



Buckland Abbey, Devon  
Historic Building Recording and Rapid Archaeological  
Assessment

Cornwall Archaeological Unit

Report No: 2016R061





## **Buckland Abbey, Devon**

### **Historic Building Recording and Rapid Archaeological Assessment**

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## **Acknowledgements**

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The rapid landscape assessment was undertaken by Peter Dudley, the historical research and building record were undertaken by Stuart Blaylock and resulting drawings created by Francis Shepherd with assistance from Jo Sturgess.

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### **Cover illustration**

Looking from the orchard across the walled garden to the Abbey Church and Tower Cottage.

The views and recommendations expressed in this report are those of Cornwall Archaeological Unit and are presented in good faith on the basis of professional judgement and on information currently available.



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## **Abbreviations**

AONB	Area of Outstanding Natural Beauty
CAU	Cornwall Archaeological Unit
CMP	Conservation Management Plan
CIfA	Chartered Institute for Archaeologists
CRO	Cornwall Record Office
DCRS	Devon and Cornwall Record Society
DHC	Devon Heritage Centre (formerly the Devon Record Office [DRO] and Westcountry Studies Library [WSL])
HE	Historic England
HER	Historic Environment Record, Devon County Council
HLC	Historic Landscape Characterisation
MDV	Monument number in Devon HER
NHLE	National Heritage List England
NGR	National Grid Reference
NT	National Trust
NT HBSMR	National Trust Historic Buildings, Sites and Monuments Record
OD	Ordnance Datum – height above mean sea level at Newlyn
OED	Oxford English Dictionary
OS	Ordnance Survey
PCM	Plymouth City Museum
PWDRO	Plymouth and West Devon Record Office



# **1 Summary**

Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to undertake a rapid archaeological assessment of 14.3 hectares of its estate centred upon Buckland Abbey, including a detailed historic building record of eight of its historic buildings.

This assessment builds on the comprehensive work of previous surveys to provide an up-to-date archaeological assessment and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines with an additional historic building recording stage. The results will feed into the Conservation Management Plan (CMP) for the property.

The project had two main components.

A detailed historic building record of the Abbey Church, Great Barn, Linhay, Monastic Farm Building (Restaurant and Visitor centre; Infirmary/Guesthouse), Oxsheds, the Cider House, Cider Cottage and Tower Cottage.

A rapid field assessment of the entire project area to record each monument or structure and building including Place Barton house, the Cart Shed, Stables, Shippon (School Room) and South Lodge.

Overall, the assessment identified 167 buildings, sites and features and provides a statement of significance for the property.

Recommendations include further measured survey of the historic buildings; targeted dendrochronological analysis; the creation of a digital archive including material from Plymouth City Museum; the completion of a comprehensive inventory of all the historic images of Buckland; an up-to-date comprehensive geophysical assessment of the lawn and garden; the further assessment of architectural fragments, the maintenance of an inventory and to have an agreed procedure if further fragments are found and to have a preferred location where they can be stored; further research into the water management on the property; further geological research into the quarries; and for the remaining parts of the Buckland property to have an archaeological assessment.

## **2 Introduction**

### **2.1 Project background**

Cornwall Archaeological Unit (CAU) was commissioned by Carol Murrin (Buckland Property Manager) and Jim Parry (Archaeologist for Devon and Cornwall) of the National Trust (NT) in April 2016 to undertake a rapid archaeological assessment of 14.3 hectares of its estate centred upon Buckland Abbey (SX 48746 66812, Fig 1), including an historic building record of its principal historic buildings.

### **2.2 Aims**

The overall aim of this project is to produce an up-to-date archaeological assessment and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines with additional historic building recording (National Trust 2000).

Key project objectives were to:

- Assess the character, distribution, extent and importance of the archaeological remains which exist in the area.
- Enable the understanding of the archaeological and historical development of the property and identify areas where more detailed information is needed to enable decisions about future management recommendations.
- Achieve an integrated body of knowledge about the historic environment of the project area to enhance understanding.
- Inform future decisions to protect and manage the archaeological resource.
- Illustrate and inform the understanding of the phased development of the buildings individually and within the setting of the property.
- Create a rapid assessment of the historic landscape and its value resulting in a statement of significance.

The results will feed into the Conservation Management Plan (CMP) for the property.

### **2.3 Methods**

The project consisted of five main work stages.

#### **2.3.1 Review of current information and archive research**

The main sources consulted were as follows:

- Devon County Council Historic Environment Record (HER).
- Public archives including Devon Heritage Centre, North Devon Records Centre, Plymouth and West Devon Records Office, Plymouth City Museum, including online searches (Section 9.1).
- National Trust Historic Buildings, Sites and Monuments Record (NT HBSMR) via the National Trust heritage records online website.
- Unpublished material within the National Trust documentary archive held at Killerton House, Devon (Section 9.2).
- Early maps and photographs (Sections 9.3 and 11.1 respectively).
- Past archaeological research and survey (Sections 3.6 and 3.7).
- Published sources (Section 9.4).
- Websites (Section 9.5).

The requirements for each stage are outlined more fully in the Project Design (see Appendix 11.6 at the end of this report).

### **2.3.2 Rapid Archaeological Assessment**

Peter Dudley undertook a rapid field assessment of the entire project area on Wednesday 25th and Thursday 26th May. Each building, monument or structure was photographed using a GPS-enabled digital Single Lens Reflex (SLR) camera and a brief description made. Fieldwork for the assessment included the historic buildings of Place Barton house, the Cart Shed, Stables, Shippon (School Room) and South Lodge. The exterior of the North Lodge was photographed during fieldwork and given a National Trust SMR number but is in private ownership (Fig 3 for locations).

### **2.3.3 Historic Building recording**

This work stage covered the Abbey Church, Great Barn, Linhay, Monastic Farm Building (Restaurant and Visitor centre; Infirmary/Guesthouse), Oxsheds, the Cider House, Cider Cottage and Tower Cottage (Fig 3 for locations).

Historic Building photography of external elevations was undertaken digitally by Jo Sturgess and Francis Shepherd of CAU on Wednesday 11<sup>th</sup> May 2016. Further analysis, recording and internal photography were undertaken by Stuart Blaylock between June and August 2016.

The historic building recording was undertaken to Historic England's Level Two/Three for recording historic buildings (Historic England 2016). Digital plans and elevations in AutoCAD format existed for all buildings.

### **2.3.4 Report**

This report outlines and summarises the results of the archaeological assessment and historic building recording phases to provide a succinct and detailed resource for the management of the historic environment within the project area. It has been produced in accordance to the report outline given in the National Trust guidelines for Archaeology and the Historic Environment (2000).

## **2.4 Location and topography**

The project area covers 14.3 hectares of the Trust's Buckland estate centred on Buckland House and its surrounding buildings and gardens (SX 48746 66812, Fig 1).

This area forms only a small part of the broader estate which covers 204 hectares, including farmland which rises to the west and north of the project area and woodland on the steep valley sides either side of the River Tavy. A mile further downstream at Lopwell Dam the Tavy becomes tidal, with its creek forming an offshoot to the Tamar estuary.

Central to understanding the location of Buckland is its relationship to the shallow valley it sits within. The valley is formed by a small unnamed tributary that flows down to the River Tavy. The stream rises approximately 600m to the north-east of the Abbey Church (outside the project area) and flows downhill through a series of ponds, before passing under the lane leading to the village of Buckland Monachorum, a kilometre to the north. From the lane the stream continues to flow down towards Buckland Abbey and for a short stretch is flanked by woodland on either side. Here, the stream bed is formed by the natural bedrock which is found close to the ground surface. Towards Buckland Abbey the valley opens up to the cluster of grand and imposing buildings and walled gardens that form the core of the property. These sit in a nestled and secluded position at between 70m and 95m OD in height, cut into the north facing hillslope that prevents any long-range views from them to the south.

From a large pond at the eastern end of the buildings complex the stream is channelled underground before it emerges to the north of Cider Cottage. From here it flows westwards and after being culverted again, it emerges to cross an open valley under pasture. A complex series of banked features in the grassland probably relate to past water management.

## 2.5 Geology and building stone

*Stuart Blaylock*

Upper Devonian slate immediately underlies the project area (Edmunds *et al* 1975; Institute of Geological Sciences 1977). Several quarries are located in the vicinity of the site: three to the north of the stream (NT 109813, 109816, 109817) and one about 120m to the south of the Abbey Church and Great Barn (NT 109858) (Figs 5 and 6). It has been assumed that these quarries yielded the building stone for the mass walling of the historic buildings at Buckland, and to have provided a variety of metamorphosed shale (locally called shillet) varying in colour from pale grey-blue to dark brown, and with considerable differences in workability. At its best the material is capable of working into blocks and will even take a chamfer (this is seen in many details of the primary medieval buildings, see Section 5), although much of the stone is suitable only for rubble walling. But nearly all of the dressed stone comes from further afield.

The vesicular elvan usually known as Roborough stone (Horner *et al* 2012, 14) is dominant in the medieval buildings at Buckland, being used for dressings, window tracery, for ashlar work in quoins and elsewhere, and even occasionally for sculpture. This is usually said to have been quarried from dykes that run east-west across Roborough Down, and little remains of the workings (Perkins 1972, 116).

The other reasonably local stone, granite, was not used in any quantity in the primary medieval work, although there is a little used in the later medieval period. But even in the 16<sup>th</sup> century when it is used in some quantity, it was still subordinate to elvan. Granite was widely used in later post-medieval architectural features, in quite a variety of colour and texture, implying a similar variety of sources.

Stone from wider afield appears occasionally: Beer stone, imported from East Devon was used for some details, appearing *in situ* in one of the moulded capitals of the north transept chapel, and occasionally as re-used blocks elsewhere as well as among the collection of architectural fragments (Section 11.3). There are also occasional appearances in worked stone of mottled brownish tuff, of a type not uncommon in and around Dartmoor, but whose precise origin here is uncertain. Later 19<sup>th</sup> and 20<sup>th</sup> century repairs and additions continue to use elvan and machine-cut granite (both of which are represented in the windows of phases 9 and 10 respectively visible in the area of the Abbey Church's south transept) (Section 5 and Fig 49).

## 2.6 Ownership and use

The entire project area is owned by the National Trust but it was acquired in several stages.

In 1948 the Abbey Church, its garden and drive was purchased by the Trust with the help of Viscount Astor, Captain Arthur Rodd and the Pilgrim Trust. The estate was leased by Plymouth City Council and they opened up the House as a branch of the city museum and art gallery to focus on Sir Francis Drake.

Adjoining farmland, the Monastic Farm building (restaurant and visitor centre) and South Lodge were purchased by the Trust in 1981 and in 1990, Place Barton house and its garden were added to the Trust's estate. In 1988 the management of the visitor attraction and Abbey Church transferred to the National Trust.

The Cider House and its grounds including the garden were acquired by the Trust in 2011.

The farmland is leased to a local farmer and is currently covered by an Entry Level Stewardship (ELS) scheme which will expire in 2017. Much of the property is used as part of the visitor attraction although several buildings are tenanted dwellings including Place Barton house, Red Oak Cottage and the Cider House, the latter now a boutique Bed and Breakfast. Cider Cottage is a National Trust holiday let (National Trust 2016).

## 2.7 Historic Landscape Characterisation (HLC)

The HLC for Devon characterised the core of the project area under the Park/garden HLC Type. The field forming the west side of the project area, with the neighbouring



trackway and Wild Garden, were recorded as 'Former orchards' HLC Type. The fields to the west of the South Lodge, within the southern edge of the project area, were mapped as 'Post-medieval enclosures with medieval elements' (Turner 2005).

## **2.8 Designations**

See Fig 3 for a map of the heritage designations.

A large part of the project area is designated as the 'Buckland Abbey' Scheduled Monument (Designation ID 1018366). This area excludes, except those buildings and structure Listed, 'all free-standing post-medieval structures, all post-medieval garden walls, road surfaces, driveways, and paths, all fence and gate posts, and the cottages associated with the Cider House are excluded; although the ground beneath all of these features is included. The farm building (Monk's guesthouse) [the Monastic Farm Building] and the ground beneath it which has been totally excavated...' (Historic England, National Heritage List 'Buckland Abbey' description, web entry).

The project area also contains 12 Listed Buildings including the Grade I Listed Abbey Church (Designation ID 1105493) and Great Barn (Designation ID 1105493); the Grade II\* Listed Tower Cottage (Designation ID 1105454) and the Monastic Farm Building (listed as the 'Infirmery'; Designation ID 1318245); the Grade II Listed kitchen garden wall (Designation ID 1105455), Cider House (Designation ID 1326373), Garden retaining wall (Designation ID 1163489), Gate piers and adjoining wall (Designation ID 1163489), Linhay (Designation ID 1105494), Oxsheds (Designation ID 1105495), Cart Shed (Designation ID 1326375) and Place Barton house (Designation ID 1105456).

The entire of the Trust's Buckland estate falls within the Tamar Valley Area of Outstanding Natural Beauty (AONB) and a majority of the woodland next to the River Tavy is Ancient Replanted Woodland (Natural England Ancient Woodland Inventory, MAGIC website)

## **3 Archaeological and Historical Background**

*Stuart Blaylock*

The following text incorporates the further research carried out for the historic building recording undertaken as part of the present assessment. To gain a broader understanding of the estate it should be read in conjunction with the historical timeline presented by Nicholas Pearson Associates (2001) and further documentary research (Sections 11.1 and 11.2 of this report).

### **3.1 Cistercian Abbey**

(See Fig 76 for extents of known medieval buildings and structures).

Buckland Abbey was founded in 1278 as a daughter house of Quarr Abbey on the Isle of Wight. Quarr was a Savignac house founded by Baldwin de Redvers 1st Earl of Devon, in 1137, which became Cistercian when that order was absorbed by the Cistercians in 1142. The foundress of Buckland was Amicia de Redvers, widow of another Baldwin de Redvers 6th Earl of Devon, thus perpetuating the long-standing family connections between this part of Devon and the Isle of Wight. The abbey was endowed with lands granted by Amicia's daughter, Isabella de Fortibus, Countess of Albemarle, and Countess of Devon in her own right, including the manors of Buckland, Bickleigh, Walkhampton and Cullompton (Brooking Rowe 1875, 352; 357–58), plus the secular lordship of the Hundred of Roborough. Its core estates in south-west Devon amounted to 20,000 acres, with further holdings elsewhere, and lasted more-or-less unaltered through the medieval period, with only relatively minor later additions, such as houses in Saltash and Exeter and the rectory of Bampton (Brooking Rowe 1875, 342; Gaskell Brown 1995, 27; and fig 1; National Trust 1991, 6).

There are signs in the architecture and standing archaeology that the construction of the abbey proceeded rapidly, indeed it was important that such a foundation would have buildings ready for monks and lay brothers to move into and the process of the

foundation of Buckland in fact stretches back to 1273 (Brooking Rowe 1875, 334–35). There are a number of surviving features that are consistent with dating in the last twenty years or so of the 13<sup>th</sup> century, although we have nothing with which to chart the progress of early buildings, or to demonstrate a sequence. So little is known of the remainder of the monastic buildings that it is difficult to judge the extent to which their construction kept pace with that of the church; the same general qualification, that some accommodation must have been ready before the formal foundation, applies here too (*ibid*, 346–47), and there are at least some grounds for thinking that the Great Barn may date to the early 14<sup>th</sup> century (Section 5.5).

The names of 16 abbots are known between 1281 and 1528 (a list that is certainly incomplete: Brooking Rowe 1875, 339–41; 362). Early sources hint at a populous house: 37 names are listed alongside that of the (presumed) first abbot in a legal case of 1281 (Brooking Rowe 1876, 799), some of which were presumably lay brothers; these *conversi* are specifically mentioned in a later document of 1291 (Oliver 1846, 384). At the Dissolution in 1539 the abbey had 13 monks, and was valued at £241 17s 9d.

In 1337 the abbot and convent of Buckland were granted a 'licence to crenellate' (Higham 1988, 146). This was, no doubt, in response to external threats (real or perceived), perhaps raids by the French, as was suggested by Brooking Rowe (1875, 336). Given the position of Buckland, and the relatively easy approaches via the Rivers Tamar and Tavy, such threats seem real enough. In the past it has been suggested that the sections of so-called precinct wall (NT 106437) between the Great Barn and Linhay and from the Linhay east to the 19<sup>th</sup> century farmyard represented sections of a defensive perimeter wall erected as a result of this licence to crenellate, but this is disproved by the conclusion of this survey (see Section 5.11). At present, therefore, it appears unlikely that any ancient boundaries/limits for the monastic precinct can be recognised (Gaskell Brown 1995, 37 and fig 5).

However, Cistercian monasteries conformed to certain rules in their planning and arrangement. Buckland was one of the latest foundations in the country as well as the most westerly, and clearly did not follow the standard pattern in some demonstrable ways (for instance it is pretty clear that the refectory must have been positioned parallel to the cloister rather than at right angles to it: Allan 2006, 260; as in the standard Cistercian arrangement). It is often said that adherence to the rules weakened in the later medieval period, nevertheless Buckland appears unconventional in a number of ways. It follows Quarr Abbey in placing the cloister north of the church, rather than south, but this is an arrangement dictated by the topography of the site and not so unusual. The site of the abbey buildings is on a northward slope on the south side of a small valley, with a watercourse to the north which, with some management, would have been capable of supplying the cloister and other buildings with the running water fundamental to all monasteries.

The small scale and modesty of the Abbey Church are striking: it had no aisles, a presbytery of two bays, a crossing with low tower above, a nave of four bays (into which the monks' choir must have extended, leaving perhaps only two or three bays of the nave for the use of the lay brothers), and north and south transepts of two bays apiece, with eastern side chapels, four in all. Most notable is the apparent absence of aisles in the nave plan: aisleless churches were a feature of early Cistercian plans (Robinson 1998, 40), but almost always these were rebuilt, invariably with aisles; and consulting a recent gazetteer of Cistercian plans shows that Buckland was unusually modest nationally in this respect: just a handful of Scottish Cistercian churches seem to have remained permanently aisleless, as did the nave of Sawley, Lancashire (Robinson 1998, 63–205). Perhaps there was an element of reversion to first principles at play in the planning of the Abbey Church?

The church was modest in size, its total length no more than 37.5m; its width about 10m; its maximum width across the transepts, perhaps about 29m. A western porch

structure may have been added in the later medieval period (known from walls observed in excavation; Gaskell Brown 1995, 70; figs 19 and 22).

The terrain dictated that the cloister had to be north of the church, and this is now universally accepted to be (broadly) beneath the lawn and garden north of the Abbey Church (NT 106411, 109864, 109871). The garden boundary wall (between the Abbey Church and the Cider House, NT 182055) appears to represent the south side of medieval buildings, so cannot itself be part of the cloister (*contra* the listing description or Cherry and Pevesner 1989, 229), and this dictates (a) that the cloister ranges must have fitted into the space between house and wall (presumably also with a gap between the two sets of structures), and (b) that Buckland is unlikely to have had a refectory range at right angles to the north cloister walk, which was the normal Cistercian practice (Robinson 1998, 42).

The west range, which in Cistercian houses provide the accommodation for lay brothers, or *conversi*, projected west of the west front of the church, presumably because the short length of the nave gave insufficient room for a cloister of anywhere-near adequate dimensions (in any case one recent attempt implies that the area available for the cloister can only have been approximately 17.5m square at the very greatest). Little is known of the other cloister buildings, although one or two archaeological observations have been made; geophysical survey in 1998 proved inconclusive. Nevertheless archaeological deposits are known to survive to a good depth (eg Reed 1998; Fig 2), showing considerable archaeological potential (see Sections 3.7 and 7 for further discussion).

The Great Barn relatively close to the east end of the church is another unusual aspect of Buckland's plan, but this and the medieval farm building beyond, which now houses visitor reception functions, show quite clearly that the core of the abbey's agricultural buildings lay in this area from the start, and probably extended beyond the surviving buildings. The sections of 'precinct wall' (NT 106437) to the south and east are 19<sup>th</sup> century creations (see Section 5.11 for discussion), and do not provide convincing limits in these directions.

To the north are medieval standing buildings in the Tower House, probably representing Abbot's Lodging, with hall, oriel, perhaps a chapel as well; and the Cider House, perhaps the Infirmary Chapel. The tower seems to be placed at the head of the approach from the River Tavy, and may imply that the entrance to the site lay on this axis (with further implications for outbuildings and a gatehouse to the west). It seems likely that these buildings formed a subsidiary courtyard to the north of the cloister, although the extent and limits of this are unclear. Near to the Cider House, the excavated brewhouse, may indicate that there was another service courtyard in this area, and the buildings excavated in the garden of the Cider House indicated that there were standing buildings west of here too, probably from quite an early phase of the abbey in the late 13<sup>th</sup> or 14<sup>th</sup> century (Allan 2006: see Section 3.7).

Undoubtedly the monastic site extended further than these limits: earthworks in the 'Old Orchard' to the north and west show structures and a possible fishpond or pond (NT 109937, Fig 10); archaeological monitoring of service trenches has shown that there was a cemetery south and west of the Abbey Church (Watts 1993; Watts *et al* 1995), and (as Section 5.11 outlines) no convincing traces of boundary or precinct walls have survived (despite documentary evidence in the form of a licence to crenellate of 1337, that the abbey must have possessed such enclosure walls).

### **3.2 The Dissolution – purchase by Sir Richard Grenville**

The site, church and demesne of Buckland Abbey were granted after the Dissolution to Sir Richard Grenville of Bideford in 1541 (Youings 1955, 18–19). The manor of Cullompton, along with numerous other former monastic properties, was granted to John St Leger in 1543 (*ibid*, 25), whose daughter Mary St Leger (1542–1623) was to marry Sir Richard's grandson, also Sir Richard in 1564. Of the other manors of the original grant Buckland went to Richard Crymes; Bickleigh and Walkhampton to John

Slanning (*ibid*, 79–80; 65–66; 93–93 respectively). Further lands are also mentioned at this time; the hundred of Roborough; the rectory and advowson of Bampton, which had been acquired by the abbey in 1464 (Brooking Rowe 1875, 342; Youings 1955, 103, 110–11).

The purchase in 1541 by Sir Richard Grenville included the monastery, the home farm, 568 acres of land and neighbouring woods for the price of £233 3s 4d (National Trust 1991, 18). Sir Richard clearly intended to convert the abbey to domestic purposes renaming it Buckland Grenville, and it is possible that some progress was made before his death in 1550; but the death of his son Roger, the captain of the Mary Rose, in 1545 leaving Sir Richard the younger an infant aged 3, must have removed some of the impetus from the project. The only firmly dateable aspects of the conversion of the abbey buildings are the dated plasterwork of the hall, 1576, which is often said to mark the completion of the conversion, and the Grenville heraldry of the window in the Monastic Farm Building, which includes an allusion to the St Leger arms, and therefore ought to post date Sir Richard Grenville's marriage to Mary St Leger in 1564. Since this window is a part of the conversion of the Monastic Farm Building to domestic accommodation, it follows that this is unlikely to have been a particularly early stage in the process, as has sometimes been suggested (Gaskell Brown 1995, 78), eg as accommodation for a steward overseeing the general conversion elsewhere. Grenville was a minor on inheriting the property from his father in 1545, and it makes sense that the bulk of the building work will have taken place in the period after he attained his majority in 1563. Of course there is every possibility that the extensive work of demolition of the monastic buildings could have been ongoing from 1541, even continuing through the 1540 and 50s, but it seems unlikely that much would have been done after Sir Richard the elder's death in 1550. For various reasons it seems that the main phase of the conversion should be placed in the later 1560s and early 1570s (see Section 5 for phasing).

### **3.3 Sale to Sir Francis and subsequent Drake ownership**

The sale by Grenville to Drake in 1581 has been much discussed, especially in terms of the means by which it was achieved via intermediaries. There are perfectly rational reasons for this (discussed by Youings 1980; see also National Trust 1991, 27), and no need to resort to theories of conspiracy or rivalry between Drake and Grenville to account for the unusual way in which the purchase was effected. The price paid, the enormous sum of £3400, reflects Drake's considerable means at this time, and possibly Grenville's needs (*ibid*). The fifteen years of Sir Francis Drake's ownership (1581–96) inevitably form a prominent part of the history of the site, but sadly the same cannot be said for its architecture and archaeology. The resonance comes from the association with the great man and some of the relics housed at Buckland continuously since the late 16<sup>th</sup> century, rather than anything in the fabric of the house that is attributable to Drake.

The history of Buckland under the heirs of Sir Francis Drake in the 17<sup>th</sup> century is charted by Hugh Meller in the guidebook to the house (National Trust 1991, chapter 3). Drake's brother Thomas inherited the property on his death in 1596, and his nephew, also called Francis, was created Baronet by James I in 1622. During the Civil War there was a brief reversion to Grenville ownership, when Sir Francis Drake, the 2nd Baronet, fought on the Parliamentary side (in common with Plymouth, which uniquely, stood out for Parliament throughout the war: Stoye 1998), and saw his property confiscated and restored to Richard 'Skellum' Grenville, grandson to the Sir Richard who had sold the property to Drake in 1581. This lasted until 1646, when Parliamentary success saw the situation reversed once again and Drake regained his property.

The whole of the 17<sup>th</sup> and early 18<sup>th</sup> centuries remain one of the least represented in the buildings at Buckland (Section 5.3). No doubt this is partly because of the heavy impact of later phases of restoration, but may also be because the 16<sup>th</sup> century conversion lasted through this period, meaning that little in the way of further alterations and improvements was required. The only dated feature is the plaster

overmantle bearing the Drake arms in the second floor tower room, dated 1655, which provides testimony to the pride later generations took in Sir Francis. There are various alterations and additions that antedate the detailed depiction of the house by Samuel and Nathaniel Buck in 1734, such as the crenellated retaining wall along the north gable of the Great Barn (NT 109874), or the lean-to roof line at the south end of Grenville's kitchen range, and these have been assigned to this period (phase 5, see Section 5.3). Nicholas Rowe's letter in 1754 (Appendix 11.2.1) mentions sash windows, which must have been installed sometime in the previous 50 years, and a new room, so there is evidence for some alterations in the early 18<sup>th</sup> century.

Despite the dearth of evidence, we do have one or two glimpses of the house at this time. The Hearth Tax return of 1674 for Buckland Monachorum parish shows that Francis Drake was assessed for 23 hearths at Buckland (Stoate 1982, 143). This tax is a useful 'rule of thumb' for gauging the size of houses, and 23 hearths is a considerable house, equalled in size only by 12 others in the county. Among houses of a similar size (*ibid*) were Holcombe Court (23 hearths); Powderham Castle (23 hearths); and [Forde Abbey], Thorncombe (24 hearths). To place these in context, the very largest houses in Devon were Shute (with 29 hearths); Marystow (with 30) and Wembury with an incredible 42 hearths (*ibid*).

There is a useful inventory of furniture and stock at Buckland in 1682, (Devon Heritage Centre -DHC 346M/F.587), made at a time when the 3rd Baronet (also Sir Francis) was being sued by the Duke of York (later James II) over his support for the Protestant succession (National Trust 1991, 34), and feared for his property. Although this is primarily concerned with plate and other valuable household goods, and offers little systematic information on the building, it does list some furniture, including 2 feather beds, 20 tables and cupboards, 48 chairs and stools, and 5 tapestries. The same deposit includes transcripts of memoranda of 1779 and 1773 relating to various Buckland treasures (Drake's drum and banners), showing that they were present in the house at this time, as well as illustrating the traffic by the family between Buckland and Nutwell.

In 1732 Sir Francis Henry Drake, 4th Baronet, inherited Nutwell Court, and the family lived there as their main Devon residence thereafter to the detriment of Buckland, which declined to a poor condition in the mid 18<sup>th</sup> century (Appendix 11.2.1). The documentation in the Drake papers merge the management of the two properties thereafter as well, with the result that it is not always apparent (especially judging from indexes alone) which property is the subject of a given document. An example is a late 18<sup>th</sup> century household inventory of Lord Heathfield which superficially looks promising until it is examined, on which internal evidence shows that it relates to Nutwell rather than Buckland (DHC 346M/F.851). There is a useful digest of documentation from the 17<sup>th</sup> and 18<sup>th</sup> centuries in Nicholas Pearson Associates' Historic Landscape Survey of 2001, albeit with a particular emphasis on the landscape and gardens rather than the buildings (Nicholas Pearson Associates 2001, chapter 3, especially 13–40). The documentation of this period is profuse, with farm and household accounts, fish accounts, farm journals and ledgers, among those that look promising with regard to the management of the estate and buildings (see Section 9.1 for full list of documentation inspected by this assessment).

### **3.4 Later improvements and changes**

The 5th Baronet, also Sir Francis Henry Drake (1723–94) began improvements to the house in the 1770s; these included the reconstruction of the Grenville kitchen range with a new roof, internal reconstruction, including the stair running the full height of the building, and refenestration mainly in two light 'gothick' windows throughout the south-east range. This work is dated, *inter alia*, by an inscription of 1772 found on the rear of the panelling of the Georgian Dining Room (National Trust 1991, 53), but it really marks the beginning of a thorough refurbishment of the house that continued under the 5th Baronet's successor, the second Lord Heathfield, until just after 1800. Among these the documentation of repairs and alterations to the house and farm buildings are of

main interest in the present context; the most-informative have been transcribed in Section 11.2. These include an account of the dilapidated condition of the house in 1754 (Elliott-Drake 1911, 274–75); correspondence between Lord Heathfield and Samuel Pepys Cockerell, the architect whom he chose to work at Nutwell and Buckland (DHC 346M/E.66), and extracts from the agronomist William Marshall's own account of work done to improve the agricultural buildings at Buckland (Marshall 1796). Cockerell's work for Heathfield at Buckland cost £7364, a large sum, but one which was massively eclipsed by the expenditure of more than £26,000 at Nutwell shown in the same account (DHC 346M/E.60), 'Transformed into an exquisitely precise and austere neo-classical mansion ... by SP Cockerell' (Cherry and Pevsner 1989, 552).

For much of the 19<sup>th</sup> century Buckland was rented out. It is described in an advertisement in 1815 as comprising '3 sitting rooms, 7 best bed chambers, 5 dressing rooms, servants' rooms and offices, stabling for 12 horses and 3 coach-houses.' (National Trust 1991, 37). The ownership passed through several indirect family connections (*ibid*), and it was not until 1902 that Sir Francis George Augustus Fuller-Elliott-Drake (1839–1915) and his wife Elizabeth resumed family occupation. Lady Elliott-Drake's account concludes on the death of the 5th Baronet in 1794. But by this time we are in the era of maps, drawings and engravings that permit a sequence of events to be constructed (see the chronology of images and maps, Section 11.1). Some work undoubtedly took place in the later 19<sup>th</sup> century and/or very early 20<sup>th</sup> century, we know that the addition of the 'Smoking Room' had been made by 1884 (the date of the first edition of the large-scale OS map), and on grounds of windows of similar style, quite a few other alterations can be attributed to the same period. Rather later came the rebuilding of the south transept arch with new fenestration, which is dated by photographs to between c1895 and 1916 and described as 'new' in 1916 (see Section 5.4.3).

Sir Francis and Lady Elliott-Drake's daughter Elizabeth Beatrice Drake married John Colborne; they became Lord and Lady Seaton and inherited Buckland in 1915. They carried out many alterations and improvements between then and Lady Seaton's death in 1937, principally the creation of the chapel in 1917 and other works under the direction of the Plymouth architect HJ Snell - 'a Renaissance classicist responsible for the Institute for the Blind on North Hill (1876), and the fine Technical College at Stoke (1897)' (Cherry and Pevsner 1989, 639; 657–8) and the west wing of Kelly College at Tavistock (*ibid*, 787). Snell drew the plan used in the 1916 *Country Life* article (Weaver 1916, 340, 344; Fig 17), and may well have been responsible for some of the other work assigned to phase 10 (Section 5.3).

On Lady Seaton's death in 1937 Buckland was inherited by a distant relative Richard Tapps-Gervis-Meyrick. The devastating fire of 6th January 1938 in the nave and tower area was the salient event of his short ownership, essential repairs were completed within two years (characterised here as phase 11): 'new fireproof floors, concrete beams and steel truss roof' (National Trust 1991, 39–40), but the fitting out of the new rooms was delayed by the war, and then overtaken by post-War events.

### **3.5 Sale and transfer to the National Trust**

Buckland was put on the market in 1946, bought by Captain Arthur Rodd, of Yelverton, and presented to the National Trust in 1949. Already from 1947–48 plans were in progress, with architectural drawings by C Birdwood Willcocks and EG Catchpole (Plymouth City Architect), and major repairs and refurbishment took place in 1949–51. Buckland was run jointly by Plymouth City Museum and the National Trust from 1951 to 1988. Acquisitions of more of the site in 1981, namely the farmyard buildings (plus further acquisitions in 1990 and 2011), led to the National Trust taking more direct management of the site; major refurbishment in 1987–88, including the excavation of the farm buildings and study of the standing fabric in a major project under James Barber and Cynthia Gaskell Brown bring matters firmly into the era of the archaeological study of Buckland (Gaskell Brown 1995; Aslett 1988; National Trust 1991, 2003), to which we now turn.



### **3.6 Early archaeological research**

Some quite radical interventions must have taken place in the Abbey Church to the below-ground deposits during the initial repair programme of c1950: we know that the floor level in the basement of the house, occupying the bulk of the medieval nave, was lowered by 400mm at least (presumably more when the make-up for the current concrete floors is taken into account). A similar lowering had taken place earlier on the creation of the chapel in 1916–17, then exposing what was said to be the original floor at the east end of the presbytery. These two operations must indicate that the floor of the Great Hall is significantly higher than the medieval floor level of the crossing and nave, a fact supported by the traps formed against the north-east, south-east and south-west corner piers of the crossing, which show the bases of the piers, and thus the implied floor levels, lie at about 650–700mm below present floor levels. This may indicate that a 'demolition deposit' survives beneath the hall floor, presumably associated with the post-Dissolution alterations, or floor make up of about this depth.

