing was found in trench one but trench two found a ditch, relating to a previous hedge bank and a pit of

uncertain origin. Finds from the topsoil included 9 sherds of pottery, of which 2 were post-medieval North Devon gravel tempered ware.

20. Northam: Boat Hyde

The report is a Heritage Assessment of a house on the banks of the Torridge, about 1.2 kilometres east of Northam church. The report outlines the known occupancy of the house and identifies the evolution of the built structure. The history is complex, and it is assumed that an early and more modest house, probably in association with shipbuilding activity in the now reclaimed embayment to the north, was the basis for changes that led to the house as it now is. It appears to have been remodelled and extended at the turn to the nineteenth century to create a '...small polite residence' as the report puts it. Census records show that it was occupied by a succession of genteel families with the servants and the house could be seen as comparable to the villas of the Orchard Hill area and being leased for relatively short periods. Further work was undertaken in the mid and then again in the late nineteenth century almost certainly to enhance its appeal in this market. A Victorian Gothic revival wing was one of the features added and further buildings were erected for use by servants. Changes in the twentieth century have tended to detract from the building, with relatively few original features surviving and modern uPVC windows intruding into the main frontages. The report concludes that the house is not Listed and nor does it have sufficient Listable quality but that it should be regarded as 'a non-designated heritage asset of local value.'

21. Northam: Limers Lane

The report was of archaeological trench evaluation of a 4.1 hectare site, 1.6 kilometres south-south-east of Northam church. The site was proposed for residential development. A total of six trenches was dug by machine under supervision. No features and no finds were made.

22. Pancrasweek: Elm Park

The report was of archaeological evaluation trenching at a site in Churchtown at Pancrasweek ahead of the replacement of a single dwelling by a new structure. It lies

adjacent to the church and the site was considered to have considerable archaeological potential. Three trenches were dug under supervision by machine, within the footprint of the proposed dwelling. Nothing was found and it appeared that the construction of the previous dwelling had obliterated what might have been present.

23. Peters Marland: Marland School

The report concerned excavation of an area within Marland School after the demolition of previous structure and prior to the construction of new classrooms. Marland school adjoins St Peter's parish church and has been the subject of previous reports in 2012, 2013, and 2015. These had shown evidence of medieval activity but had concluded that the school was not the site of the manorial centre of the village. In this work, an area of roughly 15 metres x 10 metres was excavated under supervision by machine to a depth of c 30-50 centimetres, with recognised features then dug by hand. Two ditches, and a hollow were identified all of which yielded medieval pottery, with some 87 sherds of c 950 grams recovered. Much of the pottery was North Devon style gravel tempered and gravel free ware. Analysis of the gravel tempered ware suggested that it had been produced in the North Tawton area and not in the classic production complexes of the lower Torridge region. Two cobbled surfaces were found, which had been damaged by later drains and modern services.

24. Petrockstowe: Hallwood Farm

The report was an historic building recording of a complex of buildings at the farm, which it was proposed to convert to dwellings. The site lies 450 metres south-south-east of Petrockstowe village. There was no farm present at the time of the Tithe Map (1838), although the site was a tenement called Hall Wood. By the date of the First Edition of the 25 Inches to the Mile map (1887), the farm and its outbuildings had been constructed. From evidence elsewhere on the former Rolle Estate, it seems that the farm was a deliberate attempt to modernise agricultural practice. The complex comprises a barn, a cowshed and a livestock shed, both with cob on a stone rubble base, and presently a corrugated iron roof; a horse engine shed, of stone rubble and faced with Marland brick; and a threshing barn of cob on stone rubble base with a slate roof. They are regarded as good examples of later nineteenth century farm improvement and

retain much of their original character, which should as far as possible be retained on conversion.

25. Pyworthy: Rydon Lane

The report was of archaeological evaluation trenching of a site on Rydon Lane, Pyworthy parish, about 2.2 kilometres west-north-west of Holsworthy and 2 kilometres north-east of Pyworthy church. Historic mapping showed no previous use of the site. Two trenches were excavated but no archaeological features were identified, and no finds made.

26. Shebbear: South View

The report concerns archaeological trench evaluation of a plot in the centre of Shebbear, about 150 metres east of the village square. The Tithe Map of 1842 shows no development on the site, which has continued to be an open space. The proposal was to build a single dwelling house. Two trial trenches were dug within the footprint of the proposed dwelling house. Trench 1 yielded a sherd of seventeenth or eighteenth-century North Devon gravel free ware and Trench 2 produced a piece of medieval North Devon coarse-ware. The paucity of finds suggests that the site never had much, if any, occupancy in the medieval and early modern periods.

27. Thornbury: Windy Cross Farm

The report was of archaeological monitoring and recording, including a trial trench at a site where a single dwelling house was to be built. The site lies approximately 400 metres east of Woodacott, one the main hamlets within Thornbury parish. The trench lay across the footprint of the proposed dwelling. It exposed made ground and only reached the natural substrate at a depth of 40 centimetres. No features and no finds were found.

28. Weare Giffard: Southcott House

The report was of a Heritage Appraisal of a Georgian or Regency house about a kilometre south-south-east of the parish church and 250 metres from the public house in the second part of the village. The report showed that the house had had a complex sequence of development that had turned it from a 'modest sized and middle status Georgian house' into a more substantial and showy early Victorian property, complete with its own gardens. The house is shown in roughly its original form on the 1837 Tithe

Map, although the building itself shows signs of modification by this stage. A more complete extension and the creation of gardens suitable for a gentleman's residence took place before the First Edition 25 Inch to the Mile Plan of 1887 and the report also suggests that further modification took place at the beginning of the twentieth century. As such, it more than justifies its Grade II Listed Status. Some of the kitchen gardens and the vinery is now in a poor state of repair and would need active conservation to protect them. The house itself needs sympathetic modernisation and restoration with some incongruous features removed. It is an important part of the Torridge valley landscape in the Weare Giffard area.

Discussion

The reports covered a range of sites from the small and rather out of the public eye, to larger ones with a significant impact on local landscapes and townscapes, such as at Brunswick Wharf in Bideford and Middle Dock in Appledore. In both these cases neither the buildings nor archaeology were of great interest, but the sites are prominent in the maritime history of northern Devon. The largest single category of reports concerned the construction of a single dwelling, and these yielded only limited finds, confirming perhaps that the impact of occupancy in much of rural Torridge has been light. Work at Marland School produced rather more medieval and post-medieval pottery than at other sites and here it was interesting that one sherd of gravel tempered ware appeared to have been manufactured at North Tawton and not rather more locally. The reports on Boat Hyde in Northam and Southcott House in Weare Giffard were of interest in outlining a more complex building and occupancy history than might have been expected. Possibly the most notable finding came in the report on Coldharbour Farm in Ashreigny. Here a sample of charcoal found in earlier work on the site from a ditch around a barrow returned Neolithic date. Most barrows in North Devon and Torridge have been presumed, and one or two confirmed to be early Bronze age or later.