Restoration of buildings outside of the initial area of National Trust ownership, namely the Tower House and Cider House area, was especially thoroughgoing in 1948–1951, with essentially all extant structures except the stable and tower end of the Tower House, being converted from agricultural to domestic functions, and a good deal of demolition taking place of former buildings (of unknown date and pedigree) to the north, south and west of the Cider House.

The study of the standing buildings has engaged scholars and archaeologists since Brooking Rowe in the 1870s (see his careful drawings of architectural details included as plates to his 1875 article), and some attention was clearly given to this aspect of the site at the time of the 1948–51 refurbishment.

Two papers of 1953 by GW Copeland (1893–1967), the prolific Plymouth antiquary, reflect the attention he had given to the Abbey Church, no doubt as a result of the access available in the immediately preceding years. Copeland's delineation of some of the problems of interpretation of the abbey is still worth reading now, for example his discussion of the question of whether the nave possessed aisles (Copeland 1953b, 43–44). In his 'architectural survey' Copeland provides early visual essays in the plan of the monastic buildings and the church which, although diagrammatic, represent notable attempts at understanding the surviving (and vanished) remains of the abbey (Copeland 1953a, 6, 8).

### **3.7 Recent archaeological research**

Since the 1980s there has been a considerable amount of archaeological research undertaken at Buckland. These projects are listed below in order of publication (see Fig 2 for locations) -

1. Barber, BJ, 1984. Bruno Barber's undergraduate thesis focussed on better understanding the monastic history of Buckland. It combined earthworks surveys, a resistivity survey and historic building recording and interpretation.
2. Pye, A and Allan, J 1993. A watching brief was undertaken on a 6m long stretch of garden wall that was being rebuilt after it collapsed. The work included the excavation of the wall footings. The dating evidence from the finds is discussed by John Allan.
3. Watts, MA, 1993. Archaeological recording was undertaken during drainage works around Abbey Church. The trenches varied in size between 0.5m to 1m wide and 0.5m to 1.5m deep with a soakaway excavated to approximately 2m in depth. The excavations revealed four walls interpreted as part of the medieval monastic church and part of the claustral range, a previously unknown building and to the south-west of the house, four burials containing skeletons.
4. Bettley, T, Cleal, R and Brierley, P, 1995. This covered several small-scale archaeological investigations undertaken between 1987 and 1998: historic building analysis of the Monastic Farm Building and excavation of its ground floor prior to its conversion a visitor centre and café (sites A-E); the excavation of the western end of the trackway and former entrance of the 'East Drive' (sites

- F and J); the partial excavation of an Iron Age enclosure and medieval longhouse (site G); the excavation of the eastern side of the farmyard (site H); the excavation of a 5m by 5m area in the Abbey Garden (site K); and evaluation trenching in advance of a new trackway being built (site L). Several of the investigations appear to have been recorded in limited detail and published several years after they had been completed.
5. Pye, A, 1995. The excavation of a sequence of substantial buildings excavated during 1984 in the Cider House Garden, against the garden wall. An area 20m by 10m was excavated in September 1984, following a trial trench undertaken in the area by Stewart Brown in January 1984. The work revealed six phases of buildings on the site, the last of which were demolished in the 17<sup>th</sup> and 18<sup>th</sup> centuries before the area was used as a builder's yard in the 19<sup>th</sup> century.
  6. Gaskell Brown, C, 1995. This article brought together several architectural and archaeological studies that had been undertaken at Buckland between 1983 and 1995 including Pye and Allan; Bettley, Cleal and Brierley; Watts, Langman and Pye; with a final discussion by Gaskell Brown.
  7. Geophysical Surveys Bradford, 1995. A geophysical survey undertaken in advance of a proposed new visitor car park in the field 50m to the south-east of the Linhay. The survey identified several ditch and pit-like anomalies.
  8. Barber, A, 1996. An archaeological evaluation of seven machine-cut trenches undertaken to test the results of the 1995 geophysical survey. The project revealed a single sub-circular pit.
  9. Reed, SJ, 1998. The work involved the excavation of three evaluation trenches, a narrow pipe trench and a trench across the wall of the Abbey church. The three trenches were cut in advance of proposed redevelopment of the garden NT 109872 and revealed a wall, cobbled surface and an early garden feature. No finds or features were revealed in the pipe trench. The trench in the Abbey Church showed that the wall of the church was built on bedrock with battered footings, with the face of the wall sloping outwards below ground level.
  10. Barker, PP, 1998. Resistivity and magnetometer surveys conducted by Stratascan to the north east of the Abbey Church, within the garden NT 109871 (see Section 9.2).
  11. Nicholas Pearson Associates, 2001. A study and management plan of part of the Trust's Buckland estate. The work combines an archaeological assessment of documentary evidence and rapid field assessment (Berry 2001) to inform management objectives in support of an application for a Countryside Stewardship agreement. The archaeological assessment focussed on the present project area and Cot Plantation to the west. The work also combined tree, lichen, moths and bat surveys which focussed on the broader estate in particular, Great North Wood. The archaeological work did not analyse or review the buildings but rapidly identified key landscape features and structures for the estate. The report includes a timeline to provide an outline history of the estate, detailed management items for parcels of the estate and a brief inventory of map and pictorial sources in chronological order.
  12. National Trust, 2001. Vernacular Buildings Survey (VBS) of the South Lodge (unpublished, see Section 9.2).
  13. Cornwall Archaeological Unit, 2001-2002. Tamar Valley National Mapping Programme. Archaeological interpretation using aerial photography.
  14. Assessment of architectural fragments, memorandum as a result site visit on 28<sup>th</sup> April 2004 by Shirley Blaylock and Jeremy Pearson (Blaylock, SJ, 2004).
  15. Allan, J and Brears, P, 2006. A small scale excavation was undertaken in the courtyard to the east of the Cider House in 1995. This revealed the well-preserved remains of a building identified as a brewhouse (NT 109935) (demolished c1770) which overlay the great drain (NT 109942) of the medieval Abbey.
  16. Berry, N, 2005-2006. A watching brief was undertaken on a new electricity cable and store. The results were not published (see Section 9.2).

17. Berry N, 2006. *Buckland Abbey, Devon: Desk Top Survey of Quarries within Scheduled Monument*, National Trust Report. Unpublished (see Section 9.2).
18. Blaylock, SJ, 2010. No archaeological features or finds were revealed during his small scale excavation for the footings of a wooden shelter in the car park.
19. Dyer, M, 2011. An archaeological watching brief was undertaken during the renewal of a water supply to Place Barton house, Buckland Abbey. Approximately 70m of narrow trenches and eight small rectangular cuts were excavated but no archaeological features or deposits were revealed.
20. Parry, J, forthcoming. A watching brief was undertaken on drain trenches dug immediately north of the north wall of the Cider House, revealing a short section of east-west aligned walling (probably medieval) approximately 600–700mm below the present ground level

The archaeological situation up until the mid 1990s is summarised thoroughly and effectively by Cynthia Gaskell Brown (1995).

Nevertheless as the study of the abbey stood in 1995, with the exception of the Monastic Farm Building, which had been intensively studied in 1987–88 and reported in 1995, the standing buildings were less-well represented, merely because the work based on new drawings made in 1987–88 and annotation and additional recording by James Barber, was incomplete. It was intended to publish an exposition of this work at a later time (Gaskell Brown 1995, 37), but this has never come to pass.

James Barber's annotated drawing survive in Plymouth City Museum (ref: PCM A20/HPC/6/sheets 1–19, although the original base drawings cannot be traced), and in photographic copies (as both colour prints and colour slides) in the National Trust archives at Killerton House (see Section 9.2). The annotated drawings, complemented by numerous detailed manuscript notes and photographs, plus some typescript accounts of particular observations, form an immensely useful corpus of James Barber's observations and thoughts on the building in the 1980s. But none is finished, and thus cannot be used as finished illustrations.

Other than Copeland's attempt to reconstruct the monastic buildings (above) the first attempt to get to grips with the monastic site as a whole, within its landscape, was by Bruno Barber in his 1984 York undergraduate thesis, based on a summer of fieldwork in 1983. This was extremely ambitious as an undergraduate thesis and far-sighted for its time, incorporating elements of building recording and analysis, geophysical survey, landscape archaeology, and field recording that are now taken for granted, but then were emerging fields, and reflects the innovative approaches of the then-young Department of Archaeology at York University under Professor Philip Rahtz.

Some of this work is distilled into the published versions in Gaskell Brown 1995, especially figs 2 and 3. Notable among Barber's efforts is a first attempt to plot earthworks in the field approximately 100m east of the Monastic Farm Building, and in the Old Orchard; both of these fields show multiple earthworks, those of the former include three possible building platforms (NT 109837); those of the latter a palimpsest of features (NT 104616, 109917–109924, 109937–109938).

From the mid 1990s there was increased archaeological mitigation on the property after the appointment of a Regional Archaeologist for the National Trust. This meant that there was a significantly greater chance of archaeological work being incorporated into building or other improvement schemes. So, for instance, (Barber) 1996, related to the extension of the car park, and the 1998 geophysical survey (Barker) and evaluation (Reed) related to the creation of the new garden north-east of the Abbey Church, were integrated into these schemes in a way that had not been done previously. The 1998 evaluation in fact located remains of a building north of the Abbey Church, that was interpreted at the time as a possible open-fronted agricultural building (Reed 1998, 4; figs 2–3), but which now looks on inspection potentially the east wall (a substantial structure, 1.1m wide) of a building projecting east of the east range of the cloister (perhaps the east wall of the Chapter House?).

The other major development in was the establishment and maintenance of a dedicated National Trust Historic Environment Record, now known as Historic Buildings Sites and Monuments Record (HBSMR). This has meant that new work could be recorded in a central forum and (with its migration to a Geographical Information Systems format) plotted on maps in relation to existing information. New work on the field survey aspects of the property in this time have included work by Dr Nick Berry surveying the area to the north and west of the abbey complex, largely outside the present study area, in Great North Wood, Cot Coombe and the open agricultural land within and to the east of the River Tavy, as a part of the Nicholas Pearson Associates Historic Landscape Survey and Restoration Plan and forming an appendix to that report (Berry 2001; NPA 2001, Appendix 3). Fifty two new features were recorded in an area where the previous record had been 'sparse', all were of medieval or post-medieval date, and earlier features 'remained elusive'; the need for further investigation and recording was emphasised (Berry 2001, 8).

The John Allan excavation in front of the Cider House in 2005 returned spectacular results in the form of a brewhouse (NT 109935), possibly of the monastic period, although because the structures were not excavated below floor levels no dating evidence was recovered and the dating and phasing of this building has to remain uncertain (Allan 2006). The second major result was to identify a length of the great drain of the monastery (NT 109942), which proved to be still operational, contributing significantly to our knowledge of the hydrology of the site. The depth and quality of preservation here (as is also hinted at by several of the smaller watching brief observations over the years), augurs well for any future examination of below-ground remains at Buckland. Allan's report also has useful architectural descriptions of the buildings in this northern area, potentially, at least, to be seen as an outer, or subsidiary courtyard: Tower House and Cider House, and attempts a synthesis of the monastic plan: the most recent and most reliable we have to date (*ibid*, 243–49; 258–65).

## 4 Archaeological Assessment results

*Peter Dudley*

The rapid landscape assessment of the project area built on the comprehensive work of previous surveys (see Section 3.7). An inventory of all the sites identified is presented in Appendix 11.7.

No previously unidentified sites or features were identified but this assessment is the first to create a comprehensive record of the main extant archaeological and historical structures and features including more portable and small-scale elements such as gate posts and architectural fragments, of which there are numerous sites.

In total 167 sites were identified with 20 of these already allocated NT HBSMR identification numbers. The current assessment was able to better locate several of the existing records which had been given erroneous grid references within the NT HBSMR (eg NT 104611). Further sites were incorporated from entries within Devon County Council's HBSMR however, several of these sites also required more accurate grid references (eg MDV 5456 - NT 106422).

Separate components of the earthworks surveyed by Bruno Barber in the Old Orchard to the west of the Cider House were given individual NT HBSMR numbers. In order to make clear the different historic character and phases of the main garden wall, it was divided into three sections, each represented by a unique NT HBSMR number (NT 182055; 109863; 109798).

The 18 sites of architectural fragments (sometimes groups of several fragments) and 13 sites of gate posts (often pairs) form a large number of the total sites identified. Whilst many of the pairs of gate posts are clearly *in situ* in their original location, a majority have recently been re-erected as part of the landscaping and presentation of the gardens. Likewise, the larger heaps of architectural fragments have clearly been

moved from elsewhere in the property, most probably a result of building works and service trenching undertaken in the past 20 years (see Section 11.3 for further discussion).

This assessment gave each of the three quarries National Trust Identification Numbers (NT 109813, 109816-17 inclusive). The Scheduling descriptive text (National Heritage List England ID 1018366) includes these of interest, and related to, the construction of the Cistercian Abbey but no formal assessment of the geology in the quarries has been undertaken. Outside the scheduled area there is also an extractive pit (NT 109858) which may have been dug for building materials.

Further to the impressive complex of historic buildings, a key component of Buckland's historic character is its high stone walls (including those of the walled gardens) and stone-faced revetment walls (NT 182054 for example). The walls are post-medieval in date but incorporate several facing styles, different phases of build and repair and in places fossilise earlier building components and blocked doorways. These walls not only help to define the core of the property but also divide and compartmentalise it to such a degree that they strongly influence how the buildings and property are experienced. The feeling of compartmentalisation is enhanced by the size and arrangement of the Abbey Church and surrounding monastic and farm buildings.

While comprehensively surveyed and recorded the earthworks in the Old Orchard have the potential to be some of the earliest surviving remains associated with the use of the Cistercian Abbey. However, it is possible that the earthworks could date to the early post-medieval period and the conversion of the Abbey to a private house and grounds. Although less visually impressive than the buildings and stone walls forming the 'core' of the later estate, archaeologically they are an important and distinctive element of Buckland's historic landscape.

## **5 Building Survey results**

*Stuart Blaylock*

### **5.1 Introduction to the descriptions**

Illustration is central to the descriptions that follow, and the form has been dictated by the available drawings. The set of drawings available to our survey consists of external elevations and plans, ie, by and large, no interior elevations were available (exceptions in the case of the Great Barn are discussed separately below). In this respect it is particularly unfortunate that we have been unable to locate the original drawings of the 1980s survey of the Abbey Church compiled as a part of the Manpower Services Commission project at Buckland. These are held by Plymouth Museum as ink drawings on plastic drawing film, probably in rolled form. Despite extensive searches they have not come to light (a typescript list testifies to their existence, as do dyeline copies marked up with details of phasing and annotation by James Barber). Not only do these drawings cover some interior elevations, but they were drawn specifically for archaeological survey purposes and therefore included many details observed in the fabric, which it has been necessary to recreate on the drawings used here. Obviously no systematic access has been possible to the upper parts of the elevations, so features have been initially sketched and plotted by eye, with cross reference to drawn features, then subsequently corrected by reference to justified elevation photographs.

The available drawings have been corrected where possible, but because of the nature of CAD surveys, the original detail has not been deleted, so a further qualification is necessary. Nothing has been deleted from the survey drawings; where additions or corrections have been made these are shown in red superimposed on the base survey. The additions are based on measured sketches, adjusted by reference to the exterior photographic survey.

In the case of the Great Barn no suitable line drawings were available via the NT. Instead we have compiled outline elevations from Birdwood Willcocks' 1940s drawings (available in a variety of coloured dyeline copies) augmented by annotated elevations

photographs to add features and details. This has permitted the inclusion of interior elevations of the Great Barn, where none was available for other buildings.

The extent of available drawings has influenced the form of descriptions: for the exteriors the elevation drawings permit the analysis of the fabric in detail, and allocations of most of them to one of 14 phases (stretching from the primary medieval construction to repairs of the early 21st century). Each elevation receives individual description therefore. The interiors are illustrated only in plan, and so room-by-room description plays a stronger role in this context, with details of phasing and discussion of individual matters of interest given at the appropriate point.

## 5.2 Note on the phasing of structures

A series of phases has been developed, fourteen in all, for interpretation and dating of the buildings, and some explanation of how this came about may be of use in understanding the phasing. A system was needed that would be applicable to all of the historic buildings on the site, and so a given phase may mean a slightly different thing in one building than in another. For example I have two medieval phases, named 'medieval primary' and 'medieval secondary'. In the case of the Abbey Church this effectively means late 13<sup>th</sup> and 14<sup>th</sup> century for phase 1 and 15<sup>th</sup>/early 16<sup>th</sup> century for phase 2; but the two have also been used in other contexts (such as the Cider House or Monastic Farm Building), where 'primary' and 'secondary' may carry a slightly different meaning. Elsewhere I have sometimes used two phases where one might have served, so, for example, phase 7 (William Marshall) and phase 8 (Samuel Pepys Cockerell) are pretty much coincident and could have been assigned to the same phase of c1790–1800, but are largely separate in context, so have been divided. One other matter of phasing deserves explanation: I have assigned Sir Francis Drake a phase (1581–1596; phase 4) even though no work can at present be attributed to the period of his ownership, simply to provide a context for such work should it be identified in the future.

## 5.3 List of phases

(See phase drawings: Figs 42-75).

*Fixed point: 1278, foundation*

**Phase 1:** Medieval-Primary, ie late 13<sup>th</sup>/early 14<sup>th</sup> century.

**Phase 2:** Medieval-Secondary/later, ie 15<sup>th</sup>/early 16<sup>th</sup> century.

*Fixed point: 1539, Dissolution.*

**Phase 3:** 16<sup>th</sup> century, Sir Richard Grenville (1541–1576; perhaps in two phases, but mainly likely to be 1560s–1570s); the window in the converted Monastic Farm Building provides a fixed date range of 1564 (the date of Grenville's marriage to Mary St Leger)–1576; traditionally dated to the 1570s (eg NT 1991, 24).

**Phase 4:** 16<sup>th</sup> century, Sir Francis Drake (1581–1596): little is known of and nothing attributable to this period.

**Phase 5:** 17<sup>th</sup> century: arms in tower room dated 1655; occ. other post-16<sup>th</sup>/pre-late 18<sup>th</sup> century features, such as the ground floor kitchen window.

*Fixed points: 1734, Buck engraving; 1769 Aislalie plan.*

**Phase 6:** Later 18<sup>th</sup> century, 1770s onwards: 1770s/1780s.

**Phase 7:** 1790s improvements to Great Barn and agricultural buildings by William Marshall.\*

**Phase 8:** c1796–1801, alterations to the house by Samuel Pepys Cockerell.\*

\*in the case of the Monastic Farm Building/Oxsheds/Great Barn and the Abbey Church I have maintained the difference between Marshall (agricultural building) and Cockerell (domestic building and conversion), but elsewhere phases 7/8 ought to be a single phase of 'c1790–1800' (eg in Tower Cottage).

*Fixed point: 1842, Tithe Map.*

**Phase 9:** Later 19<sup>th</sup> century: post-dating the Tithe Map (1842), antedating the first edition OS 1:2500 of 1884 (smoking room; east range windows, etc.).

*Fixed point: 1884 first edition of OS 1:2500 map.*

**Phase 10:** Early 20<sup>th</sup> century, c1895–1938 (1916 *Country Life* article provides something of a fixed point).

*Fixed point: 1938 fire.*

**Phase 11:** 1938–39, immediately post-fire repairs.

*Fixed point: 1947–48 drawings by C Birdwood Willcocks.*

**Phase 12:** 1947–1951, major refurbishment for NT/Plymouth City Museum.

**Phase 13:** 1988+/-, reorganisation of displays, mainly superficial alterations; some rebuilding of chimneys attested by James Barber's notes: 'late 20<sup>th</sup> century' therefore; refurbishment of entry route buildings for NT.

**Phase 14:** Early 21st century: work on east range roof (2007); other modifications (eg Cider House refurbishment).

Of these phases 1; 3; 6; 8; 10; 11; 12 are those that have left the greatest impact on the fabric of the house.

In the phase drawings blank = Unknown or uncertain and ? = uncertain.

#### *Qualifications re phasing*

As with all such drawings the coloured phased drawings assigning work to given phases are good at indicating specific phases for specific features, but less good at conveying nuance and ambiguity. There are examples where masonry fabric at a given point can be assigned to one phase with confidence and adjacent points where similar masonry can be assigned to another phase with equal confidence, but no seam or break can be discerned between them. A specific example would be the top of the north and south elevations of the tower, where there is a presumption that some rebuilding of the top took place in the 16<sup>th</sup> century, if only because of the variant wall thicknesses seen on the interior, but no clear break in build can be discerned through the pointing and other surface finishes of the masonry. Similarly the north elevation of the Abbey Church's nave shows areas where nave windows should have been visible had medieval fabric survived, but they are not; therefore this is interpreted as 16<sup>th</sup> century rebuilt fabric, (arbitrarily in relation to the certainty with which adjacent buttresses are indicated as medieval). These examples are intended to explain some of the problems of phasing encountered in the construction of these drawings and illustrate some of the limits or constraints on their accuracy. There have also been occasions when even ambiguity cannot serve, and here question marks or similar annotations have been used to indicate uncertainty.

Another qualification is needed in the case of the chimneys of the Abbey Church which, being the result of the addition of domestic fireplaces are, by definition, added in phase 3 or later. These have been assigned to later phases where there is positive evidence for their date (ie pictorial or documentary grounds for assigning them to a particular phase), but consigned to phase 3 otherwise. It remains highly likely that some, if not all, of the chimney fabric indicated as belonging to phase 3 is, in fact, the result of later rebuilding that has gone undetected.



## **5.4 The Abbey Church**

(See Figs 42-51 and 77-80, see Fig 42 for locations of bay divisions)

### **5.4.1 Exterior: North elevation**

(Fig 47)

The north side of the chancel shows a good deal of surviving primary medieval fabric in the eastern bay, including the window arch in its entirety, filled in to form a first floor window in the 16<sup>th</sup> century conversion of the building. Buttresses survive east and west of bay 1, but in bay 2 the fabric is nearly all later. The west reveal of the medieval window survives, along with some medieval fabric of the adjacent crossing, and two blocks of the east reveal are situated immediately below the first floor bathroom window (F10.W1). The medieval crenellated parapet also continues above. Beyond this all the facework is of post-medieval date, mainly phase 6, incorporating a re-used 16<sup>th</sup> century window (F10.W1) and three mid 20<sup>th</sup> century additions belonging to the formation of new rooms at this time. The rebuilding arises from the major alterations of the late 18<sup>th</sup> century phase (phase 6) after the demolition of the buildings of the east cloister range/north transept area (now an area of lawn to the north). These are shown by the Buck's view (1734; Fig 19) and are represented on Gilbert Aislalie's plan of 1769 (Fig 11), but were removed shortly after this (they do not appear on the 1784 Ordnance Survey drawings (Fig 12), for example).

The base of the north elevation of the chancel is obscured by the mid 19<sup>th</sup> century construction of the smoking room (now the archive room and vestibule/visitor exit), dated between 1842 and 1884 on map evidence, and probably towards the later part of this range. The room has three high-transomed cross windows (the 1940s exit door was inserted into the western-most of these). Four blocks of the north-west respond of the medieval chapel to the east of the north transept survive on the exterior elevation, relating to rather more extensive survival inside (see interior room-by-room description).

The area spanning the north transept contains a composite of post-medieval phases firstly related to the blocking of the chancel arch in the post-Dissolution alterations, when this wall accommodated the hall fireplace/chimney flue, and probably an equivalent in the room to the north, which survives as a relieving arch in the ground floor stage of the blocking. Secondly are a set of features and fabric relating to the demolition of the buildings in the transept area in the late 18<sup>th</sup> century, including the crenellated parapet at wall top level and the inserted four-light windows now lighting the first floor Georgian dining room. These windows are identical to the mid 16<sup>th</sup> century windows elsewhere in the building, and are likely to have been re-used in these positions on the opening up of this wall to the exterior elevation in phase 6.

Medieval work survives at high level in the positions of the springing of the north transept arch/possibly vaulting, and much of the west wall of the north transept is expressed in the fabric (lost some 2.5m above present ground level). The remainder of the rubble fabric of the wall is a mixture of mid 16<sup>th</sup> century work, and late 18<sup>th</sup> century blocking (ie a hybrid of phases 3 and 6); the interrelationship of the two is uncertain, although the fireplace arch must belong to phase 3, as probably does some of the immediately surrounding rubble facework; the course of elvan blocks above the heads of the windows is probably also an early survival. The fabric below the relieving arch must be later 18<sup>th</sup> century, as probably are the relieving arches above the dining room windows (and the insertion of the windows themselves). Beyond this precise dating of the rubble fabric remains uncertain.

The north face of the tower remains largely medieval fabric above the transept arch, including the two circular windows in the tower room, and a blocked doorway to the west at main parapet level. The tower parapet of serpentine, or undulating, crenellations is traditionally assigned to the Grenville alterations, and there seems to be no good reason to doubt this. An unknown amount of the rubble facework at the top of the tower, beneath the parapet, may also be of this phase (compare the thinner wall build on the interior), but the precise extent of this remains uncertain. Traces of three

roof lines are preserved in the fabric. The highest/steepest is presumed to be the original medieval roof line of the north transept, because it appears built into the facework and is represented by a continuous course of elvan weathering blocks. The lower roof line is cut into the facework, implying a secondary date/phase, and this is assigned to the later medieval period (mainly on the grounds that there is an equivalent lower roof line on the south side of the tower, ie the lower roofs were added while the south transept was still standing, therefore within the medieval period). The third roof line, also cut into the facework, lies at a still-lower level, and has been interpreted as the roof associated with Grenville's alterations (assumed later than the late medieval roof; no equivalent on the south side, which was demolished after the Dissolution; general probability of re-roofing at the time of conversion of the north transept/east cloister range buildings).

It is worth noting that all three roof lines respect the main roof level of the Abbey Church, and show that this aspect of the building was not changed in the post-Dissolution conversion. The blocked doorway on the west side must have been intended to provide access to parapet walk; and perhaps also from there to the tower room(s) (compare the equivalent on the south side, which remains partially open).

The north elevation of the nave retains a good deal of medieval fabric, especially above and to the east, but also saw quite radical alterations in the mid 16<sup>th</sup> century. The base of the wall is largely of medieval fabric up to and including the weathering course that marks the level of the roof of the south cloister walk, and which runs more or less continuously across bays 2–4. This includes a wide buttress between bays 3 and 4 (numbering from the east) and the corner buttresses at the north-west corner. The 'buttress' between bays 1 and 2 is, in fact, a mid 16<sup>th</sup> century chimney stack. Ground floor level in bay 2 is occupied by a masonry projection filling much of the bay, with a weathered roof of cut blocks and a relieving arch near ground level. This looks like a tomb projection (a more likely possibility than the alternative of a small chantry, given the absence of windows); but it is more important for demonstrating that the base of the wall was always on this line, ie that there was never an aisle to the north (the question of whether the Abbey Church was aisled has arisen again and again, usually without resolution: I believe that this along with other evidence from elsewhere, shows convincingly that it had no aisles).

Three windows lighting the mezzanine floor cut through the cloister weathering course, including a late medieval two-light window with cinquefoiled head (MZ15.W2); this has been used in the past to propose some late medieval refenestration, perhaps in the context of flooring in the nave (eg Barber 1984, 20), but this seems much less probable than the alternative that it (along with so many others at Buckland) is a re-used window frame. The fabric above the string course is more complicated: the relieving arches and traces of the reveals of medieval windows survive in bays 1 and 2, although much cut about by mid 16<sup>th</sup> century fenestration and associated wall facing; but no equivalent traces are visible in bays 3 and 4. The conclusion should be that this is because these areas were comprehensively rebuilt in phase 3, along with the new fenestration, although it is curious that these are in fact the areas with the least amount of intrusive fenestration, partly, of course, because bay four contains a Grenville fireplace and chimney in this wall (Figs 44 and 47). The phasing may in fact be over confident in identifying all this as phase 3 fabric, but the fact remains that no traces of the original fenestration survive, and this is most probably accounted for by the explanation of rebuilding.

At parapet level the medieval crenellations are cut through by the three 16<sup>th</sup> century windows surviving from Grenville's alterations. Everything above this was destroyed by the 1938 fire and rebuilt, the roof immediately in 1938–39; finishes and further details in 1947–50. Chimney stacks at bay 1/2 and bay 4/W are of mid 16<sup>th</sup> century origin but (in common with many others around the building) may well have seen some rebuilding.

#### *Date of crenellated parapets.*

These have been assigned before to the mid 16<sup>th</sup> century phase, but I have been unable to identify positive evidence for this later phasing. In fact there is some evidence for an earlier date in the form of the relationship of the 16<sup>th</sup> century second floor windows of the nave, which are demonstrably cut into the fabric of the parapet (and, for that matter, the interior wall-top cornice). The Licence to Crenellate of 1337 also suggests that they are part of the medieval fabric. I have therefore assigned the crenellated parapets of the Abbey Church to phase 1 rather than phase 3. There were, of course, formerly similar parapets to the east elevation (shown on the Buck engraving, *inter alia*), much of which does originate in phase 3 as Grenville's kitchen range, but these do not survive.

#### **5.4.2 Exterior: West elevation**

(Fig 48)

The west elevation of the Abbey Church is relatively simple in its phasing, consisting of original medieval fabric of phase 1, mainly concentrated across the base of the elevation and to each side (ie north and south, including the corner buttresses), with a column of mid 16<sup>th</sup> century rebuilding through the centre, caused largely by the insertion of three floors' worth of windows, the filling in of the great west window of the medieval church, and the rebuilding of the gable and adjacent chimney stacks (Fig 48). The central chimney stack was rebuilt in the early 20<sup>th</sup> century (phase 10), since it appears in different form in a photograph dated to c1895 (DHC/WSL P&D00759; Fig 36). The medieval fenestration consisted of a large 'great' west window, from which the springing of the relieving arch and traces of the reveals and sill survive (in rather ragged form); below sill level were three narrow lancet windows, again represented by relieving arches, lower still was a central doorway, from which the jambs and voussoirs from inner and outer relieving arches survive above and to the south of the present doorway. The recording of part of the north side of this elevation was hampered by plant growth (wisteria) growing across the lower left hand side of the elevation. There is no particular reason for thinking that any of the medieval windows of the west elevation were anything other than of the primary phase. Lancet windows were certainly still part of the available armoury of fenestration to the later 13<sup>th</sup> century builder, and the building itself provides two examples of comparable tracery for larger windows: the intersecting tracery of the window re-used in the pseudo-transept, and the composite multi-foiled lights of the window in the east wall of the tower, above the chancel roof. Its width, at perhaps approximately 4.25m is significantly wider than the surviving side windows of the church, whether in nave or chancel (which average about 2.75m wide), but is still narrower than the great east window, which measures nearer 5m in width at the base of the arch. The west window is likely to have been of 5 lights, and intersecting tracery over these proportions is quite likely (see, for instance, the east windows of the parish churches of Bere Ferrers and Whitchurch, both have five lights).

The 16<sup>th</sup> century Grenville alterations involved the insertion of three four-light windows in the centre of the elevation, the second floor window cut away the head of the medieval great west window, and, in turn, this involved the rebuilding of the gable above. The first floor window was inserted within the great west window, with masonry blocking to either side. These two windows are of elvan, but the mezzanine floor window is of granite (there is no particular chronological implication to this difference: we know, for instance, that granite was used in Grenville's kitchen range alongside elvan). This window cut through the central lancet window, with related blocking of remaining window embrasures, and also cut across the head of the west doorway.

At ground floor level the medieval west door was modified by cutting down the earlier arched head (the crown of which had already been cut away by the mezzanine window) and replacing it with a segmental arch. Small rectangular barred basement-type windows were inserted north and south of the doorway to provide lighting to the cellar rooms in the former nave. These must have been very low-ceilinged, since the floor

levels were only lowered when this area was converted for use as a visitor entrance in the mid 20<sup>th</sup> century.

The west elevation of the tower, which appears in this elevation drawing (Fig 48) is rendered and thus unphased. The *Country Life* photographs of 1916 (Weaver 1916, 338) shows the masonry partly legible, and thus that this latest rendering has been applied since that date.

### **5.4.3 Exterior: South elevation**

(Fig 49)

The south elevation divides naturally into three (or perhaps four) sections: the nave to the west; the stair projection occupying the eastern bay 1 of the nave, sometimes called the pseudo-transept; the south elevation of the tower and south transept arch; and the agglomeration of gables forming the south elevation of the south-east range. These will be described in turn below.

#### ***South elevation of the nave***

Original medieval fabric dominates in the south wall of the nave, although some uncertainties and ambiguities remain. Aside from the south-west corner buttresses, no buttresses survive here; there is the scar of a possible buttress between bays 2 and 3 (now largely concealed by the mid 16<sup>th</sup> century chimney in approximately the same position).

Of integral build with the rubble facework masonry of the south wall are the traces of a horizontal weathering course surviving sporadically (where not cut into by later windows or missing perhaps because of otherwise-indistinguishable later rebuilds of facework). This lies at a slightly higher level than its counterpart on the north elevation (some 6m below the eaves of the roof, as opposed to approximately 6.75m on the north side), but is otherwise analogous, and must indicate the former existence of a structure against the lower part of this wall. The minimal interpretation of this evidence must be that there was another lean-to external structure against this wall, although major questions remain over the possible nature and extent of that structure: Could this be interpreted as evidence for a south nave aisle? What is the significance of the vestigial archway in bay 2? Could this reflect an original unfulfilled intention to construct a cloister on the south side of the nave? And so on. Copeland was sure there had not been aisles, although he allowed the possibility that space was left for an aisle beneath the 15<sup>th</sup> century windows on the south side (Copeland 1953a, 12), and such an interpretation may be supported by the weathering course observed here, which would in this case have been included to articulate the roof of a planned aisle that was never built. My own feeling is that for an aisle to be proposed here one would need more evidence in the fabric than is presently visible, namely positive survival of evidence for an arcade, or clear signs of its total obliteration by Grenville's, or later, alterations; since neither of these is present I conclude that there is insufficient evidence surviving to propose an aisle.

As with the north wall (qv) there are intermittent traces of the bay divisions and fenestration surviving, although equally there are large areas of ambiguous fabric in which no clear traces of the medieval arrangement can be discerned, but in which no convincing traces of rebuilding are visible. Recognition is not aided by the ubiquitous cement ribbon pointing, which obscures detail that might otherwise be visible. Recording and interpretation are also hampered by the presence of a large Magnolia tree growing against the wall (one of two planted in 1951, the other has recently been removed), which prevents an overall view (and photography) of this elevation. Windows survive at high (clerestory) level in bays 2 and 4, albeit without relieving arches or other framing features seen on the north elevation. Traces of a medieval window embrasure in bay 1 were recorded photographically when the wall was reconstructed in 1948, although nothing can now be seen (Plymouth City Museum ref: 6/11/5/336). According to the bay divisions established elsewhere and general proportions, there should have been a window in bay 3, although as no trace at all appears to be visible it is assumed that this area is obscured by later patching, a gap in

the weathering course approximately below the position of this window may provide a clue to the presence of re-facing (see also discussion of bays 3 and 4 of the north wall at the same level, where similar assumptions apply).

The window in bay 2 is a late medieval three-light window with a tracery of standard West-Country Perpendicular design (eg Harvey 1978, 150; Fig 12), sometimes referred to as alternate tracery. The window in bay 4 is an early 20<sup>th</sup> century replacement in Portland stone of a similar late medieval window, albeit with stylised tracery; the original is said to have been replaced after storm damage. Similar windows may perhaps be assumed for bays 1 and 3; but whatever their form it is clear that at least the south side of the nave received new windows in the later medieval period (15<sup>th</sup> or early 16<sup>th</sup> centuries). It is suggested elsewhere that the three-light window with intersection tracery re-used by Cockerell in the south wall of the pseudo-transept may offer a clue as to the routine window tracery of the late 13<sup>th</sup> century Abbey Church. The perpendicular windows retained at first floor level in what was the principal floor of Grenville's house, and which must have contained some of the best rooms, provide eloquent testimony to the balance between historical and up-to date features in this interesting and unusual crafting of domestic space from a monastic church.

At the base of the wall in bay 3 are the traces of a blocked arched opening, represented by two disconnected sections of voussoirs, together forming an arch perhaps about 1.8m wide and 1.8m high (above present exterior ground level). The ribbon pointing and general confusion of the fabric shows no further details, but this seems likely to represent a blocked doorway of the church, filled in perhaps in the mid 16<sup>th</sup> century. From what can be judged of the layout of the nave, it does not appear to be centred on the bay. It cannot unequivocally be said that this is a medieval feature: it could also relate to the use of the basement/ground floor level as service rooms in the 16<sup>th</sup> century layout of the house. There are some grounds for thinking the latter, since I noted a change in masonry composition representing a possible blocking above and to the west of this feature, as throughout this is obscured by the ribbon pointing, but there seems to be more blue-grey shillet (always characteristic of the original build at Buckland) to the east and more of the brown-grey variety to the west. This change may also coincide with the break in the weathering course above, noted already.

The top of the wall is marked by a moulded eaves course or cornice in elvan blocks similar to that seen throughout the Abbey Church and presumed to be original. There is no trace on this side of a parapet.

Later alterations include mid 16<sup>th</sup> century windows in bays 2 (three lights) and 4 (two lights) of the mezzanine floor level, and one two-light basement window in bay 2 of the ground floor level. The deep buttress-like chimney stack was formerly capped by a circular top section incorporating blind-traceried gablets (possibly the Beer stone pieces now on display in the second floor gallery?), seen in early 20<sup>th</sup> century photographs (eg DHC/WSL P&D 41,077). These are likely to have been re-used architectural fragments from elsewhere on the site; they were removed in the mid 20<sup>th</sup> century alterations. The single dormer window on this side also seems to be a mid 20<sup>th</sup> century insertion. Swete's 1793 watercolour of this side of the building (Gray and Rowe 1997, 153) shows a larger dormer further west that had gone by the time of the early 19<sup>th</sup> century engravings (dating from 1823 onwards).

### ***Stair turret (/pseudo-transept)***

The pseudo-transept represents one of the architectural puzzles of Buckland. It is usually claimed to be the work of Samuel Pepys Cockerell, and to date to c1800, built to accommodate a new main stair to the building (National Trust 1991, 49). As such it illustrates the changing focus of the building, originally entered from the north, but by this means, amongst others, turned round to face south. The term 'pseudo-transept' appears to have been first used by GW Copeland (Copeland 1953a, 13).

The base of the east wall is retained from the west wall of the south transept and is considerably thicker than the later wall at mezzanine/first floor level and above (approximately 1.20m as opposed to 0.75m above). It contains a medieval doorway

that was blocked in the mid 16<sup>th</sup> century, and a broad relieving arch above, now visible only on the inside (originally exterior) wall face. There is another blocked doorway in the west wall, probably of Cockerell's phase, c1800, which led to a lean-to structure against the south wall of the church, shown on the early 20<sup>th</sup> century plan but removed, and the door blocked, thereafter. At a higher level in the west wall is an arched feature against the south wall of the nave/window of bay 2. This is a reverse splay constructed to avoid cutting off light to the window and to draw the wall line back to the east jamb of the window, because the line of the west wall of the pseudo-transept would otherwise have projected across the eastern light of the medieval window.

The south wall is dominated by re-used architectural features (Fig 49): a two-centred arched moulded door frame at ground level appears to be a re-used medieval feature, probably from the primary construction phase of the church; rather incongruously it has a re-used 16<sup>th</sup> century label set over it. Above is the three-light window with intersecting tracery that is discussed in the section on the interior: this is mainly of elvan, and also belongs with the primary phase of the church, although the mullions are replacements in granite, perhaps of the time of Cockerell's re-use of this feature. In the gable at the top is a cruciform feature with narrow unsplayed jambs and circular oculi at the terminals. At first sight this looks like a re-used cruciform arrow slit, but closer inspection suggests that this, among so many authentic re-used features, may be a piece of late 18<sup>th</sup> century Gothicism. Proper cruciform arrow slits have splayed interior reveals (they would be unusable without them), and splayed loops, usually in a complex circular form; whereas these terminals are ovoid and the inner surfaces are at 90° to the faces. There is another similar feature in the porch gable of Gate Cottage some 650m north of the Abbey Church (at NGR SX 488 673; I am grateful to James Breslin for pointing this out to me).

So the standard history is that the pseudo-transept was built by Cockerell c1800 to accommodate a new stair; that it incorporated the base of the west wall of the medieval south transept in its east wall, and various re-used architectural features (the window just possibly derived from the original window in the south wall of bay 1 of the nave, although there is no firm evidence for this). This appears to be supported by drawings, in that the watercolour by Swete of the 1790s shows nothing in this position, but an arch in the plane of the south wall behind, perhaps a window arch. But a projection is shown in this position on the Aislabie map (of 1769); so the pictorial and cartographic sources, such as they are, conflict in this instance. There is some evidence in the fabric in the form of the roof. Although heavily repaired, and in its present form supported on concrete wall plates, and with various other modern (ie mid 20<sup>th</sup> century) interventions, the roof of four arch-braced trusses/three bays looks (from landing level) to contain old timber, and would be consistent with a 16<sup>th</sup> century date (whether pre- or post- Dissolution could not be said: both are possible). Copeland, while not explicitly dating this roof to an early phase, in two places mentions in passing that the pseudo-transept belongs with a Grenville or Drake phase in the 16<sup>th</sup> century (Copeland 1958, 15; 19). James Barber coloured up the roof trusses for his 16<sup>th</sup> century phase (sheet 16, detail), although he seemed to be ambivalent about the date of the pseudo-transept: some walls are assigned to the 16<sup>th</sup> century phase in an external elevation (sheet 7, detail). He adds the comment: 'N.B. This roof structure deserves drawing in detail, every bit as much as the Barns and the Infirmary/Guest House's (Monastic Farm Building), not forgetting the windbraces, some of which are stored in the Boiler Room.' (James Barber's notes to drawing sheet 16; the significance of the comment about windbraces is uncertain).

Against the possibility that something survived here is the clear implication by Cockerell in his 'Particular's of work...' that what he was proposing was a new-build, not conversion (see also the full transcript, Section 11.2.3):

'Therefore if a staircase about 16 feet square or 16 by 20 feet was built on the South side it will serve as the best possible communication from the Great Hall to the Master Apartments & by dividing the flights it will give handsome cheerful access to every part

as well as the most convenient communication from the Servants [fo. 2] Offices & to the Cellar.

The old Court on the South side of the Hall must remain & the wall on the East side of the new Staircase which serves as a principal buttress to that part of the old Building will be preserved and added to, a covered passage will be made on the south side of that court from the offices to the new staircase & to the cellars under that end of the Building which maybe made very convenient...'

(DHC 346M/E66, ff. 1–2)

Could the roof have been re-used from elsewhere on the site? Faced with the quantities of masonry features that have been moved around and re-used this seems a plausible hypothesis, notwithstanding the general improbability of re-using roofs (and the practical difficulties of fitting to the span, of reassembling often decayed and sometimes fragmentary timbers, etc.), this might be a possibility. Had Cockerell a 'spare' roof at his disposal he could have designed the span to fit the roof, disposing of the main objection that it is difficult to fit a re-used roof into an existing building.

### ***South transept arch and south tower elevation***

This point of the elevation shows a nearly complete transept through the Abbey Church. The tower with two roof lines of the removed south transept corresponding to the two higher roof lines of the equivalent on the north side (in this instance there being no need for the third, lowest roof line of the north side, which belongs with the 16<sup>th</sup> century refurbishment of the north transept for domestic accommodation). Again the higher roof line is demonstrably the earlier, being represented by built-in weathering blocks of elvan, and therefore primary to the construction of the church; the lower roof line must represent a re-roofing of the south transept in the late medieval period, and this feature is clearly secondary, being cut into the rubble masonry of the tower. Two circular windows also echo those of the north (and east) elevations, together lighting the 'belfry' room in the tower (if any of Buckland's four medieval bells: Scott *et al* 2007, vol 1/31 hung in the tower, it was probably at a still higher level).

Below and within the roof lines the great arch of the south transept survives intact, it consists of a double chamfered two-centred arch of elvan blocks springing from the moulded capitals of the clustered shafts forming the corner piers of the crossing of the Abbey Church. Above the arch is a relieving arch of shale voussoirs. Further out, carved corbels survive at the same level as the capitals on both sides of the arch supporting the springing for vaulting. Other than this, however, there is no positive evidence surviving in the fabric that the south transept was vaulted, and the relatively smooth masonry surfaces between the transept arch and the roof lines rather suggest that it was not: had there been masonry vault in this position one would expect to be able to trace the scar of it in this area of masonry. The lack of evidence for a vault over the crossing (discussed in Section 5.12) also supports this thesis: if the crossing was not vaulted, then we would not expect the transept to have been so treated.

Above the roof line on the west side is a rectangular medieval doorway blocked (presumably) in the mid 16<sup>th</sup> century when the transept was demolished. This functioned in providing high level access to the parapet walkways, in this case perhaps providing a route from the transept parapet to that of the nave roof. It should be noted that this doorway lies rather higher than the likely level of the nave parapet (more or less indicated by the surviving string course) and also substantially higher than the blocked door in the equivalent position on the north side of the church (see Fig 47). The reason for this is not immediately apparent; it may have been connected with a need to clear the interior floor level.

Within the transept arch the blocking and features are entirely work of the very late 19<sup>th</sup> century/early 20<sup>th</sup> century, employing a distinctive rusty brown shillet for rubble masonry and equally distinctive machine cut granite for window frames. These consist of a four light window lighting the second floor room in the crossing space; a three-light window with rudimentary uncusped tracery lighting the first floor 'Georgian corridor', and two tall four-light, double-transomed windows with elliptical headed lights at



ground floor level lighting the Great Hall. All of these features are introductions of the period (could this be the work of HJ Snell, the Plymouth architect who also worked on the chapel for Lady Seaton in the 1910s?), and pay little attention to what was there before. For this we must turn to two early 19<sup>th</sup> century engravings - Storer of 1823 and Allom of 1832 (Somers Cocks 1977, nos 294 and 300 respectively). Neither gives a full elevation view nor is particularly accurate, but they agree in showing a circular window with large quatrefoil light at second floor level; a three-light window with gothic tracery at first floor level; and two two-light windows in the hall at ground level. Further confirmation comes from one of the late 19<sup>th</sup> century photographs in the Westcountry Studies Library collection (now Devon Heritage Centre; ref: P&D 00758/MPh) which antedates the rebuilding of the filling of the transept arch (Figs 34-35). Although the elevation can only be glimpsed through the boughs of the cedar tree, enough is visible broadly to confirm the veracity of the earlier engraved views. The second floor quatrefoil window can be seen; one light of the first floor is visible, enough to suggest that this was another window with intersecting tracery like that in the pseudo-transept and therefore lacked the gothic foiled tracery shown by Allom (in support of this it can be said that Allom was consistent in his misrepresentation of the tracery: giving the pseudo-transept window multiple foiled tracery, which it certainly did not have, as well as this one). The hall windows appear to be two light 'gothick' timber windows similar to those that survive in the east elevation, and which are also known to have formerly been present in the adjacent west elevation of the south-east/kitchen range. Two are visible in the eastern half of the elevation, suggesting that there may have been four in all across this stretch of walling. Above them a moulded label is visible suggesting that there had previously been Tudor windows in this position. In this respect, therefore, the 19<sup>th</sup>/early 20<sup>th</sup> century reinstatement may not be too wide of the mark.

There is a brief mention of the earlier hall windows in the 1916 *Country Life* article, which reads: 'The windows in the hall are new and replace some base wooden ones put in by Lord Heathfield. Sufficient traces of the original work remained, however, to make the "restoration" accurate and not conjectural when studied in conjunction with some sketches of the Abbey as it was in the pre-Heathfield days' (Weaver 1916, 344). One would like to know the date and attribution of these 'sketches', as nothing of this sort is now known to survive.

One further detail deserves notice at the base of the imposts of the transept arch small holes have been dug down to expose the bases of the shafts, some 700mm below the present external ground level. This provides an indication of by how much ground levels rose between the foundation of the church and the consolidation of existing floor levels in the Tudor period. Much of this raising up is probably to be attributed to demolition deposits of one sort or another.

### ***South gables of south-east range and associated structures***

The final element of the south elevation proper consists primarily of the gable end of the 16<sup>th</sup> century great kitchen, with its two chimney stacks (relating to the south and west fireplaces), and the end of the mezzanine-level corridor, fitted with a door that now forms the main staff entrance to the south-east range (until quite recently this was also the main visitor entrance to the property: National Trust 2003, plan on front endpaper). This entrance has a chamfered square-headed doorway set in a narrow two-centred arched outer embrasure. The tympanum contains one of the outstanding architectural fragments to have been recovered from Buckland: the keystone boss from a quadripartite vault bearing a head of a king (crowned) or prince-bishop (crowned and mitred). The figure is youthful (has been mistaken for a woman in the past: see below), and has prominent jug ears. Springing from the boss are the terminals of four diagonal chamfered ribs. We know that this boss has been in this position since the early 19<sup>th</sup> century (when it is shown on engravings by Storer and Allom, 1823 and 1832 respectively), and possibly for a lot longer, perhaps even since Grenville's refurbishment in the mid 16<sup>th</sup> century (although it is assigned to the 1770s phase by Cumming 1972, [unpaginated], on unstated grounds).

Two main questions are raised by this piece: given the paucity of other evidence for vaulting in the church, where is it from? and, if it is anything more than an emblematic subject, who is represented in the sculpture? The size of the block is 600mm by 400mm, and of the carved boss approximately 400mm x 550mm in maximum dimensions; the face is about 230mm in width; and the ribs, with hollow chamfers, are approximately 200mm–25mm wide. The maximum projection from the wall face is approximately 160mm. These dimensions suggest that it is more likely to be from a low vault, ie one from an aisle, or a side chapel, or similar feature than a high vault and the piece broadly matches in dimensions the one surviving vault, that of the east side chapel of the north transept (see the interior description, s.n. 'vestibule'). For comparison the bosses of the high vault at Exeter Cathedral range in diameter from 'two and a half to three feet' (750mm–900mm) and those of the aisles have an average diameter of about two feet (600mm) (Prideaux and Holt Shafto 1910, 9).

The traditional, and well-entrenched, interpretation of the subject is that it is a portrait of Amicia de Redvers, foundress of the abbey (National Trust 2003, 25); this can be traced back through all the previous guidebooks (Cumming 1972, [unpaginated]; Gill 1951, 9–12), via Copeland and *Country Life*, to Brooking Rowe in the late 19<sup>th</sup> century (Brooking Rowe 1875, 348; 366; pl. 5). There can be little doubt that the figure is male, for he wears a mitre, the symbol and characteristic headgear of bishops or some abbots. In this case the mitre appears to be crowned, nowadays an unusual distinction only generally used by the Prince Bishops of Durham in the later middle ages (Friar 2004, 176), but more common in the earlier period (Painted Church webpage), so it is probably best to envisage this boss as portraying a bishop, probably an episcopal saint (eg St Ambrose, St Augustine). Since Buckland was not counted among the twenty plus English mitred abbeys it is unlikely to be an abbot of Buckland, but an abbot in general is another possibility; could it even be intended for St Bernard of Citeaux, or perhaps even St Benedict (who was one of the dedicatees of the abbey)? Despite the Cistercian strictures on ornament (Robinson *et al* 1998, 36–7), it is clear that by the time of the foundation of Buckland there was some room for sculptured ornament in the Abbey Church, as is further demonstrated by the corbel carvings surviving *in situ* at various points around the tower and crossing space; as well as other Cistercian abbeys demonstrating the same trait, such as Dore, in Herefordshire, or Hailes, in Gloucestershire (Robinson *et al* 1998, 59–60; 102; 123; etc.).

The doorway is set into a single storey passage entering the building on the mezzanine floor (with the store to the south-west of the kitchen fireplace beneath). This forms a part of the mid 16<sup>th</sup> century Grenville kitchen range, although there is an uneasy relationship with the main build in the shape of a straight join, or quoin running into the fabric about 3.4m north of the south elevation (Fig 50). This does not continue to ground level, and although it could be seen as reflecting a later phase, no convincing break can be seen in the fabric (unlike the addition of the first floor stage above). The remainder of the structures to the south of the kitchen were added to the building by stages from the late 18<sup>th</sup> century onwards (through phases 6 to 10). These commence with the enclosure of the area south of the kitchen, now known as the south staircase, which was probably an open yard in the 16<sup>th</sup> century arrangement, and was enclosed in phase 6. Attached to this is the 'Workroom' (now offices) to the west, assigned to phase 8 because it is mapped on the Tithe map of 1842 and 'Store' to the east, assigned to phase 10 because it seems to be contemporary with the service rooms east of the kitchen, and on the evidence of Ordnance Survey maps (not on the first edition of 1884, but on the second edition of 1906). Further additions were made at first floor level above the entrance corridor (now 'staff wc') in the mid 19<sup>th</sup> century and finally in the post-war period when various windows were added and repairs made in the context of converting the second floor attic into a flat (see interior description). These changes are plotted in the elevations and plans (compare Figs 49 and 50 with 42–45).

**West elevation south-east range (south transept/Grenville's kitchen range)**  
(Fig 50).

The west elevation of the south-east range (Fig 50) is presented separately from the west elevation of the Abbey Church (Fig 48) because the northern part would otherwise be obscured by the projecting stair turret/pseudo-transept. The bulk of the elevation dates to the mid 16<sup>th</sup> century Grenville kitchen range, although it also incorporates traces of the east wall of the south transept of the Abbey Church, with important evidence for the form of the eastern transept chapels.

Medieval remains consist of traces of the elvan frames, side piers and relieving arches of the entrances to the two chapels east of the south transept. These are disrupted by the insertion of later windows, the rebuilding of the elevation in phase 3, and the blocking of the arches to complete that rebuilding, but some contemporary (ie medieval) masonry facework does survive as high as first floor level to the north, against the piers of the south transept arch, and in the centre within the two relieving arches (Fig 50). More medieval fabric survives inside, where a moulded corner shaft set 1m or more south of the shaft on the outside, marks the position of the south-west corner of the chapel, and provides a clue as to the position of the southern limit of the south transept (see the ground floor plan, Fig 42). None of this is visible on the outside, being obscured by the mid 16<sup>th</sup> century rebuilding. The present external buttress is part of the 16<sup>th</sup> century rebuilding, containing a mixture of granite and elvan quoins characteristic of this phase (but not of the medieval work).

Only limited traces of the mid 16<sup>th</sup> century fenestration survive (having been supplanted by two later phases of re-fenestration: below). A blocked single light to the south of the upper left (first floor) window is perhaps the remains of a two, or even three-light Tudor window, and a blocked aperture with relieving arch south of the buttress, presumably contained a smaller-than-average window light, perhaps a lancet or small rectangular light for a closet (or could it indicate an internal stair at this point?). The blocked window is hard to spot, amid the cement ribbon pointing and remnants of surface rendering on the elevation. It is of some interest to note that it was observed previously by James Barber when it showed up as a damp area in the wall masonry after rain, ie as a result of the differential properties of the blocking (Plymouth City Museum ref: 6/11/1/89, photograph and note: undated, but ?1980s).

There are extensive traces of the late 18<sup>th</sup> century refurbishment of this range, which seems originally to have included timber 'gothick' windows similar to those which survive in the opposite, east elevation, and were formerly also seen in the south windows of the hall (above). None of these windows survive, although the relieving arches over them do (of identical style to those of the east elevation), and traces of the windows are visible in one of the later 19<sup>th</sup> century photographs in the Devon Heritage Centre (ref: P&D 00758, MPh, dated c1895, Fig 35). The 'gothick' windows were replaced in the later 19<sup>th</sup> century with stone two-light window frames resembling those in the 'Smoking Room' on the north side of the house in design and stone-type, and so are assigned to the same phase (phase 9). Although the photographic evidence referred to above suggest that they could also be rather later (and thus phase 10), this is left open and the former evidence for assigning them to phase 9 is preferred on grounds of design and stone-type. There is some uncertainty about the date and attribution of the ground floor windows in this elevation. They were initially assigned to the mid 16<sup>th</sup> century phase 3, but subsequent reflection and comparison with the colour and texture of the stone used in the replaced windows above, suggests that they form a part of the same phase.

Later additions comprise the heightening to first floor level above the entrance corridor, and the various extensions to the south discussed previously in the context of the south elevation (above). At second floor level the dormer windows (plus a two light machine-cut granite window to the south) are associated with the creation of the residential flat in the attics in the late 1940s.

#### **Appendix to west elevation: mysterious photographic evidence**

One of the later 19<sup>th</sup> century photographs in the collections of the Devon Heritage Centre (Figs 36-37, DHC P&D 00759, MPh, c1895), appears to show a range at the south end of the south-east range projecting westward toward the pseudo-transept,

and certainly shows a three-light window in the west wall of this structure. As with all of these images the architecture is obscured by tree and other plant growth, but the three light window is quite distinct, and seems to lie in a plane nearly in line with the east side of the pseudo-transept, rather than further back on the line of the surviving elevation (Fig 37). There is little corresponding map or plan evidence for anything in this position, other than Aislalie's plan of 1769, which does show structures in exactly this position (Fig 11). The puzzle is, if there was something in this position in the later 19<sup>th</sup> century, which seems to be attested by this photograph, then why is it not represented on the various earlier 19<sup>th</sup> century maps and plans or, for that matter, on other drawn, engraved and photographic sources. One could perhaps accept that it is not on the Tithe map, and that it had gone before the survey of the first edition Ordnance Survey map in 1884, but for the various 19<sup>th</sup> century drawings and engravings to systematically omit such a detail seems beyond credibility. If Aislalie's survey is to be trusted on this point, the window would seem to be set in the west elevation of the range forming the south side of the courtyard on the site of the south transept. This question must be left open for the present, but it is also relevant that there are other surviving parts of the building's footprint known to be standing that are missing from key map or plan sources (such as the north porch to the hall, or the surviving fragment of north transept chapel, both of which should have been shown on the Tithe map, but were not), these serve to confirm the fallibility of the sources.

#### **5.4.4 Exterior: East elevation**

(Fig 51)

The elevation is broadly divided into two: the northern 10m or so, representing the east end of the church, having medieval fabric as its core, and the southern remainder (approximately 14.5m) broadly representing Grenville's mid 16<sup>th</sup> century kitchen range. The remains of a south-east buttress may survive at the junction of the two builds, but this is uncertain (and partly obscured by a rain-water pipe). This elevation is very difficult to photograph, because it is dug into higher ground to the south and east and because much of it is obscured by extensive vegetation growth above (especially the yew hedges of the garden between the house and the barn).

##### ***East elevation of the Abbey Church***

The east wall of the church is dominated by the remains of the great east window: the outer relieving arch survives, with some voussoirs cut away by later fenestration, and broadly the line of the reveals can be traced in the fabric (Fig 51), probably representing the scar from which the blocks of the window frame itself were removed. The sill level survives to the north (as it does also on the interior, qv), but to the south the masonry has been cut down below sill level to accommodate later fenestration (of both the mid 16<sup>th</sup> and late 18<sup>th</sup> century phases). Outside the limits of the window (left and right, above and below), medieval masonry survives well in this elevation, typically of green-grey shale, with occasional blocks of browner shale; all the masonry is obscured by 20<sup>th</sup> century, systematic ribbon pointing, which makes it hard to follow breaks.

The bulk of the fabric within the area of the window was constructed in the mid 16<sup>th</sup> century to accommodate a series of windows, traces of which survive at all three levels, although now largely blocked and supplanted by the 'gothick' windows of the 1770s. Traces of two blocked ground floor windows survive 'outside', ie south and north of, the later additions: these are at different levels (windows at variant levels often indicate stairs: does the trace of a higher, northern, window represent a stair in this corner of the plan inserted as part of the first post-Dissolution conversion?). At mezzanine level two blocked windows to either side of the northern window look as though they might represent the remains of a five-light window, but comparison of the Bucks' engraving shows that (in their time at least) this was a tall central light flanked by two smaller detached lights (the surviving, blocked, windows). Both ground and mezzanine level windows are of granite with the remains of projecting labels, very much variations on the windows of this phase that survive further to the south. The first floor rooms are

taller, and the windows shown by the Bucks are also tall, and of two lights; one wonders if there may have been some refenestration here between the mid 16<sup>th</sup> century and the 1730s, although there is no surviving evidence to support this suggestion. The area between the two first floor windows forming the inner jambs of these windows contains re-used ashlar blocks of elvan (and one of Beer stone), presumably medieval in origin, but the remainder of the heads and outer jambs belong to the late 18<sup>th</sup> century refenestration (below).

The thoroughgoing replanning of the east end of the building in the 1770s resulted in the replacement of three tiers of earlier windows with 'gothick' two-light frames under segmental relieving arches of elvan blocks (as throughout this elevation, and part of the south side of the same range); the blocking of the other earlier windows and the re-roofing of the range with dormer windows lighting the attic rooms in the east side of the new roof space (which involved the removal of the crenellated parapet of medieval/16<sup>th</sup> century date shown by the Bucks' engraving).

Later alterations belong to 19<sup>th</sup> and 20<sup>th</sup> century phases included the addition of the Smoking Room to the north in the mid 19<sup>th</sup> century (phase 9) and the creation of a new doorway from the service passage into the ground floor to serve the lobby in the north-east corner of this area (as shown by the 1916 *Country Life* plan, Fig 17) in the same phase. Further alterations at ground level relate to the creation of the chapel of c1920 (phase 10) and belong with extensive interior alterations of this period: the blocking of the service doorway; the insertion of two quatrefoil 'squint' windows. Later alterations date to the conversion of the upper floors for residential purposes in the late 1940s (phase 12): the insertion of a pantry window in the kitchen of the flat (top left) and the creations of a chimney flue for new heating to the north, between the arch of the great east window and the corner buttress. The chimney in line with the south wall of the church serves inserted mid 16<sup>th</sup> century fireplaces; this was rebuilt in 1984 (phase 13), a process recorded by James Barber in photographs now held by Plymouth City Museum (ref: 6/11/1/91-100).

### ***Grenville's kitchen range***

The core construction of the southern half of the elevation is part of Grenville's kitchen range of the mid 16<sup>th</sup> century. Original fenestration survives for the high level kitchen and adjacent service room (Fig 51), and one blocked window at first floor level above (of the three shown in the Bucks' engraving). The ground floor window in the kitchen is a three-light timber casement window inserted, perhaps in the 17<sup>th</sup> or early 18<sup>th</sup> century (therefore assigned to phase 5). Otherwise the windows are 'gothick' replacements of the 1770s (phase 6). A good deal of the mid-late 18<sup>th</sup> century roughcast survives on this elevation (and obscures some structural detail and relationships). Minor later modifications appear on the phased elevation (ventilation and plumbing installations; minor repairs; metal terminal plates to inserted ties).

In the area of the south staircase at the south end of the elevation the visible external fabric consists of a granite doorway with four-centred arched roll-moulded frame at the head of a flight of steps up from the kitchen service passage. There is a clear straight join with the south-east quoin of the kitchen range, and this section is clearly an addition. Study of the interior has shown that this area probably began as an external yard or passage, being enclosed by stages. Although the bulk of the south staircase fabric appears to belong to the later 18<sup>th</sup> century phase (phase 6), a lean-to structure is shown in this position on the Bucks' engraving and some fabric may survive from this in the present arrangement. For this reason the bottom stage of this structure is allocated to phase 5, although with no confidently-identified evidence in the fabric.

### ***Subterranean service passage***

Dimensions: length: 24.60m to the inside face of the blocking; width: 1.55-59m; height: 2.45m at south end, vault sloping down to 2.02m within the passage; 2.69m at north end, with vault sloping down to 1.98m in the main body of the passage. This service passage survives beneath the present garden running approximately along the line of the east elevation of the demolished range on the east side of the former

cloister, to the north to the Stable and Tower Cottage. Reached by a flight of steps from the open service passage along the extant east elevation, the passage provided hidden communication from the courtyard to the north, which is known to have contained service buildings in both medieval and post-medieval periods. It contains two small chambers off the east side towards the south end. The passage is constructed of rubble masonry walls with a brick vault throughout, and some brick used in the walls for details such as gate reveals and the side chambers. The vault is of segmental section, and splays upwards on the approach to each end (see dimensions). The floor is obscured by a depth of dirt, but probably obscures flagstones below. The door at the north end is visible externally as a blocked archway with a small rectangular window. The blocking was already in place by the 1940s (visible on the Cambridge air photographs of that date), and may therefore date to the early 20<sup>th</sup> century. A likely context would be the creation of the chapel, at which time the rear service entrance and lobby on the north side of the chapel was lost.

This passage provided service access along the east side of the demolished range on the site of the east cloister range, shown in the Bucks' engraving of 1734 (Fig 19) and demolished c1770. It follows that it should have been constructed while these buildings were still standing, and the materials are just consistent with an early or mid 18<sup>th</sup> century date. The Buck engraving shows a railing east of the likely line of the passage; it is possible that the feature began as a below-ground passage, only being vaulted over later, but there is no specific evidence as yet to support this hypothesis. Passages such as this were favoured for providing unobtrusive circulation for servicing large houses. A similar subterranean passage was recorded by the author along/beneath the main front at Shute Barton, East Devon in 2010. This had clearly been used, at least latterly, for moving coal to Shute's many hearths, for the floor was trampled with coal dust (Blaylock 2011, 6–7; 11–12).

This passage provides an interesting insight into the servicing of a great house and deserves to be better known, perhaps by discussion in the guidebook, even though practical and safety considerations may mean that actual visitor access is hard to achieve.

#### **5.4.5 Interior: Basement**

##### **5.4.5.1 General**

Dimensions: maximum width 8.00m north-south; maximum length 14.20m east-west (absolute maximum: 15.38m where measurable from west door leaf to blocking of splayed embrasure); height, floor to ceiling: 2.47m at east end/vestibule. Ceilings are late 1930s concrete beams/RSJs; floor concrete throughout. The present floor level is significantly below the exterior threshold level, which represents the approximate floor level of the nave of the Abbey Church. The reduction of floor level of approximately 400mm took place as part of the post-war alterations prior to opening as a museum, when this was the main point of visitor entry. All the wall surfaces are concealed by paint and sometimes by areas of plaster, and by fittings, but where the base of the walls can be seen there is little sign of this reduction in the fabric, and no signs of either medieval floor level or of wall benches survives; one area of battered masonry near present floor level in the south-east corner may represent footings originally below ground, but by and large there must have been extensive patching and repairs in these area over the years that have concealed earlier evidence. The cross wall to the east dividing the basement from the hall must be 16<sup>th</sup> century in origin and preserves a splayed central opening that may represent a doorway to the original service rooms at this end of the ground floor (and accounts for the door still to be seen in the panelling of the west wall of the Great Hall). All of the other partitions are 1940s brick, creating the lavatories to the north and boiler room and fuel store to the south, with originally a central passage between. The west room was sub-divided in the 1980s by a concrete block wall to provide space for a new fuel oil tank on the south side.

#### **5.4.5.2 Workshop**

(North-west area; marked on plans as 'Reception and Store').

Dimensions: 5.42m north-south by 5.55m east-west; fuel tank to south approximately 2.4m north-south by 5.11m east-west. There are rubble masonry piers to either side of the medieval west door embrasure to support a post-war concrete lintel and the semi-octagonal steps within, remain from its use as a former visitor entrance. The room is now a workshop and very cluttered, making it doubly hard to see any surviving details in the fabric. Record photograph nos: 7052–60.

#### **5.4.5.3 Other rooms**

The other basement rooms are not individually described other than in notes on plans. The toilets to the south all have modern partitions and finishes, no ancient fabric is visible. Partitions of a former passage, fuel store and boiler room have been removed to make one large boiler room. Record photograph nos: 7061–70.

### **5.4.6 Interior: Ground Floor**

(See Figs 42 and 77).

#### **5.4.6.1 Entrance porch/stair tower(/'pseudo-transept')**

Dimensions: 4.70m east west by 5.77m north-south; height, floor to ceiling: 3.29m. The east wall is medieval (originally the west wall of the south transept), and was retained for its buttressing function (as is stressed by Cockerell's proposal: Section 11.2.3). The wall contains an integral doorway in the north corner, now blocked, and a broad relieving arch above of uncertain purpose, but presumed to be medieval (unlike much else visible in the north wall of the stair, which is the product of late 1940s (phase 12) rebuilding. The remainder of the outside walls were built according to Cockerell's design in c1800. The stair tower is entered by a re-used medieval two-centred arched doorway in the south wall. The concrete stairs were inserted in the late 1940s, down to the Great Hall entry and down still further to the basement, and up to the mezzanine floor level. Record photograph nos: 6409–26.

#### **5.4.6.2 Great Hall**

Dimensions: 11.60m east-west by 7.92m north-south; height floor to ceiling 4.50m. The room is largely a 16<sup>th</sup> century creation, although the extent to which repairs have been made (to, eg, the plaster ceiling) is uncertain. The room contains a decorated plaster ceiling, overmantel and frieze scenes in west and east walls (there are said to be traces of colour on the frieze and overmantel: NT room guide), a chequered floor of triangular (ie half-square) tiles in alternating white and red, a granite fireplace, original mid 16<sup>th</sup> century panelling throughout (although probably repaired, and modified, especially in the east wall, where presumed original panelling has been replaced with free-standing fluted Doric columns with matching responds to north and south supporting the pre-existing frieze in the ?late 18<sup>th</sup> century phase). An original 16<sup>th</sup> century timber-framed partition forming the division between the hall and the service passage to the east is also said to have been rebuilt in brick in the 19<sup>th</sup> century, replacing a timber screen (source NT room guide notes). Further disturbance must have been made to the south wall, where, at the least, the panelling must have been removed after the rebuilding of the wall and windows within the south-transept arch in the post-1895/early 20<sup>th</sup> century phase.

Little access is possible to the interior wall faces (concealed by the panelling and plaster finishes), and so the phasing of these areas is assumed rather than observed. The west wall is of mid 16<sup>th</sup> century date, originally with a central doorway, now blocked. The north wall is largely the product of mid 16<sup>th</sup> century modification of the north transept to produce a dividing wall capable of containing the large fireplaces of the hall in its south face (to the west) and a fireplace of the former room to the north in its north face (to the east), which is still visible as a blocked arched opening in the north elevation). The north wall is also presumed to contain medieval fabric of the crossing

piers to east and west and perhaps further medieval fabric in the west corner. The south wall is largely formed of the blocking of the south transept arch, whose moulded piers survive east and west on the exterior; this clearly originated in the mid 16<sup>th</sup> century, but is seen to have contained two tall 'gothick' windows analogous to those of the east range in the pre-1895 photograph (see exterior description, above), until these were replaced by the present four-light, double-transomed windows when this wall was rebuilt in the early 20<sup>th</sup> century (phase 10).

The frieze of the panelling is decorated with inlaid arabesque patterns, a very sophisticated piece of work. Attempts to trace parallel material when working on similar, though much less sophisticated, inlaid panelling at Cullompton some years ago, I found very few examples of marquetry in fixed furnishing: it is more common in moveable furniture, but still very much a luxury item. The panelling is enriched with many carvings. I am not sure that the various grotesque carvings, often in extravagant squatting poses, can really be called 'Sheila-na-gigs' as the NT room guide describes them: there is a mixture of male, female and indeterminate figures, but all lack the explicitly exhibitionist qualities of Sheila-na-gigs). The figures are probably better seen as Atlantes and/or Caryatids.

The extent of repair to the plaster ceiling is unclear; some repairs must have taken place in the past, the plasterwork is noted as in poor repair in the mid 18<sup>th</sup> century, and there were probably also repairs at the time of the fire in 1938. Post-war photographs in Plymouth City Museum show rebuilding around the south-west door into the pseudo-transept (6/11/5/342; digital archive photo 7796-97), so some repairs must have applied here. The main bay divisions of the Great Hall, marked by the triangular projections bearing the centaur/caryatid figures, are said to mark the 'roof trusses' of the hall ceiling; this seems unlikely, since normal timber beam and joist structures are said to survive in the floor of the Georgian dining room above (ms notes by James Barber). There seems to have been little opportunity to make formal observations in this area in recent years, although the floors have been up from time to time (P Burtnyk, personal communication); nevertheless this should be born in mind for the future and any opportunity for observing this floor structure, and thereby the details of the supporting structure of the hall plasterwork, should be taken.

On the east side the floor tiling runs beneath the line of the frieze above, representing the line of the original east partition. This could be patching, but also could join with the evidence of the tiling at the south end of the service passage (in the cupboard beneath the Georgian stair: below), to suggest that the hall tile pavement originally continued east into the passage and ran throughout this part of the plan.

There has been some disturbance of below-ground deposits in the shape of heating grilles along the south wall and within the fireplace fender: late 19<sup>th</sup> or early 20<sup>th</sup> century. The fender, of Ashburton or Plymouth marble, is also 19<sup>th</sup> century date.

In the south-east corner of the hall there is a narrow doorway in the cross section of the panelling, where exposed by the late 18<sup>th</sup> century alterations, this reveals a length of crossing respond including the northernmost foil of the moulding, partly cut away for the panelling and, on its north-east side coated in lath and plaster with heavily-haired lime plaster (measured sketch plan in SRB field notes, 4.viii.16). The semi-circular front element of the pier moulding is also cut back to the west, perhaps to accommodate the 16<sup>th</sup> century panelling. There are multiple coats of limewash on the surface of the stone, and covered (ie 'sealed') by the lath and plaster, which itself displays two coats: a thick layer of coarse haired plaster, with a surface skim of pure lime, with dark red paint on the surface. This must relate to a previous decorative scheme in the service passage to the east of the hall. Record photograph nos: 6356-6408; 8603-13. The equivalent area on the north-east respond is visible from the passage to the east, where there is access behind the panelling as far as the projecting shaft immediately north of the north-east door of the hall (Record photograph nos: 6354-55).



#### 5.4.6.3 North porch to Great Hall

Dimensions: 2.09m north-south by 2.10m east-west. The room contains elvan doors to the exterior and hall are very similar (the one copying the other?). They each have a nailed/studded plank door with six panelled inner face, c1800 and a Drake star in the knocker plate (see other examples elsewhere). There is an attractive shallow ribbed vault (in plaster?) and the window and outer door are also similarly 'gothick'. There is a granite threshold, limestone pavements of Purbeck or Portland limestone and slate skirting. The whole porch is an attractive essay in gothic design of c1800 by Samuel Pepys Cockerell. It is likely that there was a predecessor to this porch, since this is the real main door of the 16<sup>th</sup> century house, although it probably did not survive in the 18<sup>th</sup> century (because of the absence of any such feature on the early plans and drawings). Record photograph nos: 8612–15.

#### 5.4.6.4 Chapel

This was formerly the servants hall and entrance passage from the east [to the north], created by Cockerell at the end of the 18<sup>th</sup> century and adapted to chapel by H.J. Snell for Lady Seaton in 1917). Dimensions are 8.35m north-south by 5.66m east-west max; height floor to ceiling is 3.37m. Superficial finishes are all largely the result of the 1916 conversion to chapel. Two east-west ceiling beams, roughly chamfered are 16<sup>th</sup> or 18<sup>th</sup> century (compare the beams of the office in the mezzanine floor above). Medieval survivals include the vault shafts/responds of the easternmost bay of the church (in the north-east, north-central, south-east, and south-central positions), the bases of medieval windows in the east bay of the north wall and the west bay of the south wall, a medieval aumbry in the north-west corner of the room (of late 13<sup>th</sup> or early 14<sup>th</sup> century date, with a two-centred arch and moulded grey stone surround), the remains of an internal string course (approximately 2.20m–2.30m above present floor level) in the south-east and north-east corners of the east wall and the splayed reveal and sill of the north side of the great east window. The north responds are all of elvan, the south-west respond is a mixture of elvan and a grey-green stone (perhaps a variety of the local shale), although this is not regular enough to be termed polychromatic. The base of this pier lies about 1.50m below floor level (possibly this is the location of an observation by James Barber that these piers lie on bedrock).

The south wall retains the responds and the east edge and sill of the second window from the east, at a high level (above), but everything below is re-ordered, starting with the bringing out of the wall face to support fireplaces and chimneys above in the 16<sup>th</sup> century, but continuing in the chapel period, when the niche was formed (wholly made up of fragments and with a concrete arch within), the vaulted niches of Beer stone added in the western recess (possibly fragments of sedilia or a tomb canopy presumably from the abbey but not *in situ*), and various furnishings assembled: the altar, altar plinth, font, stoup, etc.). The floor was also lowered at this point: early 20<sup>th</sup> century cement floor, with several boarded areas covering traps or manholes (said to mark the positions of graves: Copeland 1953a, 31). The tile fragments set in the floor in front of the altar in 1916 are said to indicate the original floor level of the church (Cumming 1972, unpaginated). There used to be a display case against the north wall showing examples of ecclesiastical silver (Gill nd, unpaginated). The doorway from the service passage is a hybrid of granite and elvan, clearly moved here from elsewhere, but when? The accounts of the creation of the chapel in the early 20<sup>th</sup> century imply that it was uncovered in this position at that time.

Some of the sculpture and architectural fragments are of a high quality: the two carved heads reused in the south-east niche, for example, are of good quality, if in rather battered condition, and the fragment of alabaster panel within the niche with a scene from the life of the Virgin, probably an Annunciation scene, one of the most popular subjects among English medieval alabaster carvings (Cheetham 1984, 162–74). Record photograph nos: 6427–61.

#### **5.4.6.5 Service passage**

Dimensions: 12.43m north-south by 1.96–2.04m east-west (variable), wider at the south end (stair hall); the height, floor to ceiling is 2.78–2.83m. The floor is renewed in a collection of cast concrete slabs of varied aggregate size and composition, making a reasonably convincing paving (at first I thought it was a mixture of Purbeck stone slabs and cast concrete, but close inspection shows that all of the slabs are concrete). This is likely to belong to the 1940s alterations (phase 12). The *Country Life* photographs of c1916 show smaller square pavements laid diagonally in the fragment of this floor visible in one photograph (coincidentally the area immediately outside the cupboard in question: Weaver 1916, 341). There are ceramic tiles in the space beneath the Georgian stair (see below). The exterior door to the west is a large flush six-panelled door hung on H-L hinges, probably late 18<sup>th</sup> century and contemporary with the stair and other refurbishments to this range, including the moulded plaster cornice, as in the 1770s phase throughout this range. The west window is of elvan, with an elliptical head, perhaps a 19<sup>th</sup> century copy of a 16<sup>th</sup> century window (as with all the windows in this elevation this is uncertain)? The dog gates across the service passage and on the first half landing of the stairs display interesting joinery: they resemble large multiple-light sash windows with fat glazing bars (though unglazed, obviously); the larger 10 x 10 'panes'; the smaller (on the stair) of 9 x 5 'panes'. Record photograph nos: 6344–55.

#### **5.4.6.6 Vestibule at north end of service passage (now visitor exit)**

The structure abutting the north side of the presbytery of the Abbey Church was built in the later 19<sup>th</sup> century as a Smoking Room. It is shown on the 1884 Ordnance Survey map, so must have been in position by that date (Fig 15). It incorporates at its west end a vaulted structure of a single bay, which survives from the north-east chapel of the north transept, albeit in modified and quite heavily restored form (below). In the post-war alterations the room was modified to provide an exit for the visitor route, by inserting a doorway into the former west window (the upper lights of which survive above), and a three-light window into the west wall (Fig 40).

Dimensions: (west bay) 3.82m north-south by 2.47m east-west; height, floor to apex of vaulting: 4.69m; (east bay) 3.69m north-south by 2.64m east-west; height, floor to ceiling: 3.54m. Total length, east and west bays (including dividing wall): 6.02m. N.B. description excludes the separated-off bay to the east, now the archive room.

The materials of the west bay deserve some description. Elvan is used for arches, vault ribs, voussoirs, quoins and the like, and for some moulded capitals, but the south-west capital/abacus is of Beer stone. A coarser grey elvan appears in some contexts and may be associated with repairs at the time of the alteration of this bay in the 19<sup>th</sup> century (the same material appears in the segmental arch in the east wall, which must be part of that phase). Blue-grey shale is used for walling (along with some elvan and occasional blocks of Beer stone, presumably re-used), and for the webs of the vault.

There can be little doubt that this vaulted bay is a survival from the medieval abbey church, but this interpretation is not without its problems; some parts of the fabric appear very fresh, and 'scraped', and it is sometimes hard to believe that walling has not been radically rebuilt or otherwise tampered with. Also the structure does not seem to appear on any early maps, whereas it should be seen projecting from the north side of the building, had it remained in standing form. Perhaps the solution is to propose that it did survive, but in ruined form, although this seems a particularly weak argument in the context, where ruins obviously associated with the Abbey Church might be expected to have attracted attention of some sort.

Having stated the problems, it is as well we also state what seems reliable. The south-west, north-west, and north-east shaft responds all appear convincingly ancient, in materials and surface patination. The east arch, similarly, is probably broadly reliable, as may be the west arch; the vault ribs may also be ancient, but these along with the frames of the arches have been scraped so that they have a recent appearance. In the north-east corner the vault rests on a moulded capital supported on a corbel: these are

of the greyish elvan mentioned above, and are certainly inserted. The east wall consists of a splayed embrasure spanned by a segmental arch, built within the two-centred arch of the vault; all of this looks very suspicious (as does the tympanum above), as if it has been rebuilt, or heavily scraped (or both). The embrasure is 2.48m wide at the inner wall face and 1.82m wide at the 'outer' (ie east) wall face; there is no sign of a sill, or trace of a window that might have helped identify this as a fragment of the medieval east wall of the chapel, and this, too, suggests some rebuilding, perhaps re-using old stone re-dressed? The Beer stone pieces mentioned above are concentrated in this wall. The vault is of hollow chamfered ribs with a central fillet, 75mm wide; total width of the ribs is 200mm or a little more. Both ribs and infill of blue-grey shale have a fresh appearance and are pointed in cement, presumably reflecting the restoration of the medieval structure at the time of the construction of the Smoking Room in the mid-late 19<sup>th</sup> century (phase 9).

The two bays to the east were originally open as one room, but the eastern bay was closed off in the mid 20<sup>th</sup> century (phase 12), to form a separate room (now used as the 'archive room'). The surviving high-transomed 'cross windows' are integral in build, and closely resemble those inserted into the west elevation of the Grenville kitchen range, helping to confirm the dating of the latter windows, and assigning them to phase 9. The buttress projecting into the room from the north wall of the church is believed to be medieval, as it is where visible above (Fig 47), but at this level it is completely obscured by plaster. Record photograph nos: 6941-59; 192-205.

#### **5.4.6.7 Space beneath the Georgian Stair**

The space beneath the stair at the south end of the service corridor outside the kitchen has flooring of triangular half-tiles reminiscent of the Great Hall, although not so consistently alternating colours as that of the hall. Immediately inside the door, level with the paved floor of the service corridor, a lower level measures approximately 1.40m east-west by 1.08m north-south; the second section to the north, 1.08m east-west by 1.08m north-south is set between 25mm and 40mm higher. Possibly a tile's thickness, ie it was laid on top of an existing surface. Both are mainly red tiles, so far as can be discerned through the surfaces obscured by dirt. Although a couple of white fragments are visible as small squares on the east side. Most of the tiles are 240mm square, ie. the same size as those of the hall. The wall faces above are rendered in lime plaster, with some repairs in gypsum plaster, especially most of the east wall and a patch on the south wall. Record photograph nos: 8500-10.

These areas of tile paving have two possible interpretations: (i) That the area beneath the stair represents the survival of an old floor surface of the service passage from the hall to the kitchen, replaced in the relatively recent past by the present floor surfacing which is predominantly of cast concrete slabs. (ii) That this small area was re-paved with tiles salvaged from the hall or elsewhere, perhaps when the heating system was installed after the war; this entailed the insertion of grilles in the floor in areas previously tiled (along the south wall), and others (such as within the fender of the fireplace to the north: Plymouth City Museum photographic files: 6/11/5/334). The two grilles along the south wall together take up about 2.55m<sup>2</sup>, slightly less than the floor area beneath the stair, which is 2.67m<sup>2</sup>.

#### **5.4.6.8 Small room south of passage (unnamed on plan)**

Dimensions: 4.25m north-south by 2.29m east-west. In the south-west corner there is the exposed medieval fabric of south-west pier of the southern of the two eastern chapels to the south transept. Similarly traces of the western arch of this chapel are visible on the exterior elevation (Fig 50); otherwise the core fabric is presumed to belong to the mid-16<sup>th</sup> century phase of construction of Grenville's great kitchen. Finishes are late 18<sup>th</sup> century and later. Record photograph nos: 6340-43.

#### **5.4.6.9 Great Kitchen**

Dimensions: 8.63m north-south by 5.92m east-west; height floor to ceiling 5.19–29m. Floor: central area of Purbeck stone flags surrounded by margins of slate flags and areas of lime ash. Probably relatively recent, perhaps a combination of 19<sup>th</sup> and early 20<sup>th</sup> century floor finishes. The ceiling has a moulded plaster cornice, and probably dates to the late 18<sup>th</sup> century phase (when the east range was thoroughly overhauled). Perhaps this was also the time when the gallery/loft was removed (see below, first floor landing). The upper four-light transomed windows in the east wall belong to the 16<sup>th</sup> century Grenville-phase (the windows have the unusual feature of a king mullion dividing the four lights into two pairs of two), as does the door; the lower window is a four-light timber casement window and was probably added in a subsequent phase, perhaps in the later 17<sup>th</sup> or 18<sup>th</sup> century.

The two fireplaces (south wall and west wall), doorways, east windows, and other features are all granite (as opposed to the elvan used in both medieval and 16<sup>th</sup> century work elsewhere in the house). This represents a distinctive characteristic of the Grenville phase 3 work in the kitchen. The fireplaces have chamfers and flat cut stops. The west fireplace has two ovens in its rear wall, and was blocked and partly obscured by the brick charcoal range added against the west wall in the late 18<sup>th</sup> century (National Trust 2003, 16). The composite lintel arrangement of the south fireplace is curious: the high relieving arch above is clearly visible through the limewash finish and the granite lintel appears to be formed in two parts, separated (visually at least) by the chamfer on the lower edge of the upper lintel (which is of two blocks). This may be a modification, representing the insertion of a lower lintel at some point in an attempt to stop the fireplace smoking.

The south door is a three-layer nailed planked door in a granite frame with pyramid stops. The door is fixed with forged strap hinges hung on large iron pintles and is probably the original external door of the 16<sup>th</sup> century kitchen. The south-west door (to the small store west of the western fireplace) is also of granite with pyramid stops. The north-west door is a late 18<sup>th</sup> century six-panelled door with raised and fielded panels, the upper panels arched. The diagonal approach to the kitchen from the service passage is a creation of the 1770s phase. Before the Georgian stair was in position the approach to the kitchen is likely to have been through a door or doors in the north wall. The east (external) door is a modern planked and nailed door, probably renewed in the 20<sup>th</sup> century. The north-east (scullery) door is a tongue and grooved plank ledged and braced door, of 19<sup>th</sup> or early 20<sup>th</sup> century date. Record photograph nos: 6462–80.

The scullery to the north of the kitchen has a three-light 16<sup>th</sup> century ground floor window in granite; otherwise the room has an entirely 19<sup>th</sup> century appearance. High in the north wall is an exposed portion of the eastern reveal of the medieval south-east window of the chancel, plus a section of the string course that ran along the exterior just below sill level. Record photograph nos: 6481–83.

#### **5.4.6.10 Service room to west of kitchen**

Dimensions: 3.04m north-south; 1.78m east-west. Walls: rubble masonry fabric with pink/red wash. Two-light elvan window with hollow chamfers in west wall, probably original: mid 16<sup>th</sup> century. There was possibly once a second oven in the rear face of the west kitchen fireplace. Recent alterations include a solid cement floor and concrete lintel to door/passage to the south of the kitchen fireplace. Record photograph nos: 8567–70.

#### **5.4.6.11 South staircase (south of kitchen)**

Dimensions: 6.75m east-west, by 2.14m north-south. Part of the post-medieval/18<sup>th</sup> century extension to the south of the mid 16<sup>th</sup> century kitchen. This may originally have been an exterior passage (referred to as a 'drang' locally) or service area, enclosed and regularised in the late 18<sup>th</sup> century refurbishment of the east range. It is very damp as a result. It has an original granite four-centred arched doorway with plain chamfer and pyramid stops; both the frame and the door itself look like an external door. There are

two steps down into kitchen to north. In the west wall there are the remains of the base of a steeply-splayed sill of a blocked window, relating to a previous arrangement for lighting this space from the exterior. This was blocked in when exterior modifications were made at a later date. The scar of an earlier turning stair is visible at the west end of the space, running across the west wall and turning against the north wall over the doorway. This reflects a previous arrangement here, probably a three-flight turning stair fitted into the west end of the space. The south wall of rubble masonry whitewashed over, bulges to the east (all dug into the rising ground to the south at this level). There is a slate slab floor. The present stair is modern: late 20<sup>th</sup> century, the under-stair area even more recent: early 21st century. Record photograph nos: 8556–66.

#### **5.4.6.12 Service rooms in narrow yard to east of kitchen**

All very damp and dug into rising ground to the east, between the house and the Great Barn. Record photograph nos: 8579–86; 8698–99.

#### **5.4.6.13 South room, marked 'Fuel' on plan**

Dimensions: 3.16m north-south by 2.78m east-west (maximum). It is divided by a brick partition half way across the room, width 1.03m to west; 1.75m to east. There is a re-used elvan, two-light window with hollow chamfers in the west wall with modern embrasures (brick, etc). Steps fill the area to the west, between the west wall and the main wall of the 16<sup>th</sup> century kitchen. Broadly 19<sup>th</sup> century fabric, brick in walls, RSJs in lintels and ceiling beams. The ceiling/roof was possibly replaced in 20<sup>th</sup> century. There is a slate floor to the west and an earth floor within to the east. Record photograph nos: 8587–89.

#### **5.4.6.14 Centre room, marked 'Tea preparation room' on plan**

Dimensions: 5.70m north-south by 2.83m east-west (south end); 2.29m (north end). This is a long rectangular room, built as a scullery/wash house and latterly used as wash-house for the NT tea room. There are slate shelves/workbenches on the north, east, and south walls. All walls are white tiled up to approximately 1.80m. The floor is of limestone paving, probably Purbeck stone, as it is in the kitchen. There is a framed ledged and braced plank door, casement windows at high level to north and south, plus a similar window in the west wall over the sink. These are all 19<sup>th</sup> century. Record photograph nos: 8591–92.

#### **5.4.6.15 North room, marked 'Tools' on plan, formerly WC**

Dimensions: 4.15m north-south by 2.41m east-west; subdivided into two by a rubble masonry wall for a lavatory to north. Cubicle: 1.48m north-south by 2.38m east-west. It has early or mid 20<sup>th</sup> century metal framed frosted glass windows, a ledge and braced door and plank ledged only inner door (probably mid 20<sup>th</sup> century/c1950). There is a cement floor with slate slabs around the south wall. The south wall is of brick, the others of rubble masonry where visible. There is a cast concrete ceiling. In the east wall are two projecting corbels. One is a large elvan corbel (260mm wide; 263mm high; 190mm projecting), perhaps of the same type to those of the inside walls of the church. This is set at a slight angle to the horizontal. The other is a smaller projecting stone corbel above and to the south. These perhaps represent support for something, perhaps a stair against the east wall of this narrow courtyard area before these service rooms were added in the 19<sup>th</sup> century. Record photograph nos: 8593–97.

### **5.4.7 Interior: Mezzanine Floor**

(See Fig 43 and 78)

#### **5.4.7.1 Stair hall**

(For dimensions and main descriptions of the stair tower/'pseudo-transept', see Ground and First floor descriptions.) The entry to the Rembrandt gallery is by a segmental-

arched doorway, a product of the extensive reconstruction of this area in the late 1940s, associated with the concrete stair and associated repairs and alterations. Essentially the whole bay of the south wall dividing the stair from the nave of the church appears to have been rebuilt at this time. The relieving arch to the east is also rebuilt along with the wall core in brick at the same time. Plymouth City Museum has photographs showing this reconstruction work in progress, refs: 6/11/5/342 and 6/11/6/343). Record photograph nos: 6423–26.

#### **5.4.7.2 Gallery No. 1 (now Rembrandt gallery)**

Dimensions: 14.32m east-west by 8.04m north-south; height, floor to ceiling: 3.22m. Rubble fabric of the walls is visible through the present dark grey painted finish, applied directly to the rubble masonry (where not obscured by exhibition panelling). James Breslin has useful record photographs of the room before the installation of the exhibition (but after painting), dated May 2014. There is a photograph of the gallery in a previous display regime ('The Folk Gallery') in a 1970s guidebook (Cumming 1972, unpaginated). The room has modern floor boards, laid north-south over concrete, and a ceiling of post-fire phase supported on concrete beams. The room received its fenestration as a part of the mid 16<sup>th</sup> century domestic conversion and most of the windows belong to that phase. Two however were of earlier origin, presumably re-used at this point: the two light cinquefoil-light window in bay 2 of the north wall, and the single light window in the north-east corner. The window embrasures also show exposed masonry, although also painted over. The south-west window embrasure retains its timber lintel, otherwise the remaining windows have cast concrete lintels belonging to the post-fire repairs. The fireplace in the west wall, towards the north corner, has an elvan frame and is visibly cut into the fabric of the wall. This, too, is probably a mid 16<sup>th</sup> century insertion, although the pitched slate chequer-work hearth is probably later.

Window dimensions: the present south window embrasure is 2.05m wide, but has straight reveals, and is thus likely to have been rebuilt in the 1940s (compare the evidence for splayed reveals in the windows of the church elsewhere). To the west the springing of the rere arch is visible 560mm west of the straight reveal (see record photograph nos 8600–602) which, extrapolated to the east would give a full width for the original embrasure of approximately 3.15m. This compares with the evidence in the opposite, north, wall, which is now 2.88m wide, but only retains certain medieval fabric on the west side (again the springing of the rere arch); on the east side things might have been modified during the construction of the granite fireplace to the east. Record photograph nos: 6928–40.

#### **5.4.7.3 Main office**

Dimensions: 8.14m north-south by 4.40m east-west; height floor to ceiling: 2.33–37m. The ceiling has three crudely chamfered east-west ceiling beams with moulded plaster cornice between them on the north, east and west walls. The floor is carpeted. There are two east windows ('gothick' of the 1770s with shutters and panelled window seats), and a two panelled door, also of the 1770s. The north window has an 18<sup>th</sup> century embrasure but a 20<sup>th</sup> century 2 x 4 pane casement windows leading onto the roof of the smoking room, so it was presumably modified during the construction of this in phase 9. This room occupies the eastern end of the presbytery arm of the Abbey Church and visible features of its structure are all around. The embrasure of the south-east window in the south wall is flanked by a corner shaft and capital to the east (with remains of surviving colour) and by a triple shaft and moulded capital to the west, the front of which has been trimmed off (presumably when the area was modified to accommodate a fireplace in the 16<sup>th</sup> century). Similar features appear on the north side: a corner shaft to east and a triple shaft to the west, rather better preserved in this case. There is an open entry to the inner office to the south, between the east jamb and first mullion of the medieval window of the chancel of the Abbey Church (formed in 1940–50). Record photograph nos: 6484–99.

#### **5.4.7.4 Inner office (marked as 'preparation room' on plan)**

Dimensions: 3.70m east-west by 3.55m north-south. This room was altered at the same time as the construction of the Georgian staircase in the 1770s (the west wall is the back wall of the stair well), and the east window and panelled door to the west also belong to this phase, but the core of the room belongs to the mid 16<sup>th</sup> century phase and occupies the northern limit of Grenville's kitchen range at this level. No 16<sup>th</sup> century features survive, although the north wall, composed of mid 16<sup>th</sup> century blocking within the south-east window of the chancel of the Abbey Church (below), incorporates a chimney flue that might originate in this phase.

The most spectacular features of the room are the near-complete remains of the medieval window in the north wall: consisting of both reveals and two mullions, exposed in the mid 20<sup>th</sup> century works and preserved largely in visible form. A staggered doorway through the eastern light permits the whole width of the east reveal to be seen and elsewhere just the exterior faces of the mullions and western reveal. The form and dimensions revealed here are fundamental for understanding and reconstructing the remainder of the windows which are much less well preserved (see general discussion). Record photograph nos: 6500–06.

#### **5.4.7.5 Mezzanine landing, north (marked as passage no. 1, lobby, etc. on the plans)**

Dimensions: 6.37m north-south; maximum width (at south end) 5.10m; width (double arch) 2.81m; width (east passage) 1.33m; height, floor to ceiling: 2.26–3.0m; maximum height (mezzanine and first floors, in stair well to west): 5.10m. The double-basket-arched entry to the stair to the first floor and the service passage west of the office may have been created in the late 18<sup>th</sup> century, but also may have been modified (the central pier may contain a medieval window mullion). James Barber certainly thought that this structure was later, although on uncertain/unspecified evidence (annotated plans, sheet 17).

The stair to the first floor rooms in the crossing (Georgian Dining Room, etc.) belongs with the late 20<sup>th</sup> century modifications (a different arrangement is depicted on the late 1940s plans). The spine wall dividing this stair landing (and the void space to the north) from the service passage and kitchen/WC to the east must originate with the 1770s arrangement, albeit with later modification. Record photograph nos: 6545–75.

#### **5.4.7.6 Mezzanine landing, south (marked as Georgian staircase/office on the plans)**

Dimensions: 9.49m north-south by 1.95m–2.30m east-west, including the Georgian Stair well, which measures 4.48m east-west by 3.66m north-south; height, floor to ceiling 2.24m. This space was formerly divided between an entry/hall for the flat above to the south (marked as 'Entrance Hall Flat No 2' on Willcocks 1948 plans, for example) and an office to the north. Now (probably since the late 1980s when the current visitor route was instituted) it is used as a corridor access from the main door to the south and the landing of the Georgian staircase. The outline plan showing the visitor route in the first modern NT guidebook shows the visitor entrance at this point (National Trust 1991, 44, and the visitor route, pp 48–60). It is now (seemingly) known as the 'Amicia corridor'. Visible finishes are probably 19<sup>th</sup> and 20<sup>th</sup> century, although made to match the late 18<sup>th</sup> century finishes further north. Fenestration is probably of mid 19<sup>th</sup> century (phase 9) additions, as with the windows of the first floor above. The northern first floor window cuts into a blocked 16<sup>th</sup> century window, so they are clearly later than this, and the hollow-chamfered elvan elements have a crisp and renewed feel about them. Engravings and one early photograph show 'gothick' windows here (although this evidence is unlikely to be wholly reliable in detail it is at least consistent in showing windows of different forms) and all the windows have external relieving arches similar to those of the east elevation. I have assigned them to the mid 19<sup>th</sup> century phase, on the grounds of similarity to the high-transomed cross windows in the Smoking Room, which they closely resemble in materials and execution.

A trapdoor in the floor, immediately south of the Georgian staircase, covers a short flight of steps leading down to the east, through a blocked doorway in the east wall of the corridor/west wall of the great kitchen. This represents the former entry to a gallery or loft within the kitchen (perhaps doubling as a service stair/supplementary access to the mezzanine/first floor rooms of the house). To the south of this are two blocks of an elvan string or corbel course, supporting a chimney breast at this level. These are similar in section to both the eaves cornices of the Abbey Church and the east range, so may have been re-used from the former, or mark a contemporaneity with the latter. The chimney stack served the fireplace of the first floor panelled room. It was removed when the second floor attic rooms were enlarged into a self-contained flat in 1948–51.

The 'Georgian Stair' belongs to the 1770s remodelling of the south-east range, along with the associated flooring, and the moulded ceiling cornice in the stair and elsewhere. The dado panelling and window seats are also contemporary; now all finished in late 20<sup>th</sup> (1988) century graining (painted white in the 1970s–80s: compare Gill 1968, 35 with Aslet 1988).

#### **5.4.7.7 South staircase**

Dimensions: 6.55m east-west by 2.00m north-south. Formed from enclosing the area terraced into the slope to the south of the kitchen and originally open (see above, ground floor description), the addition at this level is a part of the late 18<sup>th</sup> century refurbishment of the south-east/kitchen range. The S-curved passage through the south wall of the kitchen (see plan, Fig 43) must have been cut at the same time to provide access from the mezzanine passage to the new south staircase. The south staircase is entered from the east by an external doorway at this (mezzanine) level, approached by the external stairs from the service passage along the east side of the kitchen range. A contemporary two-light elvan window in the south wall is possibly re-used from elsewhere on the site. The ground-to-mezzanine level stairs are modern (mid 20<sup>th</sup> century), replacing earlier stairs at the west end of the room (effectively a downward continuation of the existing mezzanine-to-first floor stairs). Several very wide, and thus potentially early, floorboards survive in the floor of the landing, typically 380–90mm (15") wide. Record photograph nos: 6994–7001.

#### **5.4.7.8 'Workroom' on plan (now offices)**

Dimensions: 6.10m north-south by 3.55m east-west. Floor steps up by approximately 160mm from the level of the south staircase. This is a late 18<sup>th</sup> or early 19<sup>th</sup> century addition to the south end of the range at this level, ie. there is nothing beneath it at ground floor level. It has been ascribed to phase 8 on no very convincing evidence, just that it is later than and abuts, the south staircase to the north, which itself post-dates Buck and makes sense as a structure contemporary with the re-fitting of the kitchen range. There are two contemporary two-light granite windows in the east wall and one (?) contemporary two-light elvan window in the south (gable) wall, possibly re-used from elsewhere on the site. The interior of the west door is an 18<sup>th</sup> century panelled door with H-L hinges with trefoil terminals (record photograph nos: 7047–51) but on the exterior it is a faux medieval nail studded plank door. It is set in a narrow doorway made up with possibly re-used fragments, with granite jambs and an elvan four-centred head. The exterior fabric of the west wall is largely obscured by plant growth. The roof was replaced, and various minor repairs made, in 2007 (phase 14). Record photograph nos: 7002–06; 7047–51.

#### **5.4.8 Interior: First Floor**

(See Fig 44 and 79).

##### **5.4.8.1 Stair tower/'pseudo transept'**

Dimensions: 4.66m east-west by 5.78m north-south; height, landing floor to apex of roof: 6.81m. The shell of the structure dates to c1800 by Samuel Pepys Cockerell, including a re-used medieval south window with intersecting tracery. The stair hall has



a reused arched-braced roof of four trusses/three bays, with moulded arch braces and purlins, set on a concrete cornice; clearly, in this form, a product of the mid 20<sup>th</sup> century refurbishment, but quite likely to incorporate older material. The question will be where is this from: since there is no context for such a roof in this position prior to Cockerell's additions of c1800, and nothing is shown projecting from the south elevation in early plans and drawings (namely Aislabie's plan, 1769, Fig 11; see also Swete's watercolour of the south side, Fig 21). It must follow that if there is older material in this roof (late medieval or 16<sup>th</sup> century), then it has to come from somewhere else on the site. The stairs are late 1940s, phase 12. There are extensive repairs to north wall, including doorways and super incumbent arches, plus repairs to the wall tops and the roof which are all of the same phase. Record photograph nos 6777-6804.

#### **5.4.8.2 Drake Chamber**

Dimensions: 7.90m north-south; 5.55m east-west within panelling; 8.54m x 6.19m including window embrasures. This is basically a modern room within the medieval/16<sup>th</sup> century shell, although with re-fixed 16<sup>th</sup> century panelling and features. The present arrangement is all post fire: floor, 1938, modern boards over concrete and ceiling 1938 (the concrete beams, now (since 1998) concealed by a new ornamental plaster ceiling by Jane Schofield). The panelling is mid 16<sup>th</sup> century, salvaged from the fire in 1938, refixed in c1948 (see Plymouth City Museum photographic files: 6/11/5/340-41). This is sometimes said to have been added to the house by Drake (eg Cumming 1972, [unpaginated]; Harris 1988, 89), although not by more recent commentators (National Trust 1991, 52 for a range of alternatives). A case could be made for seeing this work as slightly later than the panelling of the Great Hall. If so this would be one of the few candidates for being inserted as an addition to the house by Drake himself, and clearly past writers have seen this as an attractive option and wished to retain it. The details of carving are not really capable of such refinement of dating, however, and it is probably best to leave this as an open question. The fireplace is certainly original to the mid 16<sup>th</sup> century conversion, with Grenville clarions in the spandrels (cf. other examples in the room to the east and in the label stop of a window in the Monastic Farm Building), and may favour interpretation of the whole ensemble as Grenville's. Windows include a late medieval nave window to the south, with Perpendicular style tracery replaced in Portland stone in the early 20<sup>th</sup> century and a 16<sup>th</sup> century four-light mullioned window to west. Both are shuttered, with the shutters fixed in closed position, so not inspected in detail from within. The shutters are largely modern with modern hinges and fixings but a couple of older H-hinges (early 19<sup>th</sup> century?) are re-used in those of the south window. NB many of the furnishings and fittings in this room come from Raleigh Radford's bequest of 1997. Record photograph nos: 8447-92.

#### **5.4.8.3 Main exhibition gallery, now entitled 'Treasures'**

Dimensions: 11.23m east-west by 8.06m north-south; height, floor to ceiling: 3.74m. The walls show rubble fabric, now partially concealed by the red-painted finishes applied directly to the wall surfaces (done c2004: P. Burtnyk, personal communication). In the north wall the window of the third bay of the medieval church nave survives as traces of the west springing of the arch of the embrasure, and possible traces of the east arch too near the fireplace. The present north windows are of 16<sup>th</sup> century origin. The south window again shows the trace of an arch springing to the west in the rubble masonry, approximately 500mm west of the present window reveal, plus traces of the voussoirs of a relieving arch. Here the head of the window survives as an arched element; the east side is concealed by an exhibition panel. There is a ceiling of 1938 concrete beams above. The flooring is boards on a post-fire concrete floor. To the east the present doorway is a creation of the post-war repairs, set within a much larger arch above and to the east (visible from the stair landing). The process of construction (showing that the rere-arch of the medieval window of the fourth bay of the nave was revealed, and then removed or concealed again by this work) is documented in a series

of photographs in Plymouth City Museum archives (ref: 6/11/5/334–342 [file 5]; digital archive photo nos: 7782–92).

The room was formerly divided into one small ante-room, a service stair to the west and one larger room to the east (labelled morning room), with a corridor on the south (see 1916 *Country Life* plan where this configuration is shown Fig 17). Letters from Lady Seaton refer to the smaller room as the 'Harp Room' and the larger as the 'Morning Room' (NT room guide). The small fireplace in the north wall is believed to have been the source of the outbreak of the 1938 fire (*Western Morning News*, 6<sup>th</sup> January 1938). The partition walls may have been of late 18<sup>th</sup> century date or earlier, but were removed to create this space; or, more properly, not re-instated in the post-fire rebuilding. Three photographs of the interior of the church nave at this level before fitting out in c1947–48 are known, showing the fabric of the walls after the re-flooring but before fitting out and the construction of partition walls, and the ceiling beams as exposed RSJs. These are in the Plymouth City Museum collection (ref: 6/11/1/42–44; digital archive photo nos: 7509–11). No photographs of the room before the red painting (or the previous navy blue scheme) have come to light, but they are likely to exist somewhere in NT archives (perhaps in the archive of 'The Way Ahead' project, which concerned the re-display of this gallery, *inter alia* (P Burtnyk, personal communication). Record photograph nos: 6805–30.

#### **5.4.8.4 Georgian dining room**

Dimensions: 7.83m east-west by 5.46m north-south; height, floor to ceiling: 3.40m. There is one small medieval survival, in the form of a fragment of the north-east springing of the crossing vault with a carved corbel showing a winged bull, the emblem of St Luke. Otherwise all the visible fabric in this room is later, comprising a 16<sup>th</sup> century fireplace and four-light mullion windows to the east and west, all formed within the blocking wall constructed within the medieval arch between the crossing and north transept of the Abbey Church. In the 18<sup>th</sup> century the room received dado panelling, door cases with pulvinated friezes, and a moulded timber surround to the fireplace. This is all dated by an inscription in red pencil on the reverse of the panelling recorded as 'Mr Thomas Rowe, 19<sup>th</sup> April 1772, Master of this Job and Foreman of the Sawyers' (NT 2003, 14). The floor is of modern boarding aligned east-west, and there is likely to have been a good deal of repair to the finishes after the 1938 fire, since this was still within the area heavily damaged by the fire, although details remain obscure. Record photograph nos: 6846–68.

#### **5.4.8.5 Passage to the east of Georgian dining room**

Dimensions: 7.88m east-west by 2.38m north-south; height, floor to ceiling: 3.40m. This passage contains a medieval survival in the form of the south-east springing of the crossing vault with a carved corbel showing an eagle, the emblem of St John the Evangelist. This, along with the comparable corbel showing St Luke to the north-east, suggests that the scheme of the four corbels of the crossing vault represented the four evangelists (so far as is known, there has never been an opportunity to see the opposing south-west and north-west corner positions, so it is not known whether equivalents survive for St Matthew and St Mark). The south window, along with the exterior fabric of the wall within the south transept arch (and possibly the entire thickness of the wall), is a very late 19<sup>th</sup> or early 20<sup>th</sup> rebuild incorporating a tracery design typical of late medieval and post-medieval church windows with un-cusped, elliptical-headed, lights (sometimes known as South-Hams tracery); this replaced an earlier window with intersecting tracery (see discussion in the exterior description, and the photograph of c1895, Figs 34–35).

On the south wall hangs a watercolour of the Great Barn by John White Abbott of 1831 (see Section 11.1 and Fig 25), showing the various structures appended to the east elevation of the barn, and generally an extremely useful image for interpreting this part of the site. A second image is a pen & ink and watercolour of 1792 entitled: 'A barn at the monastery of Buckland Monachorum' by J Swete; this is a separate, but very

similar, version of the view in his published travel journals (Gray and Rowe 1997, 152; Fig 20 this report). Record photograph nos: 6833–45.

#### **5.4.8.6 Landing and lobby/Georgian staircase/corridor**

Overall dimensions in plan: 18.70m north-south; 1.70–4.40m east-west, but subdivided; height floor to ceiling: 2.66m; full height, Georgian Stair well: 11.25m. Broad division into two: (i) that within the footprint of the Abbey Church to the north, which includes the splayed window embrasure of the south-west window of the chancel, and (ii) the 'Georgian staircase' and 'corridor No. 3' (as marked on the plans).

(i) The area within the Abbey Church is subdivided into the stairs leading from the head of the Georgian stair to the main first floor rooms to the west and a passage leading to the office and kitchen, with the former bathroom and open space to the north, marked on the plan as 'spare' (the latter is now used as a supplementary display space, seen only from the stairs above and to the south). This arrangement is entirely the result of partitioning for the residential flat in the 1940s, although it is spanned by the eastern medieval crossing arch above, so has prominent monastic architectural features. The east and west reveals of the south-west medieval window of the chancel are visible (the east reveal in the splayed side immediately inside the door to the passage), and the west reveal from the landing, and including the splayed interior reveal to the north and a section of the exposed window jamb with chamfers and glazing groove. Record photograph nos: 6869–81 (landing, stairs and medieval arch); 6892, 6926–27 (bathroom and corridor).

(ii) The landing and passage to the south are part of the visitor route. In the north-west corner a fragment of newel stair is exposed leading to a wall passage running north within the south-east pier of the crossing. It is unclear exactly how this worked in the medieval building, especially as it appears to be accessed from outside the wall line of the medieval church. Presumably there was some means of access from the roof of the transeptal chapels at this point. There is a trace of an equivalent wall passage on the opposite (north) side, now blocked and only visible in the north elevation (Fig 47). Further south, the two mullioned and transomed windows are 19<sup>th</sup> century insertions, probably replacing late 18<sup>th</sup> century 'gothick' windows, although these are poorly recorded in early drawings or photographs; the exterior relieving arches above are similar to those of the east elevation of this range. Record photograph nos: 6882–91 (Georgian Stair and corridor); 6893–97 (southern corridor); 8493–99 (medieval wall stair and passage).

#### **5.4.8.7 Property manager's office (labelled 'Living Room' on plans)**

Dimensions: 4.67m north-south by 4.36m east-west. Overall this is predominantly a late 18<sup>th</sup> century room, with a deep coved ceiling and moulded cornices. The northern window is fitted into the arched reveal of the north-east medieval chancel window, with the springers of the rere-arch surviving in position (although much of the rest of it is a 1940s repair in composite material: four blocks on each side). The window is a three light 16<sup>th</sup> century mullioned window in elvan. The panelling of the window embrasure and secondary glazing are mid and late 20<sup>th</sup> century dates respectively. The east window is a 'gothick' window of the 1770s with contemporary shutters, and a 20<sup>th</sup> century tiled embrasure. Record photograph nos: 6960–73.

#### **5.4.8.8 'Kitchen' (volunteer's mess room)**

Dimensions: 4.55m east-west by 2.90m north-south; height, floor to ceiling: 3.62m. In the 1940s this was part of the staff flat in the northern half of the range and the space was divided between a narrow galley kitchen to the north and a passage leading from the landing to the bedroom door at the south-east corner. This was removed to enlarge the kitchen space and provide direct entry between the two rooms for their current purposes in the 1980s (phase 13), but the former arrangement still appears on the plans. The south-east corner of the room preserves a significant fragment of medieval fabric, with the inner reveal shafts and springing of the rere arches of both east and

south-east windows of the Abbey Church. That of the east window retains part of its nook shaft and moulded capital, but the arch is truncated above. The south-east window has a plainer reveal, but retains its rere-arch to its pointed centre and just beyond, along with traces of two internal corbels at cornice level above (these are the equivalents of the corbels visible to the west on the second floor landing). The remainder of the window is obscured by 16<sup>th</sup> century infilling, including a chimney flue (with an additional fireplace added in the late 18<sup>th</sup> century with a plain granite surround), and no details of the window (mullions or tracery) survive at this height (unlike in the room below). Presumably they were removed in order to permit a doorway to be driven through this area and the chimney to be constructed in the western half of the arch. A small trace of the springing of the arch of the second window to the west survives in the form of a single block of exposed elvan in the south-west corner of the room (further traces of this window survive in the passage to the south). There is a late 18<sup>th</sup> century 'gothick' window in east wall; otherwise all of the fittings of the kitchen are of mid 20<sup>th</sup> century and later date (including the modern pantry window with fly screen in the south-east corner). Record photograph nos: 6906–22.

#### **5.4.8.9 Volunteers' rest room, 'bedroom' on plan**

Dimensions: 3.60m east-west by 3.55m north-south. As with the office directly below at mezzanine level, this room was formed during the construction of the Georgian stair to the west, and its west and south walls belong to the new layout of this floor in phase 6. There is a Georgian 'gothick' window in the east wall and all interior finishes are of the same phase (or later). There is a simple coved and reeded plaster cornice. A plain two-panelled door to the panelled room to the south is present but not in use. The decoration is later, and the floor is carpeted (ie obscured). Record photograph nos: 6923–25.

#### **5.4.8.10 'Staff W.C.' (south end of first floor corridor)**

Dimensions: 3.98m north-south by 1.78m east-west. This is all 19<sup>th</sup> century addition above the 16<sup>th</sup> century fabric at mezzanine level. It has modern fittings including a staff WC and shower, but is now disused and used for storage. The outer (north) room has a shower (blocked off) and hand basin, the inner (south) room has a WC. The dividing wall is contemporary with its construction, so was perhaps intended for a lavatory from the outset. The windows are modern, though the south window is possibly re-used. The present door is a late 18<sup>th</sup> century door with drop handle (as seen throughout the 1770s phase), presumably re-used from elsewhere. Record photograph nos: 8549–53.

#### **5.4.8.11 Panelled room (N), 'Panelled room No. 2' on plan**

Dimensions: 5.60m east-west by 4m north-south; height, floor to ceiling: 2.64m. Along with the room to the south this room was formed within the first floor of the kitchen range in the late 18<sup>th</sup> century. There is a 'gothick' timber window to the east, cutting through and blocking a 16<sup>th</sup> century window at the same level, part of which survives to the south on the exterior (nothing visible on interior). This (along with the fireplaces) is enough to indicate that there were equivalent rooms at this level preceding the late 18<sup>th</sup> century phase. There is floor-to-ceiling timber panelling throughout, a moulded box cornice and a moulded dado rail. The bolection moulded fireplace surround and contemporary iron fireplace in the west wall are probably inserted an earlier, larger mid 16<sup>th</sup> century fireplace (see the chimney breast supported on re-used corbels in this position at mezzanine level and the former second, west, chimney stack to the kitchen range removed in the 1940s, but visible on earlier photographs). It is marked as 'housekeeper's room' on the 1916 *Country Life* plan (Fig 17). Record photograph nos: 6898–6905.

#### **5.4.8.12 Panelled room (S)**

Dimensions: 5.60m east-west by 4.70m north-south. This room is entirely of late 18<sup>th</sup> century appearance. It has floor-to-ceiling raised and fielded panelling, a moulded box cornice and a moulded dado rail. The Ashburton marble fire surround is said to cover up a larger Tudor fireplace (NT room guide). The passage from the south-west corner leading through the south wall/chimney stack, gives access to the room to the south, also created during this phase. The room is not open to the public, but is now used as a workroom for the Buckland costume group. It is labelled as a bedroom on the 1916 *Country Life* plan (Fig 17). Record photograph nos: 7006–14.

#### **5.4.8.13 Costume store and stair well/entry to second floor flat (marked as 'Spare' on plans)**

Dimensions: 6.70m maximum east-west by 2m north-south. It is divided into a stair well to west and small room approximately 4.25m east-west (the costume store) to the east. It is located at the top floor of the late 18<sup>th</sup> century structure in the area of the 'south staircase', occupying the area to the south of the kitchen range proper. The present configuration probably dates to the formation of the second floor flat in the post-war phase by enlarging the former attic bedrooms and removing the chimney stack to make room on the west side. There is a contemporary two-light granite window in south wall, which was partially blocked when the sill was raised up in the early 19<sup>th</sup> century, when it was obscured by the roof line of the workroom, added to the south. The roof was replaced, and various minor repairs made in 2007 (phase 14). Record photograph nos: 7015–17.

### **5.4.9 Interior: Second Floor**

(See Fig 45 and 80).

#### **5.4.9.1 Main second floor gallery ('Monastic Life Gallery' aka 'Lifetimes')**

Dimensions: 16.95m east-west by 7.85m north-south; height, floor to apex of roof: approximately 5m. The medieval wall top, represented by an elvan cornice at wall top level, survives from the Abbey Church on the south wall, replaced in places by concrete, and on the north wall, except where it is interrupted by inserted 16<sup>th</sup> century and later fenestration. The roof is the late 1930s post-fire replacement of six steel trusses, constructed to varying bay widths (the western bay being the widest). The entrance arch to accommodate stairs rising across the line of the south wall, is a creation of the 1940s, along with the construction of the new concrete stair, and nearly all of the interior fittings of the room. According to the NT room guide the previous roof and staircase were 18<sup>th</sup> century in date. It is far from clear whether the predecessor to this roof was medieval or 16<sup>th</sup> century, ie whether the roof of the monastic church was replaced in the 16<sup>th</sup> century, or whether it survived until it was replaced in the 18<sup>th</sup> century. Other than the presence of the 16<sup>th</sup> century windows in the west and north walls, which must then, as now, have been separately roofed with dormers, there seems to be little evidence with which to approach this important question. Although the same source mentions the 'original stone vaulting' I doubt that this was so; as will be seen (below), there is no convincing evidence that the crossing was ever vaulted in stone, although such a structure was clearly intended there; the nave is much more likely to have had a timber ceiling/roof. Perhaps another way of looking at this is to say that, had the church been vaulted on any scale, then one might have expected evidence of this to show up in the collections of architectural fragments, which are rich and varied across the site in many forms. There are few convincing remains attributable to vaulting in this collection.

Despite the extent of replacement, however, the fenestration survives to remind us that this roof space was first fashioned in the mid 16<sup>th</sup> century. The head of the medieval west window was breached to form a new west window and gable (Figs 45 and 48). This, and the western and central north windows were four-light windows of elvan throughout and the frames were slightly fancier than the 16<sup>th</sup> century norm, with

central roll mouldings to the mullions, rather than simple hollow-chamfered mullion profiles seen elsewhere (here in the three-light eastern window, for instance). In the fifth bay from the west (as defined by the roof trusses) is an inserted brick fireplace, probably of later 19<sup>th</sup> century date (phase 9).

A number of medieval and 16<sup>th</sup> century architectural fragments are displayed in this room, including several pieces of elvan window frames, sills, mullions, etc., a sculpture fragment; three canopy fragments in Beer stone, and a window tracery fragment from the head of a large window of Decorated character, plus an elvan mortar.

Although the roof space seems originally to have been a single space, perhaps a proto 'long gallery' or similar, by the 19<sup>th</sup> century the west end was partitioned off into bedrooms and the east end converted first into a laundry, and later into a chapel, according to the account given by Rachael Evans (Evans 1846, 152–53). Record photograph nos: 7157–92.

#### **5.4.9.2 Tower/crossing area**

Dimensions: 8.07m north-south by 8.04m east-west; height, floor to ceiling: 3.92m. It has a carpeted /matted floor and a modern ceiling supported on post-fire steel and concrete beams. The high arches of the crossing survive to the south, west and north, blocked, of course, to the north and south where the transepts were removed, and reinforced by a concrete arch of the post-fire repairs inserted within the west arch (this area seems to have been particularly badly burned in 1938: see Plymouth City Museum photograph ref: 6/11/4/320; digital archive photo nos: 7516–17). The east arch was significantly lower, because the original roof of the eastern arm of the church was lower, and here the equivalent arch contains an exterior window of multi-foiled tracery (a large central circular light with sexfoil cusping, flanked by smaller circular lights with quatrefoil cusping and small trefoils in the spandrels). When the area to the east was modified in the course of the 16<sup>th</sup> century post-Dissolution conversion of the church, the area beneath this window was modified to form a door with a wide-splayed embrasure, giving access into the rooms formed within the space of the former chancel. This now contains a timber door of 17<sup>th</sup> century character.

All the interior wall surfaces are obscured by paint, applied directly to the rubble masonry; some features are visible through the painted finishes, such as relieving arches above the crossing arches, traces of corbels supporting vertical timbers in the north and south walls, and inserted concrete pads for the two east-west ceiling beams. The springing structure for a stone vault survives in all four corners of the tower space, slightly cut down in the north-west corner (and with rough scarring in the adjacent wall faces as a result), and all four have received some superficial damage to the vault ribs projecting from their front faces. The question arises from this as to whether the crossing was ever actually vaulted, or whether the springing blocks (forming a *tas de charge*, the section of the vault springing that was embedded in the adjacent walling) represent the intention for a vault that was not, in the end, constructed. The undisturbed nature of the rubble masonry wall faces above rather argues against a vault having been removed from the tower space, since had this been done one would expect the masonry scars of the vault to remain visible. While we should allow for the possibility of patching in the 16<sup>th</sup> century, and that the painted finishes may obscure details, the best interpretation of the visible evidence would seem to be that the crossing vault was never constructed. The scars for vertical posts bearing on corbels in north and south walls also argue for a timber floor (see record photograph nos: 7207–08; 7229–30; 7245), and probably are too close to the projected curve of a vault to have been able to co-exist with it.

#### *The plaster overmantel*

The debate is whether the plaster arms (dated 1655) are the one contribution of Drake to the visible fabric of the house: this has been implied in the past, but I am included to take the date at face value and see these as an addition (albeit to a Grenville-period fireplace and chimney-stack arrangement). The mantling of vegetation is much more typical of the plasterwork of the mid-late 17<sup>th</sup> century rather than the late 16<sup>th</sup> century

(in similar idiom to work at Exeter Custom House, for example, or Dunster Castle, Somerset, both of c1680, or the near contemporary Forde Abbey, Dorset of 1655); had this been of Drake's time the arms are likely to have been enclosed in a strapwork panel (compare the Grenville plasterwork of the Great Hall and numerous examples elsewhere: eg Penoyre and Penoyre 1993, *passim*).

The heraldry of the panel comprises the arms granted to Drake in 1581: 'Sable, a fess wavy between two stars argent, the helm coloured with a globe terrestrial upon the height whereof is a ship under sayle trained about with the same golden hawsers by the direction of a hand appearing out of the cloudes in all proper colour with these words, Auxillo Divino.' The NT room notes comment that the stars represent the north and south hemispheres and the wavy line the sea; 'Auxilio Divino' is translated as 'The hand of God'; and 'Sic Parvis Magna' (in rather free translation) as 'from small beginnings to great achievements' (it could bear the simpler: 'thus great from small').

The subsidiary arms on the sides of the chimney breast are as follows: on the west side 1 and 4 a bird volant quartered with 2 and 3 the Drake arms, with the initials 'RN' and the date '1655' This would in fact seem to be the older arms of Drake (Drake of Ash: 'Argent a wyvern gules', Benson 1959, fo. 83) quartered with the newly granted arms of in 1581; the initials remain unidentified (could they be the initials of the plasterer himself?). On the east side, upper: a bird swimming on water, and lower: three crescents enclosing five-pointed stars. GW Copeland comments: 'The upper shield, east, appears to be charged with barry undy of four (to represent waves probably), a bird naiant, or swimming: and that below three crescents with their horns turned to the heraldic right, two over one, and each enclosing a 5-pointed mullet, or star. The "swimming bird" may be a martlet in which case the arms may be those of the Crymes family (Thomas, son of Sir Francis, 1st Baronet, married Susan Crymes in 1641), or the bird may represent a canting or punning achievement – a drake upon the water' (Copeland 1953a, 26). Having given one reading of the lower shield (with little apparent relevance to Drake), Copeland proceeded to state: 'The lower shield on the same side is charged with the arms of Gregorie of Plympton St Mary (Elizabeth Gregorie married Thomas Drake, brother and heir of Sir Francis). The shield bears an acorn as crest.' (ibid.). This is the identification now given in the guidebook ('the arms of Gregory, a reference to Elizabeth Gregory, wife of Sir Francis's brother Thomas.': National Trust 1991, 49).

The main panel of arms was coloured, inappropriately, in the 1950s (they are shown uncoloured in the *Country Life* article of 1916, for example: Weaver 1916, 342, as well as in post-war photographs in Plymouth City Museum); the first National Trust Guidebook stated the intention that the arms 'will be cleaned when resources permit' (NT 1991, 49), and this remains a desirable long-term objective. Record photograph nos: 7193–7247.

#### **5.4.9.3 'Georgian Store' (labelled as 'Spare' on plans)**

Dimensions: an irregular L-shaped room, 4.30m maximum north-south by 3.43m maximum east-west (towards north); 2.34m east-west to the south in the area of the door/partition. There is a dormer window to the north (not on the plan or elevations), with a two-light casement window with a moulded frame, which is probably 18<sup>th</sup> century in date. The north side of one east-west roof truss against the wall of the tower is visible to the west, with a section of gently inclined (south to north) elvan string course beneath it. This is an extension of the sill of the traceried window in the centre of this stage of the tower elevation (visible from the crossing space, qv), and represents the weathering above the chancel roof at this point. The partition (west wall) incorporates old panelling and a two-panel door with cockshead hinges, possibly a late 17<sup>th</sup> century survival. The hinges are nailed to the door but screwed to the frame, showing the door to be re-used in this position.

The floor is of broad (300mm–370mm/12"–14.5") floorboards on an east-west orientation. Much of the floor boarding outside the room to the south is on a north-south orientation, notwithstanding that it also includes some very wide boards. This

difference must reflect an old division in the flooring and thus also in the partitioning at this level of the building. Walls and ceiling retain old plaster finishes. The cupboard beneath the stairs (taped shut and containing a large de-humidifier) has a late 18<sup>th</sup>/early 19<sup>th</sup> century door; the same date applies to the west partition, where it does not re-use older timber (above).

One short length of floor board in the doorway is loose and could be prised up, exposing an area 820mm east-west by 320mm north-south. This revealed a deep gap (of approximately 500mm from the floor level to the upper surface of the ceiling below) between the floor and the first floor ceilings beneath. There are joists at 16" centres with soundproofing filling between them comprising a boarded soffit and plaster/mortar infill between the joists above the boards; this is approximately 50mm thick in all, approximately 25mm apiece (boards and mortar). The western section has had the plaster removed, presumably for access to the void beneath (see record photograph nos 8345–48). Record photograph nos: 8513–48.

#### **5.4.9.4 Landing/Lobby/passage/corridor**

Dimensions: 5.80m maximum north-south by 3.6m maximum E-W within the footprint of the Abbey Church; max dimensions 11.95m north-south by 4.35m east-west; height, floor to ceiling: 2.39m (south), 2.48m (north). The landing area stretches from the doorway of the second floor tower space to the north-west to the landing at the head of the Georgian stair and front door of the second floor flat to the south. The northern part lies within the roof space of the Abbey Church, and shows two large elvan corbels from the inner wall-top corbel table (compare those at the east end of the same corbel table visible at ceiling height in the first floor volunteers' kitchen below). Beneath these is a trace of the inner arched reveal of the south-west window of the presbytery (more of which is visible below). The south wall has been breached in the middle in order to provide access to the landing of the Georgian stair. Partitions and roofing all belong in the late 18<sup>th</sup> century phase 6, as does the fitting out of the south-east (kitchen) range to the south. The flooring is of broad floorboards (15–16") running north-south, except for a rectangular area of narrower boarding in the south-west corner approximately 1.80m by 0.80m; this probably marks the filling in of an earlier staircase. Something of the sort may in fact be shown by the 1916 *Country Life* plan, although this is unclear. Record photograph nos: 7018–46 (covering all of landing and adjoining attics at this level).

#### **5.4.9.5 'Roof Space' and 'Open Area'**

To the east of the landing is a raised area occupying the south-east area of the Abbey Church; this is marked on the plan as 'open area' and has sometimes been referred to as a 'tailor's bench' (eg National Trust 1991, 48). In fact the width (east-west) of this area precisely matches that of the first floor rooms beneath, and so it is likely that this raised area, and its continuation north within the roof space, is a device to create better ceiling heights in the rooms beneath (something that was not necessary in the narrower and lower passage and service rooms in the western half of the chancel space. This step in the floor/ceiling heights is in fact shown on the east-west section illustrating Lord Heathfield's alterations prepared for Cynthia Gaskell Brown's publication (Gaskell Brown 1995, fig 7), where it is labelled 'master bedrooms and dressing room', so this may in fact also reflect the distinction between those two room functions. There are some broad floorboards towards the east side of this raised floor, but in the west they have been replaced with narrower, 8" boards. The east window has a late 18<sup>th</sup> century two-light casement window frame, as do all the dormers on the east side of this roof, matching and of the same date as the 'gothick' windows of the lower floors on this elevation (see Fig 51). The roof space tucked within the northern parapet shows the north end of the roof structure, and provides access south through the entire roof of the kitchen range (although this was not explored because of safety restrictions). The positions of the feet of the ten roof trusses (see 'general note on the



attic floor', below) are visible within the second floor spaces, and are indicated on the second floor plan (Figs 45-46).

#### **5.4.9.6 Second Floor Flat, Hall/Dining Room**

Dimensions: 3.79m north-south by 2.91m maximum east-west, plus passage running north, 4.20m north-south by 1.03m wide. Height, floor to ceiling: 2.75m in main area; 2.34m in passage. There is a re-used 19<sup>th</sup> century granite two-light window with hollow chamfers, inserted in the west wall during the conversion of this attic to a flat in the mid 20<sup>th</sup> century. There are modern finishes throughout, including a carpeted floor and six-panel stripped pine doors to the kitchen and to two cupboards (south and north walls). The door at the head of the stairs (ie the door at the south-west corner leading up from the area to the west of the 16<sup>th</sup> century kitchen) is a four-panelled door with H-L hinges, probably re-used in this position rather than *in situ*. Within this door opening there are five steps up to floor level, with a balustrade of simple stick balusters (which could be of any date from the early 19<sup>th</sup> century onwards, but is probably part of the conversion in phase 12). The stairs are marked on Birdwood Willcocks's 1948 proposal drawings, but not on earlier plans, such as the *Country Life* plan of 1916 (Fig 17). There is a high picture rail and simple cornice at ceiling height throughout. Record photograph nos: 7567-69, (plus 7604-07 exterior views and details of the front door).

#### **5.4.9.7 Second Floor Flat, Kitchen**

Dimensions: 3m north-south by 3.60m east-west; height floor to ceiling: 2.67m. All modern finishes, cupboards and kitchen units, with linoleum/vinyl flooring. There is an exposed main rafter of the late 18<sup>th</sup> century roof to the north of the dormer window. Within the cupboard to the south is the foot of one further late 18<sup>th</sup> century roof truss (the end truss of the roof) which is painted and featureless. The dormer window itself is one of the run of late 18<sup>th</sup> century 'gothick' windows introduced at this level in phase 6. It has a contemporary casement with 3 x 5 leaded panes wired to round-sectioned bars and a scrolled catch with openwork decorated catch plate. Record photograph nos: 7570-72.

#### **5.4.9.8 Second Floor Flat, Passage**

Dimensions: 4.20m north-south by 1.03m east-west. The passage has a basket arch at each end leading to the front hallway. There is a door (with door presently removed) to the west leading to the sitting room, created in the mid 20<sup>th</sup> century as part of the conversion from former servants bedrooms to a self-contained flat. There is a modern stippled glass borrowed light to Bedroom 1 and high level modern picture rail. The hatch to the roof space is blocked off. Record photograph nos: 7573-74; 7582-85.

#### **5.4.9.9 Second Floor Flat, Sitting Room**

Dimensions: 4.45m north-south by 3.61m east-west; ceiling height 2.35m. There is no door on the doorway. The room is lit by a mid 20<sup>th</sup> century dormer window to the west with a stained/grained oak frame and metal casements and a granite single-light window to the south with metal casement (also mid 20<sup>th</sup> century/phase 13). Positions of three late 18<sup>th</sup> century roof trusses are visible on the west side of the room. The finishes are modern and include a plain picture rail on the north, east and south walls, and continuing between trusses on the west wall. A shallow cupboard on the west wall has paired 18<sup>th</sup> century doors with raised and fielded panels, which are probably re-used here because they are hung on modern hinges (and because the room was just an attic space until the mid 20<sup>th</sup> century). A former fireplace in a shallow chimney breast in the south wall is now blocked. The room is carpeted and there are modern finishes throughout, but the cupboard doors are a reminder (as is the 1770s door case on the second floor landing) that the flat had a late 18<sup>th</sup> century identity, even if only as attic servants' rooms. Clearly it was without windows to the west, and the chimney that formerly served the west kitchen fireplace once rose through this room but was removed to create the space of this room in 1948. Record photograph nos: 7575-81.

#### **5.4.9.10 Second Floor Flat, Front hallway**

Dimensions: 1.96m north-south by 2.28m east-west; canted north-west wall. Modern (20<sup>th</sup> century) finishes throughout, including embossed wallpaper. There is a late 18<sup>th</sup> century six-panelled door (the 'front door' from the second floor landing to the north), with a typical 'Buckland' catch/lock plate, and typical pulvinated frieze above the door case (compare those of the 'Georgian Dining Room'). The picture rail at ceiling height (as throughout) is 20<sup>th</sup> century in date. Record photograph nos: 7582-85; 7601-02.

#### **5.4.9.11 Second Floor Flat, Bedroom 1**

Dimensions: 4.30m north-south by 3.66m east-west; height floor to ceiling: 2.35m. All modern finishes, including a modern boarded floor, dating to the conversion in 1948-50 (phase 12). There is a plain picture rail on the north, west and south walls, continuing at a lower level between roof trusses on the east wall. Two roof trusses are visible, to either side of the dormer window, the south truss continuing within the airing cupboard to the south, with a metal flitch plate bolted to the lower end. A similar detail is visible inside the northern cupboard (not photographed as the cupboard was full). There is a plain, four-panelled stripped pine door of 19<sup>th</sup> or 20<sup>th</sup> century date; the door has been turned at some point since positions of former hinges can be seen on the west edge. The moulded architrave may be older, so the door opening is probably contemporary with this, namely late 18<sup>th</sup> century. The dormer windows have gothick casements, as described for the kitchen window. Record photograph nos: 7586-89.

#### **5.4.9.12 Second Floor Flat, Bathroom**

Dimensions: 1.97m north-south by 2.37m east-west; height floor to ceiling: 2.39m. This room has modern finishes and fittings including vinyl flooring. There is a four-panel stripped pine door in a bead-moulded architrave of late 18<sup>th</sup> century date. The dormer window has details as described for the kitchen. The five-pane borrowed light to the landing has stippled glass and is probably early 20<sup>th</sup> century in date. A roof timber is boxed in and obscured. Record photograph nos: 7593-94.

#### **5.4.9.13 Second Floor Flat, Bedroom 2**

Dimensions: 3.58m north-south by 3.97m east-west; height floor to ceiling 2.40m. All 20<sup>th</sup> century finishes, including picture rail on the south, west and north walls, dropping to a lower level between the roof trusses on the east wall. There are two roof trusses: the northern truss is boxed in and the southern truss which continues in the cupboard in the south-east corner of the room has a similar bolted metal flitch plate as described in Bedroom 1. This also has narrow chamfers on its lower edges. There is a four-panel stripped pine plain/flush door in a bead-moulded door case of late 18<sup>th</sup> century date. Record photograph nos: 7595-600.

#### **5.4.9.14 Attic floor of the east range**

The roof comprises ten trusses in all, numbered from north to south; trusses 4 to 10 falling wholly or partly within the second floor flat (the west sides of trusses 4 to 5 being outside the flat in the area of the top landing of the Georgian stair). Where measurable the trusses fall at intervals of 1.88m-2.30m, so are not really regularly spaced. Most have narrow chamfers on their lower edges and are painted black. The west terminals of the two southernmost trusses are cut off at a higher level, where the west side of the roof is asymmetrical.

The pine doors and bead-moulded architraves seem to represent the fitting out of the attic rooms in the late 18<sup>th</sup> century, phase 6. The simplest interpretation would seem to be that these doorways are simpler than anything else in the building of this period, because they are sited in low-status attic rooms, those described as 'garret bedrooms for farming servants' of the architect Samuel Pepys Cockerell's contemporary description (DHC 346/E66, quoted in Gaskell Brown 1995, 37 and Fig 7). This seems preferable to invoking a separate later phase of work in the 19<sup>th</sup> century in these attic rooms; it is reasonably certain that the basic arrangement of the attic partitions dates

to this period, with the rooms along the east side of the roof in use from this time, and probably also the corridor. The rooms on the west side cannot have been a part of this arrangement, and probably served as unlit attic rooms. The present sitting room, which was altered by the removal of the chimney stack formerly in this position between trusses 6 and 7, and the construction of a new west dormer window, and the dining room which was altered to accommodate the new stair access in the south-west corner, and the removal of former partitioning, were only brought into in the attic accommodation in the mid 20<sup>th</sup> century (phase 12).

#### **5.4.10 Interior: Third Floor and Roof Space**

(See Figs 45a, 46 and 80).

##### **5.4.10.1 Tower room**

(Fig 45a)

Dimensions: 7.96m east-west by 7.77–84m north-south; height, floor to ceiling, 3.18m. Now used as a conservation store and measurements etc. were hampered by shelving and generally cluttered nature of the room. The internal finishes of the room are all of the late 1930s and 1940s, ie post-dating the fire, when the tower acted as a large chimney! Floorboards are laid east-west on concrete floor over RSJ/concrete beams of the second floor ceiling over the crossing. The timber ceiling beams were also renewed at this time, with chamfers and scroll and bar stops (NB that these might be composite timber casings of RSJs). Various examples of period wallpapers and other finishes survive patchily and gypsum plaster finishes are visible where paper or paint is peeling away. There is a recent plaster repair in the centre of the ceiling, representing water ingress from the central flat area of the roof above. The chimney breast in the centre of the north elevation is presumably 16<sup>th</sup>/17<sup>th</sup> century, relating to the post-medieval fireplace with Drake arms overmantel in the second floor room beneath.

To either side of the door to the tower stairs a stone corbel projects into the tower room; unless these are reset, presumably they somehow represent a medieval floor level within the tower, superseded by the 16<sup>th</sup> century arrangement. Record photograph nos: 6578–93.

##### **5.4.10.2 Tower Roof Space**

(Fig 45a)

Internal dimensions of c8.03m north-south at east wall, 7.99m north-south at west wall by 7.95m east-west at south wall, 7.93m east-west at north wall. The boarded floor level is at approximately 3.20m above the landing at the top of the tower stair; the raised board walk east-west on the east side of the roof space is another 230mm above that. The current roof is in the form of an inverted pyramid with its upper limit just beneath the curvilinear crenellations on all four walls, sloping down to a small lead flat in the centre of the tower space outside the door from the roof space (on the east side of the open area). It is not clear how this drains, and it has been the source of a recent leak into the tower room (marked by a repair in gypsum plaster: below). (See photograph nos: 7279–7330, of 8.vii.16, plus sketch of wall thicknesses/heights in SRB field notebook XLII.)

There are signs of an earlier roof line of two pitches on the south and north sides, with a weathering course on the east wall, south side, and a cut chase for flashing on the west wall, north side. Elsewhere there are less prominent signs of similar treatments. It is uncertain whether this represents the medieval roof, or a 16<sup>th</sup> century replacement. Within the roof space the walls narrow/step in from their full thickness to a widely varying pattern, tending to be at their highest at the corners and at their lowest in the centre of each side. The average offset is 750mm. This must have something to do with the roof just described. At first sight, it seems that the thinner sections of wall were all rebuilt with the 16<sup>th</sup> century crenellations and that plotting the extent of this in reverse on the exterior elevations would permit the extent of rebuilt external facework to be

charted (albeit approximately). Further reflection cast doubt on this assumption, and the true picture seems more complicated.

Various other chases and lesser changes in wall thickness may represent other roofing activity.

There is a good deal of sooting on the wall surfaces, presumably from the 1938 fire, both on the wall faces and on timbers, but it seems unlikely that this roof was radically altered in the aftermath of the 1938 fire, although the sarking boards and slating were presumably replaced at this time and the bell cote visible on the eastern parapet in 1938 photographs was removed. This roof is probably late 18<sup>th</sup> century in date, with some additional support added subsequently, such as a brick chimney flue added in the south-west corner in the 19<sup>th</sup> century, and brick corbelling for a supporting timber across the south-east corner in the late 20<sup>th</sup> century. Many of the main timbers have vacant mortises and peg holes suggesting that they have been re-used from an earlier roof (below).

Traces of a blocked circular window are visible on the south side of the east elevation. On the north wall there is a blocked rectangular window visible in the eastern corner, and a corbel and a chase for a vertical timber for the west chimney stack projects in the centre: 16<sup>th</sup> century. Much of the associated rubble facework was probably rebuilt at this time, see also below. On the west wall there is a reverse offset (ie a thickening of the wall) approximately 3m above floor level, which may represent the base of the 16<sup>th</sup> century parapet. On the exterior the south face of the north chimney stack contains a diagonal scar, sloping downwards from east to west, presumably a former roof line, although it has yet to be established how this relates to other evidence of former roof lines (see photograph nos 7281, 7285).

Vacant mortises: two of the main rafters in the centre of the west side of the roof (numbered 1 and 2 on my sketch of 8.vii.16) have vacant mortises for halved and notched dovetail joints, a typical joint of 16<sup>th</sup> century roof construction, especially for collars. Two vertical posts on the west wall (and others elsewhere) have mortises for haunched/housed tenons, joints typical of floor joists, suggesting that they may be re-used 16<sup>th</sup> century floor beams. These timbers certainly look like re-used pieces from 16<sup>th</sup> century roof carpentry; presumably re-used in the 18<sup>th</sup> century; none is medieval, so far as can be judged.

This roof space really needs a proper survey and elevation drawings in order to chart the extent of rebuilds and timbers. None are presently available, other than the outline sections which James Barber used (sheet 14, looking south; sheet 15, looking north; and sheet 16, looking west[?]). Record photograph nos: 7279–7330.

## 5.5 The Great Barn

(See Figs 52-56 and 81, see also Fig 52 for locations of bay divisions)

### 5.5.1 General overview

The barn is one of the largest and most splendid of surviving medieval barns, monastic or secular, and is justly celebrated. William Marshall said of it: 'The monastery barn of this place is perhaps the first to be found, at this day, in the Island: not in respect to size, though it is large, but in regard to the state of preservation, – both of its walls and its roof' (Marshall 1796, 307). Later observers have followed in similar vein, and it has been termed 'one of the best surviving illustrations of the scale of building needed to cater for the revenue of a large monastic establishment (Buckland held 20,000 acres).' (Cherry and Pevsner 1989, 229 [and pl. 55]), 'majestic' by *Country Life* (Aslet 1988, 111), and 'truly magnificent' (Robinson 1998, 78). The barn is of enormous size: almost 50m (164 feet) long; 10.5m (34.5 feet) wide and 12m (40 feet) high (as much as 18m at the north gable). It is of 20 structural bays, defined by the buttresses on the outside and the roof trusses on the inside, and eclipses the Abbey Church in grandeur as well as size, if only because it remains as a single open space. It is also one of the most intact of the abbey buildings, with relatively few later alterations. William

Marshall's large additional doors are admittedly quite intrusive in attempting to judge the qualities of the original building, but other than these insertions, repairs are limited. Dating of the construction is uncertain and estimates range from c1300 (National Trust 1991, 16) via early 15<sup>th</sup> century (Cherry and Pevsner 1989, 229) and '15<sup>th</sup> century' (Aslet 1988, 111; Barber 1984, 40; of 'fifteenth-century form': Robinson 1998, 78), to late 15<sup>th</sup> century. In short, no one has really known what to think, or how to date it. My own preference is to see the barn as a relatively early component of the abbey, and certainly to see the roof as an integral part of the construction, there seems to be no particular reason to see the roof as an addition to the body of the building (contra Aslet 1988, 111, who dates the barn to about 1300 and the roof to the 15<sup>th</sup> century). This might favour an earlier, rather than late date, but there is no real way of moving this forward other than by sampling for dendrochronology. If it is an early roof, then dendrochronological dating will be a real possibility (success being more likely in earlier, as opposed to later, medieval contexts). After this there are phases of work in the late 18<sup>th</sup> century/1790s (William Marshall), the mid 19<sup>th</sup> century and the mid 20<sup>th</sup> century.

### **5.5.2 Exterior**

(Figs 52, 53 and 54).

The majority of the building, as has been seen, survives from its primary phase (Figs 52-56). All of the original medieval ashlar, the quoins of buttresses, the frames of doorways, the frames and embrasures of the slit windows, and the hollow-chamfered plinth blocks, are of neatly-dressed elvan. Granite only appears when it is used in later replacements. The 'background' walling material is of shale, pretty variable in colour (from blue-green to grey to brown), and also in block size and preparation. In typical original facework masonry, for example in the north gable, there are often large blocks of both blue-green and grey shale, the former, perhaps because it is softer and less prone to natural cleavage, often displays marks of axe dressing. The variety of colour is also likely to be exacerbated by post-construction factors: weathering and lichen growth, as well as selective re-pointing. Another example in the north gable would be the good deal of dark algae at the base of the wall, probably reflecting damp conditions in this wall, which extends significantly below internal ground level (compare also comments on the retaining wall of the Oxsheds, Section 5.7, which have similar discolouration).

The building slopes down from south to north with the topography, although the interior floor level follows this up to a point (with steps, formerly a slope) in bay 5, just north of Marshall's 1790s pair of doorways; but this is seen most impressively at the north gable, where not only does the wall rise higher than anywhere else, but it is buttressed at its base by a crenellated retaining wall (perhaps a 17<sup>th</sup> or early 18<sup>th</sup> century addition, since it is shown on the Buck engraving Fig 19). The construction is characterised by systematic putlog holes throughout, invariable on both sides of the narrow bays defined by the buttresses. They are nearly always placed in the angles of the bays, ie right in the corner, with between five and seven tiers on the side walls and as many as twelve tiers on the north gable. The original blocking stones survive in many places.

This fabric forms the original medieval phase. Little seems to have been done until Marshall's interventions in the 1790s. In order to make the building more useable for contemporary purposes, he cut three new large barn doors into the fabric: a pair of opposed doors in bays 3-4 and a single door in the east wall of bays 17-18. These insertions involved the removal of buttresses and blocking of windows. He gives a full account of the reasons he did what he did (see Section 11.2.2), which was essentially to permit the transit and manoeuvring of wagons, as well as providing more usable space for threshing. Marshall made much of the difficulty of cutting these doorways through masonry as hard as rock: 'The labor of cutting these doorways is nearly equal to that of cutting through solid rock, of equal thickness; namely three feet. The cement is of an extraordinary quality: as hard almost as granite; especially on the north side of

the building' (Marshall 1796, 308). One detail is worth noting: in Marshall's new doors, he placed re-used granite arch spandrel blocks against the base of each reveal, wider side down, presumably as 'doorstops' or 'bollards', to prevent damage by carts manoeuvring through the doors. He also added similar blocks on the main medieval door openings.

Late alterations include the insertion of smaller openings in bay 8, west side and in the north side of the west transept, cutting of a new window in bay 15, east, some blocking of windows and the construction of structures in the angles of the main walls and the transept including a horse engine house to the north-east (represented by traces of a roof line where it abutted the east wall and blocked sockets through the east wall for the drive shaft[s]), roof lines of lean-to structures to the south-east, perhaps pig sties, traces of the mill to the north-west and another building to the south-west (accessed through the door in bay 8).

Some of these structures are shown on the 1842 Tithe map and the first edition of the Ordnance Survey 1:2500 map in 1884 (Figs 14 and 15), but had gone by the time of the OS second edition in 1906 (Fig 16). Those on the east side are shown in a number of mid 19<sup>th</sup> century drawings by John White Abbot dated 1831 (Fig 25, National Trust 2003, 47); an ink and wash drawing by Robert Hurrell Froude, dated 1839 (Fig 29, DHC P&D 08936, LD; digital archive photo nos: 6112–13), and an anonymous pencil drawing of c1850, said to be 'in the style of' Edward Ashworth (Fig 32, DHC P&D 40033, MD; digital archive photo nos: 6109–11). Remarkably, in view of the general dearth of early photographic material on Buckland, there is also a photograph of the east side of the barn showing the east transept and the horse engine house (PWDRO 3642/2905/501); this is undated, and the south-east lean-to structures had gone (although their roof line is visible in the photograph), so perhaps somewhere c1880. In view of the fact that the north-west (mill) structure is not shown by Swete in his 1793 watercolour of the barn (Fig 20), coupled with the map evidence of structures present in all four angles in the mid 19<sup>th</sup> century, it seems likely that all these abutting structures and their related features in the fabric of the barn, all belong to the 19<sup>th</sup> century, and they have been phased accordingly.

The barn had a cobbled floor until 1950, when it was replaced with cement (National Trust 1991, 44). Additional record photograph nos: 7421–65.

### **5.5.3 Interior**

(Figs 52, 55 and 56)

Interior dimensions: length 46.89m, north-south; width 8.56m (north end); 8.48m (centre, at transepts); 8.52m (south end). The basic structure is defined by the roof and the buttresses: 21 roof trusses and 20 bays; bays 1–9 (numbering from the south) in the southern half, bays 10–11 form the transepts and bays 12–20 in the northern half. The walls are approximately 0.95m thick (measured at the north door). The second roof truss from the south is replaced, perhaps in the late 18<sup>th</sup> century, and comprises a plain principal rafter and high-collar truss; otherwise all of the roof trusses appear to be surviving originals. The principals have slightly curved feet, forming the lower 'arch brace', slightly cranked collars with central 'stops' on the soffit to meet the upper arch braces, two per truss. There are three levels of purlins with peg holes for four original common rafters per bay, plus a diagonally-set square ridge timber. All the timbers are plain and unchamfered. There is some iron strapping and additional support in places. An additional roof has been constructed above the medieval roof, consisting of 4 levels of purlins and softwood common rafters, plus battens for slates, presumably of mid 20<sup>th</sup> century date.

The original fenestration consisted of slit windows in every other bay (ie alternate bays as established by the exterior buttresses are without windows). Both this, and the buttresses themselves are somewhat compromised by the inserted, additional, wide late 18<sup>th</sup> century doorways (a product of the improvements initiated by William Marshall: above, and Marshall 1796, 307–08). There are two opposed doorways towards the south, one in the east wall to the north (since the fall in the external

ground level precluded an opposing doorway at the north end). The insertion of the doorways entailed the blocking/obstruction of two of the original slit windows in the east wall and one (to the south) in the west wall. The fenestration is at different levels: higher in the east wall, lower in the west wall: again perhaps a response to the fall in the natural ground level from east to west. The insertion of the doorways also involved cutting off (or in one case erasing entirely) the buttresses. Other inserted features include a ground floor window in bay 15, on the east side and a patch in bay 13 at ground floor level in the east wall represents the position of the drive shaft of the horse engine added in the semi-circular structure abutting the east wall north of the east transept; there is a corresponding blocked socket directly opposite this in the west wall, perhaps representing the west terminal of a supporting beam (see digital archive photo nos: 7420–21). There are a couple of masonry patches in the ground floor of bay 8, east side of uncertain purpose (larger than putlog holes), and window was inserted towards the west corner of the south gable wall, and subsequently blocked.

The doorway in the west wall of bay 8 is inserted, with the reveals hacked through the wall core and granite lintels on the interior wall face visibly inserted. Behind the granite is a cast concrete lintel, indicating that this is likely to be of mid-late 20<sup>th</sup> century date (was it inserted to permit/facilitate visitor circulation?).

The blocked doorway in the west wall of bay 13 also looks like an insertion, with a granite lintel block to the south, and a lintel made up in slate to the north; the blocking has old lime mortar/plaster lining the embrasure, showing that this is an old feature, perhaps 16<sup>th</sup> century in origin.

The post-medieval mill is said to have lain on the outside of the barn in this position (although none of the maps shows structures in this position there is evidence in the fabric for a structure abutting in the angle of the west transept of the barn and the west wall to the north in the form of roof lines in the masonry of the barn and the blocked doorway in the north wall of the transept, which survives as a visible doorway on the inside). Several internal features in this area may also be connected with this structure (as well as the pair of millstones set into the floor nearby). The window above the arch has its splays cut back on both sides (more on the south than on the north). Above the head of the rere arch are two blocked sockets one above the other and both approximately 400mm<sup>2</sup> (the upper one less regular and slightly bigger). They appear to be blocked in shillet bonded with grey cement. Two iron brackets/fittings to the north, an iron plate some way to the south, and a couple of secondary sockets to the south of the window embrasure may all be connected.

Cynthia Gaskell Brown says that the mill dated to the 19<sup>th</sup> century and that the small arch immediately south-west of the barn was an 'arched gutter' for letting the water of the leat through (Gaskell Brown 1995, 37). Enquiry of the gardeners regarding whether any trace of a leat had ever been found in the area south or west of the barn, elicited the response that they never dig deeper than 7–9" because they are not allowed to by Scheduled Monument restrictions (Sally Whitfield, Head Gardener and repository of much useful knowledge of the site over 30 years or more; personal communication). Despite this it ought to be possible to establish the position and course of this leat/water supply in a couple of judiciously-sited trenches. Sally also mentioned (in the same conversation) that the cross shaft now standing to the south of the south-east corner of the barn used to be in the herb garden bed running west from the south-west buttress of the barn. She said that this is not from Buckland, but came from Plymouth, and that she has further information on it (see NT 109855; Fig 5).

As with the east and west walls, the gable walls differ one from the other: the south gable has two tiers of slit windows, the lower one set wider apart than the upper. The north gable had two pairs of slit windows (originally) set above each other, the western one of the lower pair is obliterated. The positions of the slit windows are dictated by the arrangement of external buttresses, dividing the gable into four narrow bays. There is also a single slit window high up in the apex of the gable. The lower part of the south gable wall (up to 2m in height) lies below the external ground level, and this accounts

for its different appearance (see photo nos 7363–64) with leached out mortar and efflorescence (and compare the base of the exterior wall face of the north gable).

What date is the roof? It has traditionally been dated to c1300 (although, as has been seen above, there is a spectrum of opinions on this, as on so many other matters). c1300 would be rather early in the general spectrum of Devon roof carpentry, although far from impossible. It is very plain in its details, and on very general typological grounds I would say that no more precision is possible than generally 'late medieval'. The absence of granite in primary contexts in fabric of the barn might be a pointer to a date before c1450 (primarily on the evidence of Tavistock where both abbey and parish church see the introduction of granite towards the end of the 15<sup>th</sup> century). But at Buckland we are very near to Roborough Down, the primary source of elvan, so it is hardly surprising that this material dominates, and a principle of dating established at Tavistock may be less applicable here for this reason. Dendrochronology might help establish a more secure date (so far as it is known, it has never been attempted). So the best we can do on presently available evidence is to suggest a date sometime in the 14<sup>th</sup> or 15<sup>th</sup> century with a preference for a date before the mid 15<sup>th</sup> century. Record photograph nos: 7331-7420.

## 5.6 Monastic Farm Building

(See Figs 57-60 and 83-84 see also Fig 57 for locations of bay divisions)

### 5.6.1 General overview

The long, linear building now forming the visitor entrance, shop and restaurant of the property is clearly medieval in origin and largely agricultural in purpose. This building has perhaps enjoyed (or endured) the most varied terminology and speculative functions of all the surviving ancient buildings at Buckland, from monastic guesthouse, infirmary, to stables and subsidiary barn. By the later 20<sup>th</sup> century the building was unequivocally in use as a farm building and remained so after the acquisition of the main abbey buildings by the National Trust in 1946, not finally passing into Trust possession until 1987. As a result of the relatively late acquisition, and the initial study of buildings as a prelude to their repair that was then becoming accepted, more formal archaeological work, both below-ground excavation and above-ground recording and analysis, has taken place on this building than any other (see most notably Barber 1984, 42–44 and Gaskell Brown 1995, 44–60). Gaskell Brown's adoption of 'Monastic Farm Building' as the preferred name for this building is followed in this report. As a result of this work it also happens to be the best studied and recorded building at Buckland. In consequence, the account given here is obviously dependent on the earlier phases of work and whilst it departs from them over minor matters of phasing and interpretation, is in broad agreement over the general understanding of this building. It should also be noted that the published record drawings (Barber 1984, Fig 12; Gaskell Brown 1995, Figs 12–13) do not show seams, cuts and other evidence for insertion, so these and the published reconstruction drawings (*ibid*; Figs 14–17) are sometimes at odds with my interpretation.

The core of the building, and many of its features, is medieval, and has conventionally been dated to the early 14<sup>th</sup> century (National Trust 1991, 41), although this remains unproven by any objective means, there is sufficient internal consistency of features (such as the form of the slit windows) to support the proposal that the Monastic Farm Building is broadly contemporary with the barn. The original arrangement was of a farm building, probably of two storeys, since there are at least two apparently original doorways at first floor level (although little traces remains of the floor structure), lit by narrow slit windows in bays 3–11, with a separate possibly residential unit at the east end, in bays 1–2 (although modified in various ways, the larger fenestration and apparently original doorways at ground and first floor levels in the north wall (Fig 59) combine to demonstrate this). The original fabric is of large, semi-coursed blocks of greenish shale with locally brown/rusty surfaces; the eaves cornice of 'greenstone' is in



fact likely to be of similar shale-type material. All features, quoins and other dressings are of elvan.

In the 16<sup>th</sup> century the six westernmost bays of the building (bays 6–11) were converted to domestic use by the insertion of a western chimney stack, new floor structure, and a series of two or three-light mullioned windows. This work is dated by the armorial decoration of the label stops of the window inserted into bay 10 (south), which show (west) a clarion of the Grenville arms and (east) 'fretty', a lozenge-shaped lattice, for St Leger (Hamilton Rogers 1877, 304). Sir Richard Grenville married Mary St Leger of Annery near Bideford in 1564 or 65 (National Trust 1991, 20), thus giving a date range for this window of between 1564–65 and 1580–81, the date of Grenville's sale to Drake, and thus is broadly consistent with the date range of Grenville's conversion of the abbey church. The inserted windows employ both elvan and granite (in common with Grenville's additions elsewhere in the Abbey); but not all of the windows in these bays can be attributed to this phase, and the familiar pattern of re-use and insertion appears here. Where there is room for doubt or uncertainty, such as mixed materials or other evidence of tampering, I have readily ascribed these features to later phases. It should be remembered that in the later 18<sup>th</sup> century (broadly phases 6–8) much demolition had taken place and many such features would have been available for re-use around the site.

Marshall's work in phase 7 involved strengthening the building by the insertion of floor beams and tie beams, the insertion of another fireplace and chimney stack in bay 5, the construction of the outshut to the south and the consequent blocking of various Grenville windows in the south wall and a number of modifications of windows and doorways in the north wall (Figs 57–60). The west end bay is a late 18<sup>th</sup> /early 19<sup>th</sup> century addition distinguished by thinner slate rubble work and inserted re-used 16<sup>th</sup> century elvan window frames (or medieval in the case of the quatrefoil window in the gable), plus a good deal of surviving roughcast on the surfaces. The diagonal corner buttresses are said to have been re-used from the earlier north-west and south-west corner of the building (Gaskell Brown 1995, 57). The east end bay is a single-storeyed structure originally a wash house, of broadly similar date (below).

#### *A note on phasing*

Although the phasing of the building is broadly compatible with the outline series of phases used for the whole site, in the case of the Monastic Farm Building there is a local difficulty over the deployment of phases 7 and 8, relating to the work of William Marshall and Samuel Pepys Cockerell respectively. Whereas elsewhere these two phases (which are broadly coincident in date), can be separated on grounds of function and intention (ie Marshall was concerned with agricultural matters and 'improvement'; Cockerell with architectural matters, and 'domestic arrangements'), in the Monastic Farm Building they run the risk of colliding. It has to be admitted that this is a fair reflection of what we know of the interaction of the two men: Cockerell was put out because Marshall seemed to be trespassing on architectural matters rather than sticking to his brief of 'agricultural arrangements' (see his letter to Lord Heathfield of April 1801 quoted in Section 11.2.3) and Marshall seems to have been unable to resist getting involved in matters more purely architectural. As a rule of thumb (and in the absence of specific evidence in given instances), in the phases of this time, elements relating to domestic and architectural matters are assigned to Cockerell (phase 8) and those to agricultural matters to Marshall (phase 7). But the addition of the two-storey cottage at the west end of the Monastic Farm Building is attributed to Cockerell (Gaskell Brown 1995, 46; 57); the smaller 'wash-house' extension added to the east end of the building, has been attributed to the early 19<sup>th</sup> century (Gaskell Brown 1995, 45; 59) or the mid 19<sup>th</sup> century (National Trust 1991, 41), but since this (along with the outshut to the south) is also depicted on the 1842 Tithe map, both structures are assigned to this phase here. The overall difficulty of distinguishing these works, and their closely co-incident dates, has here led to the attribution of all work of the period to phase 7 (Figs 57–60).

### **5.6.2 Exterior: North elevation**

(Fig 59)

All bays, other than bays 2–3 where the doorway is set at the extreme west limit of bay 2, are defined by well-built buttresses with integral plinths and two set-offs. Because of the sloping site there are various minor adjustments made to the ground levels, usually cutting down from the original. Other than the blocked doorway in bay 11, I have found it hard to attribute any of the doorframes to the original medieval build. In the end I have accepted the ground and first floor doorways at the east end (bay 2), although both have their problems in other ways: the masonry around the ground floor doorway is not very tidy, although it does retain its interior rere-arch of elvan. The question of how the first floor doorway was reached/approached should be asked. It would have had to have had an external stair, for which there is no firm evidence (compare lodgings at Okehampton Castle, early 14<sup>th</sup> century, or Dartington Hall, late 14<sup>th</sup> century, both of which have clear evidence for external stairs in association with first floor doorways). The door frame in bay 6 may originally have been in the wide opening in bay 4, although at 2.15m approximate width, this seems slightly too wide for the opening (which is approximately 1.95m wide).

From bay 2 through to bay 11 the pattern of original fenestration can still be discerned, despite the many later replacements, showing it to have been of narrow slit windows at ground and first floor in alternate bays, the former with elvan rere-arches (as in the Great Barn), the latter under lintels (ie without stone rere-arches). The two-light window with cinquefoiled heads in bay 1 is probably a late medieval (phase 2) insertion. The mid 16<sup>th</sup> century (phase 3) sees the most change, especially by the insertion of one, two and three-light windows, and doorways. The doorframe in bay 9 may well have been re-used from the medieval doorway in bay 11; the doorway in the east bay, may also have been re-used (in modified form) from an earlier context, as were many of the windows in the phase 7 extensions to the building (though not, of course, necessarily from the Monastic Farm Building itself).

Windows identified in the drawing as belonging to later phases usually contain some cause for suspicion over their date, with either composition of mixed stone colour or texture (such as the two-light windows in bays 4, 7 and 9), or evidence of multiple insertions into already later fabric. Some features were subject to minor modifications in later phases (eg bay 8, ground floor), but by and large the exterior appearance of this side of the building appears much as it did in the 19<sup>th</sup> century (compare Robert Hurrell Froude's drawing of 1839, Fig 28).

### **5.6.3 Exterior: South elevation**

(Fig 60)

The south elevation displays a similar sequence to that just described for the north, although in simpler form and with more extensive recent alterations, mainly as a result of the conversion of the building for visitor purposes in 1987–88 (in phase 13). The core of the masonry is medieval, with a first floor doorway in Bay 10, and a possibility that there was another in bay 2, in the position of the modern entrance. This is mentioned in the report on the 1987 analysis, (Gaskell Brown 1995, 53), but no trace now survives that might confirm this. Nor is there any evidence for original windows in this rear elevation. The higher ground level perhaps meant that this side of the building was not fenestrated, although clearly this was thought necessary once the building was converted for domestic use in the mid 16<sup>th</sup> century. It may be that the external ground levels were reduced or cut back at this time. Under Grenville three three-light windows were inserted in bays 6, 7/8 and 10/11, usually in splayed embrasures (although that in bay 7/8 appears to have straight reveals), with a further opening, possibly a window, in bay 9 (although the blocking of this extends through first floor level as well). The westernmost window is the one bearing Grenville heraldic devices, and is much the fanciest in the building, although the window frame re-used in the south elevation of the western bay also has an unusually complex moulded frame. Many features were blocked when the southern outshut was constructed, again presumably by terracing

into the slope, in the late 18<sup>th</sup> century, and most of the alterations are consistent with what we know of Marshall's work in phase 7, and are so assigned. The remaining features all belong with the conversion of the building to visitor facilities in phase 13, the windows in bays 6 and 7 and the door in bay 8 are all apparently entirely new features of this date, although they appear on the 18<sup>th</sup>/19<sup>th</sup> century phased elevations (Gaskell Brown 1995, 57 and Fig 17). The evidence for this is unknown or no longer visible.

#### **5.6.4 Exterior: East and West elevations**

(Fig 59)

The end elevations of the building are largely obscured by the late 18<sup>th</sup>/early 19<sup>th</sup> century additions to east and west. The west elevation retains traces of four original slit windows, two at ground level, two more above (Gaskell Brown 1995, fig 14), now largely concealed by the inserted Tudor fireplace. The east elevation contains one of the dating puzzles of the building, regarding the date of the axial chimney. This is dated by Bettley *et al* to the post-medieval period (Gaskell Brown 1995, Fig 17), but if the two end bays of the building were used for domestic purposes from the start, then provision for some heating is not unlikely. The stack itself is certainly rebuilt and the ashlar masonry beneath could be old. So little is visible here (visibility essentially confined to the top of the gable externally) and the interior is either totally obscured, or shows no traces of features or openings in the relevant positions. This has meant that nothing new can be said: other than marking this question as one for attention in future. More may have been visible in the 1980s, and it might be worth further consulting the photographic archive made during repairs on this point.

The extensions east and west all contain re-used architectural fragments, some (such as parts of the four-centred arch headed doorways in both structures and the quatrefoil window in the western gable) undoubtedly from medieval contexts elsewhere on the site, others from later 16<sup>th</sup> century contexts, often visibly 'composite' features made up from stone of markedly differing colour and texture.

#### **5.6.5 Interior: Ground Floor**

(Fig 57 and 83)

##### **5.6.5.1 Restaurant: Main area**

Maximum dimensions: 16.86m east-west by 5.91m north-south (at east end); 5.98m north-south (at west end); dimensions of main area: 11.65m east-west (max. 12.56m) by 5.91m–5.95m north-south. There is a re-assembled granite fireplace at the east end of area with inset jambs with plain chamfers and pyramid stops (now containing a server/refrigerator). There is a modern slate hearth slab set into the board floor to west and a relieving arch of rubble voussoirs to rear/north-east corner, over the entry to kitchen. There are original slit window in north wall in bay 5 to the side and a broad doorway to west in bay 6, now filled with 1980s double timber nailed plank doors and glazed inner doors. An elvan one-light hollow chamfered window frame to the west (bay 7), replaces an original slit window (and retains the original rere-arch on the interior). In bay 8 is a modern two-light timber window in a re-made embrasure (with the making good of the reveals visible to each side on the interior). In bay 9 is a four-centred arched door frame set within a wide cut in the bay, a 16<sup>th</sup> century insert here, but possibly the original door frame from bay 11, moved here in the 16<sup>th</sup> century.

The ceiling is of possible re-used beams with plaster between and there is a modern 1980s boarded floor. Rubble masonry walls lie beneath white-painted finishes and some structural details and features are visible beneath the paint.

##### **5.6.5.2 Restaurant: Western bay**

The western bay is 6.25m east-west by 5.98m north-south. This was the area converted to two storeys for domestic use in the 16<sup>th</sup> century (dated by the moulded three-light mullioned window in the south wall [bay 10], with Grenville heraldry on

exterior stops: above). There is a three-light, granite, hollow-chamfered window in the north wall set in a 16<sup>th</sup> century embrasure, but the frame is possibly a later addition (although compare the granite windows in Grenville's great kitchen). The boarded floor is modern (1980s) with two steps down from the main area. The ceiling has a main east-west beam contemporary with conversion, with chamfers and scroll stops and the joists are later, with lath and nail marks from a removed 18<sup>th</sup> century plaster ceiling. It was refurbished in the 1980s and a modern open screen to east was constructed at that point. Wall finishes are white paint over rubble masonry; occasional features are visible within the masonry. Record photograph nos: 7934-70.

#### **5.6.5.3 Restaurant: south extension (in outshut)**

Dimensions: 6.89m east-west by 3.38m north-south. The toilets at the east end account for approximately another 1.81m, giving a total east-west measurement of approximately 8.70m. Modern plastered finishes to the west, south and east walls obscure all fabric and there is a modern plaster ceiling and boarded floor: all dating from the 1980s refurbishment. The north wall contains the remains of a three-light moulded-framed mullioned window in bay 6 (the equivalent of Grenville's phase 3 window further west in bay 10). The lintel and the east reveal survive intact along with the upper block of the west reveal and the east block of the sill, the rest is missing, cut away by a door for the early 19<sup>th</sup> century farm building. This room was formerly a lean-to extension to the farm building and along with the rest of the Monastic Farm Building, its pre-restoration condition is recorded in excellent photographs by Peter Brierley of c1987 in Plymouth City Museum. Record photograph nos: 7959-63.

#### **5.6.5.4 Restaurant: kitchen**

The eastern end of the Monastic Farm Building is now occupied by the kitchen, divided into two by different floor levels: the lower (west) section measures 6.30m east-west by 3.34m north-south; three steps up lead to the upper (east) section, which measures 5.80m east-west by 5.24m north-south. The fabric is mostly obscured by the finishes, fittings and equipment of the modern kitchen. The lower section is narrower than the upper in order to accommodate the stairs of the visitor entry on the north side of bays 3 and 4. Wall surfaces throughout both sections are all tiled, the modern plastered ceilings show no beams or other articulation (an interior cornice at first floor level is said to have been observed in the 1980s (Gaskell Brown 1995, 53), although such a feature does not appear to be shown on the elevation drawings, *ibid*, Fig 12). The floor surfaces are of catering vinyl, etc. The upper section widens by 1.85m from the lower. The only historic feature visible is the two-light cinquefoil-headed window in the north wall, at the east end (bay 1). This is of elvan, with a flat rear face and no rebate, so probably originally unglazed, but there are holes for saddle bars in the side faces at intervals, at least on the eastern reveal and central mullion. These are at approximate intervals of 300mm with one at the springing of the foiled heads and two further levels beneath. This embrasure is splayed fully to the west, but little to the east, in order to fit within the line of the east gable of the building. The embrasure is spanned by a massive lintel beam with chamfer and cut off stops, probably original stepped-run-out stops (or possibly scroll stops), the east stop is in line with the east reveal. Record photograph nos: 7971-81.

#### **5.6.5.5 Restaurant: store**

This section occupies the cottage or wash house added at the east end of the medieval building in the late 18<sup>th</sup> or early 19<sup>th</sup> century (suggested as part of Cockerell's works in the report on the 1987-88 excavation and recording: Gaskell Brown 1995, 46): dimensions 4.70m east-west by 3.71m north-south. Six steps up lead from the kitchen proper to this end cell (a rise in floor level of approximately 1m). This cell is now a single room, although marked on the plans as two rooms, this does not seem to have been carried out. The three-light window in the east gable has elliptical-headed hollow-chamfered lights made up from various fragments (for example the three heads are all

different fragments), with a slightly curved lintel above the embrasure. The door frame, similarly, is composed of fragments, the majority of grey elvan, with plain chamfer and pyramid stops, but blocks of a yellower elvan have been interposed into the frame to widen and heighten the arch on re-use. Record photograph nos: 7982-87.

### **5.6.6 Interior: First Floor**

(Fig 58 and 84)

#### **5.6.6.1 Visitor entry**

Dimensions: 12.60m east-west by 5.98m north-south (at east end), 5.92m (at west end). The basic roof structure is an A-frame with trusses butted and tenoned at the apex of the principals with cranked collars mortised and tenoned into the principals. There are twelve trusses in the whole roof (not thirteen as stated in Gaskell Brown 1995, 53) and therefore eleven bays to the main structure, plus the added post-medieval bays at each end. The design varies even among the original roof trusses. Trusses 1 and 3 have integral tie beams with the principal sitting on the ends of the tie beam and are therefore rightly seen as tie-beam trusses. The non-tie-beam-trusses have short jointed cruck arch braced forms. Truss 2 has a jointed cruck structure with arch braces tenoned into the foot of the principals, and a nailed-on tie beam at a higher level. There are many such additional timbers added throughout, especially tie beams (at a variety of levels), and clasping timbers (see the exploded drawing of Truss 10 in Gaskell Brown 1995, Fig 15). The originals appear to have had two levels of purlins (halved over the principals) and open mortises survive throughout for these. The present roof has three tiers of modern purlins, butted and/or staggered at the bay divisions. The ridge timber is modern too, but there is some evidence for an original ridge timber (such as a large mortise at the apex of Truss 2). There are late 20<sup>th</sup> century (ie 1980s) metal ties supporting most trusses.

The room has a modern boarded floor on post-medieval beams (one dated 1800 by an inscription; another with a felling date of 1799–1800 from dendrochronology: Gaskell Brown 1995, 55), with open mortises for joists on their upper edges.

Walls are of rubble facework with some surviving medieval plaster, now (since 1988) decorated with white emulsion paint throughout. As in the ground floor below, occasional features are visible through the painted finishes, but the pre-repair record photographs held by Plymouth City Museum (by Peter Brierley and others) form much the best guide to the pre-restoration fabric.

The north wall has a single-light window at the east end in bay 1, with a rectangular elvan frame (not a slit window) in a splayed embrasure: quite possibly an original medieval window (although the head could originally have been foiled and this replacement a 16<sup>th</sup> century addition). Bay 2 has a door frame at first floor level with a four-centred arched frame on the exterior and a chamfered elvan rere-arch on the internal face. There are large iron pintles for the original door set on the rear face of the frame, west side. On the south side there is an inserted 1980s doorway, now forming the main visitor entrance. The 1980s survey suggested that there may have been an original medieval ('monastic') door in this position (Gaskell Brown 1995, 5).

Four roof trusses of the five in this section are the medieval originals, albeit with the fourth missing its collar. Truss 5 is wholly later, with a halved apex and halved, nailed-on collar; this ought to be of late 17<sup>th</sup> century or early 18<sup>th</sup> century date. There are markedly fewer repairs to this truss, when compared to the others to east and west. Record photograph nos: 7988-8018.

#### **5.6.6.2 Shop**

The shop is divided from the entrance area by the late 18<sup>th</sup> century inserted wall and chimney stack. Dimensions: 18.95m east-west by 6m north-south (west end); 5.94m north-south (east end). It is roofed by seven roof trusses (basic structure, as before). These have a systematic series of additional timbers: tie beams at approximately wall-top height, and raking struts above the tie beams to the outer ends of the collars.

These are fixed with nails and pegs (tie beams), or just nails (struts). Each truss has a system of 15 or 16 mortises for ceiling joists in their east face and eight larger slots in their west faces, presumably so designed that the tenons of the west ends of the ceiling joists could be slid into position (since they could not be dropped in, or otherwise fitted into a fixed division). As before, there is a variety of other added claspings and packing timbers throughout.

In the south wall there are two modern inserted windows with timber frames and inserted lintels belonging to the late 1980s phase. They may have perpetuated positions of older windows (see Harrison Sutton 'as existing' drawings in NT archive). This area was formerly occupied by the lean-to agricultural building south of the Monastic Farm Building.

To the west there is a modern door in the south wall, then a blocked splayed opening (behind the till) with a broad lintel, or perhaps wall plate, dated to the 16<sup>th</sup> century on the external elevation, blocked in the late 18<sup>th</sup> century. The southern foot of the roof truss is apparently halved over this, making it likely that it is a primary feature (in which case the eastern half may have accommodated an original opening, which was then modified in the 16<sup>th</sup> century). The lintel runs over and beyond the blocked opening to the west (first floor doorway on the exterior), but this is obscured on the inside by shop display units.

Features in the north wall (from the west) comprise: An original slit window in bay 11, (NB as with the other first floor features this has a lintel rather than a stone arch as seen in the ground floor equivalents), an inserted two-light elvan mullioned window with hollow chamfers in bay 10, set in a splayed embrasure which is probably a 16<sup>th</sup> century phase 3 window (or conceivably a secondary embrasure). This has a wider timber lintel with sapwood, and therefore has potential for dendrochronology dating.

Bay 9: has two-light granite window in a splayed embrasure has a hollow mullioned form but is much cruder and presumably a later insertion, as one would expect for this coarse-textured granite (compare stone in Cider House, for example). It has a timber lintel.

Bay 8: has an elvan slit window (original) in a deep-splayed embrasure under a straight lintel.

Bay 7: has a two-light granite mullion window with small blocks at the head of the jambs and mullion which are elvan. It has a splayed embrasure, hollow chamfers and is pretty certainly a later insertion.

Bay 6: has a composite two-light window with a segmental arched head with flat rear face and jambs with a similarly flat rear face and a central mullion with narrow hollow chamfers made up from loose architectural fragments. It has a slightly splayed embrasure and is a late/mockered up window, presumably in the position of a former slit window. Record photograph nos: 8019-43.

### **5.6.7 West end extension: three storey extension of c1800**

#### **5.6.7.1 Ground floor office**

(Fig 57).

Dimensions: 6.21m north-south by 4.61m east-west. One room has a chimney breast (restaurant) projecting from the east wall and an open stair to the first floor in the south-west corner. There is a three-light elvan mullioned window in the west wall with large hollow-chamfered mullions and jambs but a plain lintel and sill on the interior. It has 1980s timber casements within the stone and secondary glazing on the interior. There is a similar window in north wall: a three-light, hollow-chamfered mullioned window that looks old, but is re-used in this position. Both windows retain extensive traces of limewash on their interior surfaces. A two-light elvan window in the south wall, again with hollow chamfers, is set at a higher level because of the below-ground level of this side of the building. There is a blocked 19<sup>th</sup> century fireplace in the chimney breast, otherwise with the exception of this feature and the windows, everything visible

is 20<sup>th</sup> century/1980s phase 13. The floors are carpeted. Record photograph nos: 8048-53.

#### **5.6.7.2 First floor**

(Fig 58)

Overall internal dimensions: 6.22m north-south by 4.61m east-west; subdivided into four units at first floor level: Lobby (SE) 2.45m north-south by 2.92m east-west; Store-room (NE) 3.61m north-south by 3.11m east-west; Toilet (NW) 3.61m north-south by 1.36m east-west; Stair landing (SW) 2.46m north-south by 1.56m east-west. The subdivisions presumably date to the 1980s refurbishment phase (phase 13), and include modern finishes throughout including modern boarded floors, with four steps down from the first floor level of the shop to the east. Elvan window frames with hollow chamfers are re-used from elsewhere on the site by William Marshall and/or Samuel Pepys Cockerell in the 1790s (phases 7/8). These are two-lights apiece in the west wall (stair well and toilet) and a single-light in the south wall (lobby). It should be noted that the stair well windows at ground and first floor levels are set higher than the other windows, indicating that there has been a stair in this south-west corner from the outset. Record photograph nos: 8044-47; 8054-55.

#### **5.6.7.3 Second floor attic room**

Dimensions: 5.39m north-south by 4.58m east-west. It has a two and a half bay roof with plain rafters, with straight collars halved and pegged to the rafters on the west sides, two tiers of purlins and there is a boarded floor. All finishes are modern but the most interesting feature of the room remains the quatrefoil elvan window in the west gable (900mm<sup>2</sup> maximum height and width with a 50–60mm internal rebate and an external chamfer. This window was clearly re-used here in the late 18<sup>th</sup> century when this extension was built onto the farm building. I wonder if it was originally the quatrefoil feature shown in the head of the south transept arch blocking of the abbey church lighting the first floor passage space, which is shown as a quatrefoil in early 19<sup>th</sup> century engravings. However the phasing does not really work here: the transept arch was not rebuilt until the very end of the 19<sup>th</sup> or beginning of the 20<sup>th</sup> century, therefore this window is likely to have derived from elsewhere, but may have had a common origin with the other quatrefoil window. Record photograph nos: 8056-62.

### **5.7 Oxsheds**

(See Figs 61-63 and 85)

#### **5.7.1 General overview**

The planning and construction of the oxsheds in 1791 are clearly described in William Marshall's text (Marshall 1796, 317; 351–52; quoted in Section 11.2.2). They were conceived as providing housing for cattle, with a dung yard in the middle and a through passage to the south, along the side of the Monastic Farm Building. There was an emphasis on drainage, and the natural fall in the ground was made up to create the half-octagonal plan, with suitable falls from east to west. Marshall explicitly notes the need to batter (slope out) the base of the exterior walls because of the height to which they were built and the amount of ground they retained.

The phasing of the cattle sheds is simpler than many of the other buildings, simply because of their mono-phase origin and limited subsequent alterations. The basic fabric is of phase 7 throughout. Marshall described how the open fronts of the sheds were supported on eight-inch square posts pinned to blocks of moorstone (Marshall 1796, 352). One of these survives in the doorway of one of the central bays of the buildings (currently used as the second-hand bookshop). Elsewhere piers of stone perform the same function, and are also apparently original. Most of the frontages have been enclosed in stone, presumably in the course of the 19<sup>th</sup> century (Figs 61-63), and where they had not been so enclosed then they were filled with lighter timber or concrete

block partitions in the 1980s (phase 13). One bay at the western end of the arc seems always to have been filled with a stone wall (Fig 62), an observation confirmed by its depiction in Froude's 1839 pencil drawing, where rubble masonry is shown in this bay (Fig 28). All the fenestration belongs with phase 13 as well. Since the 1980s there have been several changes of use, sometimes involving the subdivision of spaces. This is especially so in the eastern half of the buildings, which were used initially as a tea room, but subsequently sub-divided into offices and mess room for the gardeners (north) and storage facilities for the kitchen (south) (Fig 61).

The elevations of the outside of the circuit are of plain rubble masonry with few features and little sign of phasing (Figs 61 and 63). Superficially there appear to be changes in colour and texture of stone in the elevation, perhaps related to stone supply at the time of construction: (i) a lower section constructed in dark coloured shillet rubble, of variable height, between approximately 1m and 2m on average, and up to a maximum of 2.4m, depending on the slope in the ground level locally. (ii) a central section with a high level of grey-blue shillet and some brown shillet; (iii) an upper section of grey-blue shillet with a higher percentage of brown. Some of the differences in colour may be related to moisture/ground water, since the lower section broadly corresponds with the part below-ground, ie acting as a retaining wall. It may also be partly a matter of differential pointing: sections (i) and (iii) have been repointed; section (ii) has not, and displays more open joints and more lichen growth.

The central, north-facing side of the octagon has a projecting buttress in the centre. Other than this the only features are four external doorways, one apiece near the northern end of each of the canted bays. Those on the east sides are still in use as doorways (with their original iron pintles and rebated frames surviving). In this part of the exterior the ground level is made up to internal floor level which is a later addition, it seems, as the retaining wall on the north side was introduced between 1842 (Tithe map, Fig 14) and 1884 (first edition Ordnance Survey, Fig 15), and clearly abuts the battered external wall of the Oxsheds. To the west the doorways were blocked in to form windows in the 19<sup>th</sup> century (Figs 61 and 63), but the original iron pintles and rebates in the stone frames again survive as a reminder of their original function as doorways, in this case opening out at 'first floor' level in relation to exterior ground levels.

### **5.7.2 Oxsheds: Interiors**

(Fig 61).

The description is organised clockwise from the west end. Room functions are those as now operating (2016, with identifications from the plans appended, where different).

#### **5.7.2.1 Audio-Visual Room (marked as 'Estate Room' on plan)**

Dimensions: 4.78m north-south by 4.08m east-west. All walls are of rubble masonry and late 18<sup>th</sup> century/William Marshall in origin (phase 7). The south gable wall has a triangular ventilation window in the gable (now blocked, but expressed on the exterior by a timber grille). The cross-wall to the north has a blocked doorway at its west end (visible also in the store-room to the north, qv). There is a main roof truss in the centre (with no visible assembly marks, although they may be obscured by the plethora of notices) and intermediate strutted trusses against the masonry walls to the north and south. Record photograph nos: 8819-23.

#### **5.7.2.2 Store-room of Ox-Yard Gallery (to south of gallery/shop proper)**

Dimensions: 4.80m north-south, across the chord of the wide end of the space; 4.88m east-west; 1.30m north-south at inner end. The narrow end is just the width of the door, the wide end spans the change in angle of the external wall. Rubble masonry is exposed throughout, limewashed in places. There are stone cross walls north and south with doorways at their outer, ie west, ends. That to the south has been blocked in 1980s concrete blocks. Upper parts of the cross walls, above upper purlins of the roof, were re-built in the 1980s. The doorway in west wall, in a slightly-splayed opening,



exits into mid-air at 'first floor level' on the exterior. It has original iron pintles and was blocked to form a window possibly in the 19<sup>th</sup> century. It has been further modified with a new window in the 1980s. The roof is of common rafters meeting in a plank ridge timber and the roof covering is of slates on battens over felt (this is the only place it is visible throughout the ox-sheds and presumably dates to the 1980s. Record photograph nos: 8901-12.

#### **5.7.2.3 Ox-Yard Gallery**

Dimensions: 7.93m north-south by 4.12m east-west. It has three bays plus the 'store' to the south (above) and the southern bay is partitioned off for use as a workshop/till area (marked as 'Studio' on the plan). The remainder of the area is used as a retail space (marked as 'Gallery' on the plan). The east wall is all modern with brick piers for doorways and thinner filling between these, all dating to the 1980s. The floors are all concrete with rush matting and the ceilings are torched/plastered on the soffits of the commons rafters which effectively obscures the roof timbers throughout. There are three king-post roof trusses, the northernmost is marked with a cross on the tie beam and at the base of the king post, plus others at each end of the tie beam to the west and east and the interstices are filled with boarding. The central truss is marked with Roman numeral III in the same positions (although some are obscured by shop displays), the southernmost truss is marked with the Roman numeral II in some positions (though partly obscured by plywood boarding, visible, for instance, at each end of the tie beam). To the south against the stone wall dividing the store room is a further truss of the strutted intermediate form seen elsewhere. The doorway to the store room is at the west end of the dividing wall. Record photograph nos: 8888-8900.

#### **5.7.2.4 Oxshed Gallery (Claire Packer) (marked as 'Display Room' on the plan)**

This room spans the change in angle at the north-west corner of the semi-octagon plan. Dimensions: width 4.31m north-south; length 4.49m east-west on front wall, Maximum width 6.62m (on a straight line from the cross-wall to the east wall; height, floor to internal apex of roof 4.24m. The doorway is framed by a masonry pier to the south-west and the butt-end of the masonry cross-wall to the east: these are original William Marshall-period structures (as is, of course, the rear wall). The south-west limit consists of a main king-post truss filled with vertical boarding in the late 20<sup>th</sup> century (phase 13). The north-east side of the space is spanned by another main king post truss from the terminal of the cross-wall out to the rear wall at the break in angle (with assembly marks 'I' on the tie beam, the king post and the ends of the principal rafters). The intermediate truss was repaired with a new tie beam in phase 13.

The eastern end bay occupies the area east of the cross-wall (with an open doorway at the north end) that survived from the late 18<sup>th</sup> century original. The partition to the east (dividing this space from the bookshop) is of modern vertical planking (late 20<sup>th</sup> century/phase 13). Dimensions of this end bay are: 4.29m north-south by 1.40m east-west. The board floor is at a slightly higher level to the cement floor of the main area to the south-west.

The rear wall contains one of the original doorways leading out at a high level. The original had splayed reveals and was half-blocked to form a window in the 19<sup>th</sup> century (phase 9). This, along with all other fenestration, and the front wall of concrete blockwork, is now of phase 13.

#### **5.7.2.5 Second-hand bookshop (marked on plan as 'Garden Room')**

Dimensions: 5.30m east-west by 4.34m north-south. It has a rubble masonry rear wall, white painted and a concrete floor. There is an original door in south-west corner with its east post on a dressed elvan base, a possible survivor from the original build. The remainder of the front wall is replaced, consisting of two rubble masonry piers possibly surviving from the original open front wall, with inserted rubble masonry infilling between them subsequently refurbished in the 1980s with new fenestration etc. There

are two king-post principal rafter trusses, the eastern marked III in the centre of the tie beam, the base of the king post and at the north end of the tie beam near the foot of the principal. The western truss appears not to have been numbered on its west face, but does bear a cross mark on its east face (again in the centre of the tie beam and the base of the king post). NB a partition is shown on the plan beneath Truss III, but this is no longer extant. Record photograph nos: 8876-87.

#### **5.7.2.6 Restaurant overflow (marked on plan as 'Brass-Rubbing Room')**

Dimensions: 7.03m south-west to north-east by 4.33m north-west to south-east. There is a step up in the floor by approximately 230mm, half way across the room (3.92m from the south-west partition wall). The rear wall is original rubble masonry, the front (south) wall has original rubble masonry piers and timber lintels, infilled with inserted rubble masonry walls (19<sup>th</sup> century) and modern (1980s) windows and further partitioning. The solid masonry wall to the east may be original but the partition to west is a modern 1980s plank partition, with a central doorway opening into the bookshop, now blocked with plywood and painted. There are two king post roof trusses, the north-easternmost numbered with Roman numeral I on the tie beam and at the base of the king post (as throughout) and the second truss (south-west of room) is marked II at the same points. Record photograph nos: 8866-75.

#### **5.7.2.7 Lavatories/Lobby to Gardeners' Quarters/etc.**

These are three small rooms collectively occupying the north-eastern angle of the ox-shed structure. They were not measured in detail (see plan Fig 61 for details) or photographed other than in two token views. The area is occupied by a public toilet towards the front, by a staff toilet, boot room and entrance lobby towards the rear. All finishes are modern, with low inserted ceilings (1980s), and no structural details are visible. Record photograph nos: 8864-65.

#### **5.7.2.8 Gardeners' staff room (originally marked as 'Tearoom' along with office to south)**

Dimensions: 5.44m north-west to south-east by 4.12m north-east to south-west. The rear wall is of original rubble masonry, the gable/partition wall is of rubble masonry to north-west, the partition wall to south-east is modern (1980s), the front wall is of 19<sup>th</sup> century rubble masonry with modern (1980s) fenestration and there is a modern slate-slab floor. There is a single central tie-beam roof truss, marked on south-east face with Roman numeral III at the base of the king post and on the tie beam. It is largely late 18<sup>th</sup> century in original, although the open front was enclosed in the 19<sup>th</sup> century but the majority of features and general appearance are late 20<sup>th</sup> century in date. Record photograph nos: 8846-54.

#### **5.7.2.9 Head Gardener's office**

Dimensions: 4.12m north-east to south-west by 3.25m north-west to south-east. There is a modern partition to north-west, framed within a tie beam roof truss with the assembly mark II beneath the king post on the tie beam on the south-east side. There is an original rubble masonry wall to the south-east, with a blocked doorway to the former tearoom/servery at the north end. Record photograph nos: 8855-63.

#### **5.7.2.10 Catering store etc. (originally marked as 'Dry store' to south and 'Servery' in angle to north)**

The south-easternmost space of the Oxsheds is subdivided into four spaces: a utility metre room in the south-east corner (1.90m x 1.57m), a store room to the north of that (3.30m x 2.11m), a servery to the ox-yard to the west (5.11m x 1.82m) and general store in the polygonal space on the north side, where the angle changes in the plan of the building (4.25m by 1.85m (north) and 1.94m (south)). The roof trusses (as elsewhere) survive from the late 18<sup>th</sup> century, alternately as king-post main-type truss and strutted-rafter intermediate-type trusses, with more slender scantling. The floor

level steps up by approximately 260mm from the servery to the store room. There is vinyl flooring throughout, the servery has partly tiled walls and the present arrangement dates to sometime in the 1990s, ie is a modification from the original arrangement of the 1980s. Record photograph nos: 8831-42.

## 5.8 Linhay

(See Fig 82)

It was decided to omit the Linhay as a time-saving measure when the project was in danger of over-running, since the structure was entirely of 19<sup>th</sup> century and later phases. Despite this a description had already been written and it is therefore included here for general background information, although this will remain un-illustrated. See also record photograph nos: 7608-49.

The fabric of the Linhay has to be all of 19<sup>th</sup> and 20<sup>th</sup> century dates/phases. The building is not shown on the Tithe map, but it is on the first edition OS 1:2500 map, thus placing it in the bracket of 1843-1884 (Figs 14 and 15). The stone shell of the building is therefore of this date and (as will be argued elsewhere) the stone boundary walls are also of this or similar dates, for the following reasons: (i) they resemble the Linhay in materials and in the re-use of slit windows; (ii) there is no convincing break in the south elevation between the Linhay and boundary wall (NT 109856); (iii) 1884 is the earliest map on which they can be identified in their surviving form (Fig 15): earlier maps show boundaries on different lines, at least in the vicinity of the Great Barn.

The masonry shell of the Linhay, and the outer (ie north and south: there is a gap over three bays in the middle) stone columns, represent the primary phase of the building. The masonry is nearly all of shillet rubble and is bonded in white lime mortar. Occasional elvan blocks and re-used architectural fragments are evident. Initial inspection suggested that all the timber belonged to a later phase, because it seemed integral with the beam spanning bays 4-7 (from which two stone piers have been removed). Granite corbels support the east ends of the beams at the bay divisions in the first five beams, namely bays 1-6, and there are signs of insertion around most of them (the first to the fourth certainly; the fifth may be *in situ*). Further 20<sup>th</sup> century additions include: the stone screen wall between the stone piers of bays 1 and 2, a brick chimney flue across the north-east corner in the rear corner of bay 1, a niche with rear of brick and sill of cast cement in the rear wall of bay 3 and another niche low down in the wall in bay 5, with brick rear face and concrete sill (NB: that the wall is very damp in bays 5 and 6: see photographs). The flooring is a mixture of earth, mortar spreads, and cobbles, plus a brick inner porch or similar enclosed feature within the front wall in bay 3 (see photographs). The flooring too, probably reflects a number of separate phases of use of this building. The National Trust period (in this case after the NT acquired the farm buildings in 1981, and probably, like the main building to the east, in the late 1980s) is represented here by repairs to the timbers using metal flitches to the north ends of the beams, plus various other repairs. N.B. that the northernmost ground floor bay (bay 11) was locked and therefore was not inspected to date.

## 5.9 Cider House

(See Figs 64-69 and 86-87)

### 5.9.1 General overview

The Cider House as it now stands is essentially the product of three phases: medieval, 17<sup>th</sup> century and mid 20<sup>th</sup> century. The southern cross-range is of medieval origin, with fenestration in the east and north walls that indicate that the building was originally open to the roof, ie only had a ground floor level. There are said to be traces of the medieval roof within the roof space, which I have not seen since I was unable to gain access to the roof because of bat regulations in force in the spring/summer (access

only possible between November and May). So it has not been possible independently to verify the report of the evidence of the medieval and 17<sup>th</sup> century roofs given by Allan (2006, 247–48). The feet of the 17<sup>th</sup> century roof trusses of the central range are visible in the corridor along the east wall of the house (below), so the positions and spacing of these are reliable. The core of the central, north-south, range is of post-medieval, probably 17<sup>th</sup> century, origin, with A-frame roof trusses with dovetail halved joints typical of that period. The building of this phase survives in the central part of the range, identifiable by the thicker walls of this section (plan, Fig 64); with the feet of the roof trusses visible within the first floor rooms (above). Three shallow buttresses in the west wall (Figs 64 and 68) may be earlier, medieval, survivals, as they appear to pre-date the main phase of fabric of the central range, which is built around them. The central range formerly extended further to the north, as is shown by 18<sup>th</sup> and 19<sup>th</sup> century map sources (above), but this end of the building was radically modified in the late 1940s by Captain Arthur Rodd, the donor of the abbey to the National Trust (National Trust 2003, 48; Allan 2006, 246–48; Longville 2016, 46), who retained this part of the site and converted the Cider House to a dwelling for his own use. Rodd (of whom it is said 'was not to live to see the repair of the Abbey'; Gill 1951, 72) constructed the north-east and north-west ranges, reconstructed the north end of the former building to house a boiler and other service functions, radically rebuilt the west gable and adjacent north and south walls of the south range (which had previously been abutted by other agricultural buildings), and replaced almost every window elsewhere, with the effect that the interior of the house has an almost wholly modern feel, and the exterior fabric is a palimpsest, with the mid 20<sup>th</sup> century phase very dominant. The conversion seems to have been effected by building second skins of concrete block walls within the existing ancient walls, with a cavity between them (Bertie Hancock, personal communication). Nevertheless considerable traces of the earlier buildings can be discerned, as will be seen (Figs 64–69).

Few features as such survive from the period of Mr and Mrs Stone (although some bathroom infrastructure, including two new windows in the south elevation, belongs to their time, phase 13). Bertie and Bryony Hancock (tenants since 2012) have done a lot, especially in 2013 (see the Listed Building Consent documents accessible via the West Devon Borough Council website) although these works have been largely non-structural and have worked with existing fenestration, so have been mainly cosmetic.

Three photographs of the Cider House dated c1946 in the Plymouth City Museum collection, are useful for showing the building prior to Rodd's demolitions and alterations. They seem to have come from a Mr Rossington, via the architect C. Birdwood Willcocks (PCM 6/11/1/21–23). Of these, images 21 and 22, show the east elevation of the building, including the second gable, to the north, showing that this was extant prior to Rodd's work (this is sometimes said to have been added by Captain Rodd to mirror the medieval gable to the south), albeit without the arched hood mould of medieval origin that now occupies the first floor of this elevation (Fig 66; plausibly attributed an origin in the west gable of the south range: Michael Stone, as reported by John Allan, Allan 2006, 148). The important aspect of these photographs, aside from showing the appearance of the building before Rodd's demolition had taken place, lies in their testimony that the building had already had a phase of domestic use by this time and show that the traditional story (at least partly discussed in the report on the brewhouse excavations: Allan 2006, 247–48 and Fig 6) that the starting point for the conversion was an unroofed agricultural building was considerably more complicated. Inserted windows are visible throughout at two levels, showing that a floor had been inserted throughout the central range. The round-headed door now forming the main (front) door of the house was also in position before 1946.

The third photograph of the set (PCM 6/11/1/23) is a detail of the west wall of the Cider House showing windows to either side of a buttress. No other details are visible, and the arrangement of windows bears no relation to any now extant in the west elevation. The buttress could be the surviving buttress in the west elevation, in which case the fenestration would have to have been totally altered in position and character since the

photograph was taken (a perfectly possible assumption), or the buttress might be one of the two others shown by the Ordnance Survey in 1884 and 1906 (Figs 14 and 15), ie this detail is of a section of wall further north than anything that now survives. One would like to have a more general photograph of the west elevation at this time, although such an image has yet to come to light.

The evidence of the three photographs combined demonstrates that the Cider House in its earlier phases had numerous windows and other domestic features that were available to Rodd for re-use c1950, an observation consistent with the often piecemeal nature of the present fenestration (with very variable stone type, texture, colour, and surface dressing techniques appearing, often within the same window).

### **5.9.2 Exterior: East elevation**

(Fig 66).

The gable of the south (cross) range is of medieval origin (Fig 66), including the arched hood mould above the present first floor window; this occupies a larger embrasure that originally spanned the present floor level, and may represent the position of a large, two or three-light medieval window. As far as can be determined there is no clear seam in the masonry to the north, so the nature of the north-east quoin of this building remains elusive. The background fabric of the central range is of the 17<sup>th</sup> century, coeval with the roof (see above), albeit with many repairs and intrusive features. The date(s) of the main stone features (two doorways and a blocked doorway to north now with a window inserted) are uncertain but both were in position in 1946, ie they pre-date Captain Rodd's alterations. The doorway in the south gable might be quite an early insertion, but the remainder probably belong to the 19<sup>th</sup> century. The mid 20<sup>th</sup> century phase saw the complete refenestration of this elevation, along with much associated masonry and the shallow, shillet relieving arches over the windows, as well as the construction of the north-east range.

### **5.9.3 Exterior: South elevation**

(Fig 67).

The core of the facework is medieval, with an integral doorway approximately in the centre, from which the relieving arch and the lower part of east and west jambs survive. The original medieval walling employs pale grey-blue shillet, whereas the later work, especially that of the mid 20<sup>th</sup> century, is distinctively brown in colour. The doorway appears to have been blocked in the 19<sup>th</sup> century, when facework above and to the east was added, and the wall top was heightened (Fig 67; this work is provisionally assigned to the 19<sup>th</sup> century on the grounds of the date of the present roof structure, with which it may be associated, but this is not certain and it could be slightly earlier in date). As with the east elevation, Rodd's alterations here were extensive, including the rebuilding (or perhaps, locally, re-facing) of the west end of the wall along with the west gable (see Section 5.9.4 below), the construction of the central gable and chimney (along with the fireplace within), and the addition of new granite window frames with plain chamfers and coarse pecked surface dressing (two on the ground floor and one on the first floor). It should be remembered that various further structures were removed from the south and west of the Cider House at this time (well illustrated in the early maps and in an air photograph of c1949 illustrated by Allan 2006, fig 6), and some of the rebuilding was no doubt in order to make good areas from which abutting structures had been removed. The most recent phase of work comprises new first floor windows for the bathroom and WC inserted in the south-west corner of the range in the late 20<sup>th</sup> century (phase 13), when this area was first modified for B&B accommodation (compare the plan, Fig 65).

### **5.9.4 Exterior: West elevation**

(Fig 68).

Aside from a small area of rubble facework in the distinctive grey-blue shale beneath the south ground floor window, which is probably surviving medieval masonry (Fig 68), the whole west gable of the south range was rebuilt by Captain Rodd, using modern

granite window frames (ie that look too coarse to be re-used abbey features, and are therefore deemed made [or imported] for the purpose). The central door is a composite, the four-centred head is a re-used late medieval piece with rebate and chamfer and the jambs are built of re-used granite and elvan blocks, which do not match the head. The quatrefoil attic window matches the equivalent in the north gable; both must be Rodd introductions, but could, of course, be salvaged from elsewhere in the abbey (where we have several examples of quatrefoil windows, albeit generally rather larger than these).

The north side wall of the south range (Fig 69) retains medieval fabric to the east (where the wall face leans out towards the top of the wall). This contains a blocked window spanning the first floor level approximately 1.20m–1.95m west of the inner corner with the west elevation (first noted by Allan 2006, 247 and Fig 4). Along with the similar window in the east elevation (above), this forms the main evidence for suggesting that this building was unfloored in its medieval phase. As with the south wall, the west end has been rebuilt or re-faced as a part of Captain Rodd's alterations, and new, in this case single-light window frames of elvan were included in the rebuild (first floor), or cut through medieval fabric (ground floor).

Moving northwards, the central section of the elevation has at its core the west wall of the 17<sup>th</sup> century central range (with its roof trusses visible within at first floor ceiling level). The fabric includes one apparently integral buttress. Traces of three shallower vestigial buttresses survive at ground level, and the 17<sup>th</sup> century fabric appears to be built up to these, implying that they may be medieval survivals. The fenestration is all modern, phase 12/Captain Rodd period, and is typically very mixed in character: occasional old pieces of elvan or granite window frames are re-use amidst the majority of coarse granite elements, a mixture of plain and hollow-chamfered mullions, and some exotics (such as the block of pink granite, used as the southern half of the lintel of the four-light window of the dining room). Many of these pieces probably came from the two-light windows seen throughout the northern part of the range (and seen in the photographs of c1946 described above).

The north-west projecting range is entirely of late 1940s/Rodd period construction, with composite three-light (first floor) and four-light (ground floor) mullioned windows composed of some old elements mixed with newly created granite blocks: the plain chamfers and crudely pecked dressed surfaces are the distinguishing characteristics. In the south-facing side wall the granite door frame with four-centred head and chamfered frame is probably re-used here from elsewhere on the site. The quoins (as well as, no doubt, much of the rubble of the facework masonry) are probably salvaged from older structures on this site or elsewhere.

### **5.9.5 Exterior: North elevation**

(Fig 69).

Nearly all of the fabric visible in the north elevation is of 1947–50, and comprises Captain Rodd's rebuilt north-west range, the north-east range and the inserted north gable closing off the main central range. There is a clear straight join in the fabric where the north wall of the north-west range abuts the northward continuation of the main west wall of the central range, and some possible traces of a further straight join some 1.2m east (although the phased colouring in Fig 69 makes this look more certain than it can really be claimed to be), thus the west wall of the central range survives within this elevation (Figs 64–65), although it is heavily concealed by the heavy patching and surface pointing of the masonry. Other than this the gable seems to be almost entirely the work of late phases. The first floor window (phase 12) seems to be cut in to the surrounding masonry, especially above and to the east, so there may be some earlier masonry surviving in this area (once again, this is uncertain and hard to trace through the pointing). The present kitchen window is a still later modification, belonging to the refurbishment made by Mr and Mrs Michael Stone in the 1990s/2000s; this included the rebuilding of the wall beneath the window.

One final aspect of the building should be mentioned briefly: in August 2014 an archaeological watching brief on drainage works immediately north of the north wall of the north-east range (between the back door and scullery window) revealed a section of wall footing c800mm long, projecting some 500mm plus from the wall face, at a depth of c1m below present ground level. (I am grateful to Jim Parry for drawing my attention to this work, which he carried out himself; see Section 3.7.) The footing had been cut at both ends, and its function was not immediately clear. Its position lies east of the main line of the east wall of the range, and north of the position of the east-west structure shown by Aislabie, and now known to be a brewhouse (Allan 2006); perhaps it related to the structure still further north shown by Aislabie, but gone by the time of the Tithe map in 1842 (compare Figs 11 and 14).

This observation serves to demonstrate that archaeological traces of buildings survive below ground around the Cider House, despite the disturbance that took place when Rodd's alterations were made, and that it would be certainly worth monitoring any further below-ground works in the vicinity (including garden works) that may be necessary in the future. The depth seems no more than can be accounted for by the dual factors of (a) the natural slope in the ground towards the north and west; and (b) some build up above footings level associated with the 20<sup>th</sup> century works to the vicinity which, as we have seen, were quite radical in character and extent.

#### **5.9.6 The function of the building in its earlier phases**

Various interpretations as to the function of the Cider House buildings have been offered over the years. Brooking Rowe mentions 'various erections' opposite the Tower House but is vague about survival and function (Brooking Rowe 1875, 347–48, para. 41). Copeland pointed out the 'old-looking walls aplenty north of the church' (Copeland 1953b, 49), called this building the 'Old Cider Barn', and thought it had been the monastic guest house (*ibid*, 51; *idem* 1953a, 10–11). The first National Trust guidebook located the 'industrial area of the establishment around and behind Tower Cottage and the Cider House' (National Trust 1991, 16; *idem* 2003, 31; earlier guidebooks of the 1950s–1970s do not appear to notice the building). The 1995 report on accumulated archaeological work at Buckland had little to say on the Cider House other than that it contained 'a number of 16<sup>th</sup> and 17<sup>th</sup> century architectural details' (Gaskell Brown 1995, 37).

So it is to the 2005 Exeter Archaeology excavation of an area in the angle of the central and north-east ranges that we turn for more detail discussion (Allan 2006). This was initially done for practical reasons of flood prevention (the Cider House had suffered a number of episodes of flooding by water from the yard to the east over the years). The primary result was to identify a brewhouse on this site, probably, (though not certainly) of monastic date (*ibid*, 260–64), with associated implications that some of the other service functions serving the abbey may have lain hereabouts. John Allan's case for the medieval range being the infirmary chapel, seems very persuasive: 'The medieval portion of the Cider House was a tall, single-storeyed building standing in a peripheral position to the north of the cloister. Its big east window, suggesting some architectural elaboration, is grander than one might expect in a domestic context, and it was orientated east-west. It may tentatively be suggested that this was the infirmary chapel; the infirmary hall may therefore lie to its west' (*ibid*, 260). This, taken with the equally convincing identification of the Tower Cottage as the remains of part of the Abbot's Lodging (below), would then imply that this area was perhaps divided with peripheral, but still strictly monastic, buildings to the south, and service buildings to the north. The 17<sup>th</sup> century (or more strictly 17<sup>th</sup>/early 18<sup>th</sup> century) central range seems very likely to have originated as an agricultural building, but to have been later converted to domestic uses. In this respect it is unfortunate that we do not have better records of its appearance and features before the Rodd reconstruction.

#### **5.9.7 Interior: Ground Floor**

(Figs 64 and 86).

#### **5.9.7.1 South range, Drawing room**

Dimensions: 8.78m east-west by 5.33m north-south. This room occupies the full length of the south range other than the lobby/entrance hall at the east end. Interior fittings and finishes are nearly all of mid 20<sup>th</sup> century date, including two metal beams (RSJs) spanning the ceiling. There are two mid 20<sup>th</sup> century two-light granite windows in the south wall with plain chamfers and coarsely-pecked surface dressing, flanking the mid 20<sup>th</sup> century granite fireplace with four-centred arch and pecked-dressed surfaces. This has a contemporary hearth slab and fender and partly occupies the position of a blocked medieval doorway on the exterior. Two two-light granite windows in the west wall have hollow chamfers and are variable in character, but are also insertions of c1950. The north window is of integral construction, although imported and the south window is much more variable and probably a composite. The single-light north window of elvan has been inserted into medieval fabric.

Two large elvan corbels are set into the north wall of the room, probably in the 1950s; each has a flat section above with a large quarter-round moulding below (see record photograph nos 7747-49) and the profiles resemble the corbels and eaves cornice courses of the abbey church. These features are probably re-used fragments of the same. The east corbel is 250mm deep, 440mm wide, and 270mm high; the fillet 95mm high, the east face is cut slightly obliquely (ie not at right angles to the block). The west corbel is 255mm deep, 330mm wide, and 180mm high; the fillet 80mm high. Record photograph nos: 7742-49.

#### **5.9.7.2 Central range, Ground floor passage (south and east sides)**

Ground floor passage (south and east sides): Dimensions: 8.06m north-south by 1.05m east-west. There are exposed beams (east-west) and joists (north-south) of the first floor which are all plain. There is nice tongue and groove joinery, a parquet floor, a reproduction 18<sup>th</sup> century door handle on the door to the central sitting room (see similar inside and original example re-used). The south end, comprising stair, cupboard beneath, and lavatory to west are not individually described. The lavatory has a single-light granite window with plain chamfers and coarsely-pecked finish: a mid 20<sup>th</sup> century insertion. Record photograph nos: 7750-54.

#### **5.9.7.3 Central range, Sitting room (centre west)**

Sitting room (centre west): Dimensions: 5.28m north-south by 4.07m east-west. There is a four-light composite mullioned window with both granite and elvan components to west which is a mid 20<sup>th</sup> century insertion, possibly in the position of an older three-light window (see 1940s photographs, described above). It has late 1940s metal casements. Other features include two east-west ceiling beams, a parquet floor, and other fittings and finishes which are all late 1940s. The cupboard in the south wall has a tongue and grooved door with a re-used 18<sup>th</sup> century style lock/catch plate with drop handle, of the sort used throughout the late 18<sup>th</sup> century phase in the abbey church house. There is a late 1940s/c1950 tongue and grooved door in east wall (south-east corner) with a reproduction lock/catch plate. The splayed doorway to breakfast room to north-west is probably a creation of the late 1940s re-ordering when the north-west extension housing the breakfast room was constructed. Record photograph nos: 7764-71.

#### **5.9.7.4 Central range, Kitchen (north)**

Kitchen (north): Dimensions: 5.59m east-west by 3.05m north-south. All features and finishes are modern, probably mainly post-dating the c1950 construction phase for the building. The north window was inserted in the 1980s (phase 13), the two-light timber east window is c1950 inserted into a former doorway (the blocking is visible on the exterior). The aga alcove has a round timber lintel. The wide open entry to the breakfast room with timber lintels represents a breach in the older west wall during the conversion of the c1950 phase. Record photograph nos: 7755-58.



#### **5.9.7.5 Central range, Breakfast room (north-west)**

Breakfast room (north-west): Dimensions: 4.18m east-west by 4.57m north-south. This lies wholly within the newly built projecting north-west range of c1950 (as with the bedroom above). There is no sign of the wall junction/joint on the interior (compare the straight join on the exterior of the north wall). The four-light, roughly-dressed, plain-chamfered, granite composite window frame, has at least three different colours/textures of granite and is probably made up from disparate fragments of c1950. Record photograph nos: 7759-63.

#### **5.9.7.6 North range, Sitting room (east end)**

Sitting room (east end): Dimensions: 4.11m east-west by 3.95m north-south. This is all of modern construction and finishes with c1950 timber casements north (single light) and south (three light). Record photograph nos: 7714-15.

#### **5.9.7.7 North range, Stair hall and scullery (centre)**

Stair hall and scullery (centre): Dimensions: 2.34m east-west by 3.18m north-south (maximum). This is all c1950 (Rodd) and later (Stone) construction and finishes. There is a c1950 carpeted stair with stick balusters and linoleum flooring. The rear door is not currently in use. Record photograph nos: 7716-17; 7721-22.

#### **5.9.7.8 North range, Rear passage/understairs area (west)**

Rear passage/understairs area (west): (on plan as Utility Room, Under-stair cupboard, Pantry and Boot room). Dimensions: 4.03m east-west by 3.89m north-south (maximum). It is divided in two by a thick wall (0.55m, north; 0.84m, south), in part the remains of the original east wall of the building. Record photograph nos: 7718-20.

#### **5.9.7.9 Outbuilding**

Outbuilding (not accessed): Dimensions: 6.35m east-west by 4.30m north-south (from plan). It is marked on the plan as store room, WC cupboard and oil-tank room and is divided from the north end of the house by a yard. This outbuilding occupies the footprint of the north end of the pre-1950s agricultural building, although superficial observations suggest that it was wholly rebuilt in the Rodd rebuilding phase (c1950). No ancient features are now visible.

### **5.9.8 Interior: First Floor**

(Fig 65 and 87).

#### **5.9.8.1 South range, West bedroom ('Pippin')**

West bedroom ('Pippin') (north-west corner of south range): Dimensions: 4.16m east-west by 2.75m north-south. There is a two-light granite window to the west with hollow chamfers, although mismatching, inserted c1950s with c1950 possibly purpose-made metal casements. A single-light window to the north has hollow chamfers and a similar casement within an area of c1950 rebuilt masonry. The finishes are all modern and the floor is carpeted. Record photograph nos: 7730-31.

#### **5.9.8.2 South range, Bathroom for 'Pippin'**

Bathroom for 'Pippin' in south-west corner: Dimensions: 2.08m east-west by 2.69m north-south. There is a two-light hollow chamfered granite window with metal casements, as above, to the west, inserted in the mid 20<sup>th</sup> century. The WC and passage adjacent to the north are not individually measured or described. The toilet has a single-light square window of granite probably inserted in the late 20<sup>th</sup> century, when the bathroom was formed in this position (see also inserted overflow pipe beneath on exterior elevation). The slate window sill is also later, possibly of 1980s date. Record photograph no: 7732.

#### **5.9.8.3 South range, East bedroom ('Northwood')**

East bedroom ('Northwood'): Dimensions: 5.57m north-south by 3.98m (east-west). In the east wall there is a niche into an arched window containing a three-light timber casement frame dating to c1950. In the south wall there is a two-light plain chamfered granite window with pecked finish and metal casements, inserted c1950. The bathroom to the west is now entered from the bedroom (alteration to the plan is necessary here: it is shown as entered from the passage outside on the plan: alteration of 2013). There is a two-light coarsely-dressed granite window, inserted in the late 20<sup>th</sup> century on formation of the bathroom in this position (Stones/phase 13). Record photograph nos: 7736-38.

#### **5.9.8.4 Central range, North bedroom ('Woodbine')**

North bedroom ('Woodbine'): Dimensions: 4.56m north-south by 4.19m east-west; 8.83m east-west full width to corridor. The main volume of the bedroom lies in the westward gabled extension of c1950 with the bathroom (north) and dressing room (south) within the older plan. All finishes are modern and the floor is carpeted. There is a three light granite mullioned window to the west, with plain chamfers and pecked dressing to surfaces of mid 20<sup>th</sup> century date. The bathroom on the north side has a timber casement window. Record photograph no: 7729.

#### **5.9.8.5 Central range, South bedroom ('Longworthy')**

South bedroom ('Longworthy'): Dimensions: 4.46m north-south by 4.22m east-west. There is a three-light granite window with plain chamfers and pecked finish, a composite of the c1950s. The sill is possibly old, but not *in situ*. The bathroom in the south-east corner of the room was created in 2013 (maximum dimensions: 2.51m east-west by 1.51m north-south). The plastered-over western foot of a seventeenth-century roof truss is visible below the ceiling in the north-west corner. Record photograph nos: 7733-35.

#### **5.9.8.6 Central range, Landing/first floor passage (south and east sides)**

Landing/first floor passage (south and east sides): Dimensions: 5.76m east-west by 2.40m north-south at south/landing; 9.38m north-south by 1.55m east-west (east passage). The eastern feet or terminals of three 17<sup>th</sup> century roof trusses are visible below the ceiling level on east side (see record photograph nos 7740-41), plus a fourth which is described below in the north range cupboard/linen room. There is a two-light composite granite window to west (the frame plain chamfered, the mullion hollow chamfered and the sill possibly old) which was inserted and made up in c1950 in a slightly splayed embrasure. There is also a three-light timber casement in a splayed embrasure to east with small ovolo or bead mouldings dating to c1950. In the corridor section is another three-light timber casement window in a splayed embrasure dating to c1950. All the finishes, the cornice and skirting are mid 20<sup>th</sup> century and there are two-panelled doors throughout. Record photograph nos: 7739-41.

#### **5.9.8.7 North range, Main bedroom (west)**

Main bedroom (west): Dimensions: 3.08m east-west by 2.92m north-south, plus a walk-in cupboard formed by the end of the first floor corridor running south, 2.76m north-south by 1.60m east-west; closed off from the main corridor area to the south by a modern door (2013). The main space is all modern construction and finishes with a two-light window to north. The cupboard is within the footprint of the old structure, and the foot of the rafter of a roof truss is just visible in a gap in the cornice of the east wall within the cupboard (the northernmost, surviving, truss of the 17<sup>th</sup> century roof). Record photograph nos: 7724-26.

#### **5.9.8.8 North range, Bathroom (centre north)**

Bathroom (centre north): Dimensions: 3.19m east-west by 1.68m north-south. This has a c1950 two-light casement window in the north wall. Otherwise all finishes and fittings are modern (2013).

#### **5.9.8.9 North range, Landing (centre south)**

Landing (centre south): Dimensions: 3.21m east-west by 2.07m north-south. The head of the stair is all modern (c1950), including a tall two-light, transomed stair window. Record photograph no: 7723.

#### **5.9.8.10 North range, Second bedroom (east)**

Second bedroom (east): Dimensions: 4.11m east-west by 3.88m north-south. There is a three-light c1950 casement window to south, otherwise all finishes are modern (2013). The floor is carpeted. Record photograph nos: 7727-28.

### **5.10 Abbot's Tower, Stables, Tower Cottage and Cider Cottage**

(Fig 70-75 and 88-89).

#### **5.10.1 General overview**

Brooking-Rowe identified this building as a porter's lodge and 'perhaps a part of the entrance gate' (1875, 347), and this seems to have gained general enough acceptance for Copeland to go out of his way in 1953 to deny it (1953a, 9-10). Copeland himself thought it was the Abbot's Lodging (Copeland 1953a, 10), and this seems much the more persuasive interpretation, and has been followed by most later authors (eg Barber 1984, 38; Gaskell Brown 1995, 37; Allan 2006, 260; National Trust 1991, 15; *idem* 2003, 31). A survey of this building by Paul Gibbons in 1995 for English Heritage is mentioned (Gaskell Brown 1995, 37), but it seems unlikely that the promised report was ever written, and it was certainly never published; something may remain unpublished in the English Heritage archive (from their 'Monuments Protection Programme, but this has not, as yet, been followed up). John Allan's published account of the building (Allan 2006, 243-46) provides a full description and analysis of the fabric of the Tower, which stands in almost all respects, and this goes some way towards remedying the absence of the 1995 survey. Allan rightly emphasises the fact that the tower is aligned on the main approach from the River Tavy, and therefore possibly on the gatehouse range that must have spanned this at some (as yet unknown) point (*ibid*, 258), and proposes that the function of providing a view, or prospect, may have contributed to the retention of this structure in the post-medieval period, when so much else was modified or demolished (*ibid*, 246).

In earlier times this building was often referred to (and illustrated) as 'the Belfry', for example in Rachael Evans's excursion to Buckland, in which she claims to have coined the term (Evans 1846, 153 and plate opp p 149). A rear view of the building, with surviving structures behind (ie to the east) appears in the Buck brothers' engraving (Fig 19), which in view of the comprehensive rebuilding in phase 7 provides a valuable record of the extent of the building before this. Samuel Pepys Cockerell sketched the then appearance of the turret, with an added pitched roof, in his letter to Lord Heathfield of 1801 (Section 11.2.3; Figs 22 and 31), together with a suggestion for improving it with an additional turreted cap. It was also illustrated in this form by the anonymous 1798 ink and watercolour drawing (Fig 22) and by the Rock & Co steel engraving of 1846 (Somers Cocks 1977, no. 306) (Fig 31). Brooking Rowe's view of the tower (1875, pl 6; and the original pencil drawing in DHC P&D 08057 MD 'medium drawing', Fig 33) shows the roofs of the tower without the secondary roofs, implying that some repair work had been carried out by this date, although the main window is still shown in its earlier form at this point (a very useful record). There is also a distant view of the tower from the rear in Robert Hurrell Froude's watercolour of the site from the east, dated April 1842 (DHC 08954 LD 'large drawing', Fig 30), which also shows

the secondary roofs in position, therefore narrowing down the date at which these features were removed to 1842–c1875 (the Evans and Rock vignette engravings, although nominally later, do not assist in furnishing a precise date).

The earliest fabric in the building is the tower itself, assigned to phase 2 by its late Perpendicular architectural features. A small amount of rubble fabric, containing a blocked window and possible pent roof line also survives in the east elevation of the building (Fig 72); more might be determinable by detailed survey. The range to the south, now stables with later 19<sup>th</sup> century fittings, has a roof of late 17<sup>th</sup> or earlier 18<sup>th</sup> century date, and thus originated in phase 5, with re-used stone features; the hood over the door is consistent with this date. To the north earlier buildings shown by the Bucks and in footprint by Aislabie (Fig 11), and which may have retained traces of medieval fabric, were replaced by agricultural buildings in c1800, and have been assigned to phase 7. These were comprehensively refurbished as dwellings in phase 12 (c1950) and have seen only superficial alterations since that date.

The problem of dating the core fabric of these buildings persisted through the survey. It has to be admitted that there is not much positive evidence to go on, and the fabric of the exterior walls could be of almost any date prior to the final phase of conversion to dwellings in phase 12 (late 1940s), the features of which can be shown to be cut into the pre-existing fabric in many places. In view of the fact that the Bucks' engraving and the Aislabie plan show a rather different footprint for the building, I have concluded that the building was probably rebuilt sometime between c1798 and 1840. The footprint on the Tithe map is pretty consistent with later OS mapping and the surviving building (compare Figs 14 and 15). In the phasing therefore the background fabric of the houses is assigned, rather arbitrarily, to phase 7. Here, as elsewhere, the problem of the 'transferability' of phases arises; phase 7 is perhaps the most suitable, since this covers the work of William Marshall and the rebuild was in origin an agricultural building (ie preferable to the slightly earlier general phase of 1770s, phase 6; or to Samuel Pepys Cockerell's architectural work on the residential aspect of the site in the 1790s, phase 8), although there is no proof that these alterations were actually carried out by Marshall.

### **5.10.2 Abbot's Tower**

#### **5.10.2.1 Exterior**

The tower forms the earliest and most prominent feature of the building, facing west, aligned (as has been said) on the likely approach to the abbey from the west gate, and rising above the roof line in the early images (such as Buck, 1734, see Fig 19). It consists of a basement and two storeys above, with a stair turret against the south face, rising another storey to give access to the roof level. The present two-light window in the main tower room is an addition of after 1875 (a smaller, inserted, possibly Tudor, window is shown within the embrasure in Brooking Rowe's drawing and earlier sources), and despite its cinquefoiled head, is reminiscent of the high-transomed windows of the Smoking Room and the west elevation of the south-east range assigned to phase 9. The second floor window (and smaller windows in the north elevation) is a single light window with an elliptical, uncusped head, characteristic of the late medieval period (ie probably early 16<sup>th</sup> century). On the north, west and south elevations the second floor stage is framed by mouldings with floral tablet carvings at regular intervals on the wide hollow order of the moulding, an unusual and elaborate decorative device. All in all the architecture appears to be of late Perpendicular character, and is assigned to phase 2 here. The projecting tower is not an uncommon component in Abbot's lodgings, which typically reached their zenith of development at this time. Examples of such late medieval addition and elaboration can be seen in Abbot's Lodgings or in associated gateways and similar structures at Forde Abbey (now in Dorset), Buckfast Abbey, Tavistock Abbey, St Nicholas' Priory, Exeter; and at Montacute Priory and Cleeve Abbey (both in Somerset).

The east elevation contains a section of possibly early masonry more-or-less opposite the tower, visible in the area immediately north of the later lean-to extension (Fig 72).

Cut into by mid 20<sup>th</sup> century windows, obscured below by the secondary lean-to store, and heavily masked by cement pointing, the detail is not easy to see, but appears to include a blocked window or other opening spanning the current first floor level, and therefore potentially lighting an open hall. Above, and to the north of this is a diagonal seam in the masonry that could represent a roof line. Above this the survival is much more uncertain, but the old fabric could continue. This would need stripping of pointing and detailed stone by stone examination and recording to establish the full extent of the ancient masonry. It does seem, however, that this area preserves a remnant of the rear wall of the medieval building, tentatively seen as the hall of the Abbot's Lodging. The Bucks' engraving (Fig 19) in fact does illustrate a cross-roofed range at just this point with a large window in its east gable, which might match the roof line just described. This might be an oriel, or a solar, or similar private chamber projecting from the hall opposite the first floor room; it might even be seen as an oratory or chapel (as has been suggested for rooms formerly adjoining the upper end of the Abbot's hall at Tavistock Abbey: Blaylock 2001, 8–9). Something of the sort is shown by Gilbert Aislabie in 1769 (Fig 11), but it is gone by the time of the Tithe map.

#### **5.10.2.2 Interior Basement**

Basement: No access to the basement was possible (prevented by the recent inserted timber rails and platform to give level access over the medieval newel stair). This is described by John Allan as follows: 'A spiral staircase leads down-ward to basement level, where a four-centred archway must originally have led into a cellar behind the tower, but this has been demolished and the space behind the archway blocked. Brooking-Rowe recorded that the cellar was still standing when he wrote his account of Buckland; he also noted a window in its west wall (Brooking-Rowe 1975, 347)' (Allan 2006, 244). The basement has a slate floor and a barred window in the west wall, originally also glazed; it has been modified by raising the sill. An embrasure in the north wall may be related to a blocking visible on the exterior, perhaps a secondary doorway. Record photograph nos: 0153-54.

#### **5.10.2.3 Interior Ground floor room**

Ground floor room: Dimensions: 2.46m east-west by 1.75m north-south; height, floor to ceiling: 3.97m. This room is accessed directly from the east (now stable) by a modern doorway. Two steps lead up from the present stable floor level which was probably raised from an earlier level. There is now a modern board floor and ceiling. The window in the south wall is a new feature of 19<sup>th</sup> or early 20<sup>th</sup> century date (earlier versions are shown in the 1798 watercolour (Fig 22) and in Brooking-Rowe's drawing (Fig 33). It is of decidedly hybrid design, incorporating late medieval style cinquefoiled heads into a window of 17<sup>th</sup> century style and high-transomed proportions. On the exterior this window appears to have been fitted into an existing frame, but on the interior the whole west wall face has been rebuilt in cement-bonded rubble, complete with splayed reveals and concrete sill. All the other walls are lined with composite fibre-board; the north wall displays a splayed embrasure, presumably cognate with the blocked window visible on the exterior. The east wall may be wholly of modern construction and this space may well have been open to the hall behind/to the east, in its medieval arrangement. Record photograph nos: 6269-72; 0155-58.

#### **5.10.2.4 Interior First floor room**

First floor room: Dimensions: 2.15m east-west by 2.15m north-south; height floor to ceiling (soffit of boards): 2.87m. There are twenty steps up the newel stair to the level of the first floor room. There is an ogee headed doorway with external chamfer to the south/turret side, and a rebated frame to the north/room side. This is illustrated in a drawing/lithograph by Brooking-Rowe, along with the ground floor stair-turret doorway (1875, pl. 2). There is a lancet window to the north with a Beer stone frame and two-centred head, and an elliptical-headed window to west in elvan with hollow chamfers to

the interior and exterior (very late medieval, or into the 16<sup>th</sup> century type). Both have rubble relieving arches over. The board floor and ceiling/roof structure are modern.

Sockets for the lower ceiling timbers survive about 450mm below the soffit of the ceiling on the north side and about 350mm on the south side (reflecting a possible original roof sloping from north to south). The present ceiling/roof is of mid 20<sup>th</sup> century construction (phase 12). Wall surfaces are of modern paint on rubble facework, but with occasional traces of medieval lime plaster surviving. Record photograph nos: 0125-36.

#### **5.10.2.5 Roof level**

Roof level: Dimensions from internal faces of the parapet: 2.68m north-south by 2.53m east-west; chamfered drip course below parapet approximately 210mm–220mm wide. Parapet thickness is approximately 200mm. The newel stair rises for a further 12 steps to access the roof level (of average height 240mm–270mm with treads of an average width of 570mm–600mm which are steeper and narrower than those rising from ground to first floor level). There is a modern lead roof with a gutter draining from south-west side. The parapet is of monolithic elvan merlons with separate coping blocks. The parapet copings have sockets for secondary timbers cut into the east and west ends of the north and south parapets. These may be for the secondary roof shown in the 18<sup>th</sup> and 19<sup>th</sup> century illustrations (above). Record photograph nos: 0137-41; 0150.

#### **5.10.2.6 Stair turret**

Stair turret: The stair turret rises above the roof level, and there must originally have been access to a tiny tope roof level here. The newel stair continues above the roof level for a further nine steps, before ceasing just beneath the present (modern/c1950) roof level. The turret parapet has a moulded string course at its base with carved fleurons at intervals. There is well-preserved medieval lime plaster on the internal faces of the stair turret.

#### **5.10.3 Stable**

The range to the south has been a stable at least since the late 19<sup>th</sup> century (cast iron fittings bear the legend of the 'St Pancras Foundry, London' and the like), and may have served a similar function earlier. But the roof shows that the shell of the building (perhaps continuing over Tower and Cider Cottages: not accessed because of bat restrictions) is earlier, perhaps late 17<sup>th</sup> or early 18<sup>th</sup> century in date (phase 5). The exterior elevations appear to be of shillet rubble with elvan quoins and occasional elvan and granite blocks in the facework throughout (a composition consistent with a post-medieval date perhaps re-using earlier medieval abbey material). But the exteriors are heavily coated with roughcast render, and are therefore largely inaccessible. Thus it is not possible to say whether the window in the west elevation and other features (such as the upper doorway/loading hatch in the south gable) are insertions or primary to the phase 5. The east elevation shown by Buck (which if the dating is correct ought to be the same fabric) seems to contain windows, although this is now obscured from view by the later lean-to structures against the east wall.

#### **5.10.3.1 Interior**

Dimensions: 10.40m north-south by 5.54m–5.58m east-west; height, floor to ceiling 2.78m (south) to 3.08m (north), ie floor slopes/drains to the north. The floor comprises grooved bricks with an integral drain following the western limit of the stalls. There are three stalls with late 19<sup>th</sup> century cast iron fittings and details (described elsewhere). The loft arrangement above suggests that the building has been of two storeys from the start, ie from phase 5, and could have had a domestic use originally, later being converted to agricultural use. Record photograph nos: 6259-39; 0159-67.

#### **5.10.4 Tower Cottage**

##### **5.10.4.1 Exterior**

(Figs 72, 74 and 75).

The house occupies the middle part of the range with Cider Cottage to the north and the stables and the Abbot's Tower to the south. The cottage is of three bays on ground and first floors. The west wall abuts the fabric of the Abbot's Tower on the exterior, and a stump of wall on the interior may well represent the remains of a medieval north wall. The overall impression is of mid 20<sup>th</sup> century date, the product of a major refurbishment c1950, overlain by a late 20<sup>th</sup> century interior refurbishment (ie. with little external manifestation); there is hardly anything explicitly earlier. The fenestration is of 1950s Crittall windows throughout in contemporary embrasures, which are almost always splayed; those of the front elevation have rectangular panes defined by 'stick-on' lead comes; the rear windows (east elevation) lack this refinement. The chimneys are all of mid 20<sup>th</sup> century date, as are selected areas of rebuilt facework, such as that between the front door and north-west window (where a late 1940s air photograph shows a large opening: Cambridge University Press collection ref: 1523 FK-68; PCM 6/11/29/1523; digital archive photo nos: 7924-26, 20.vii.16).

In its present form, the masonry core of the east and west walls of Tower and Cider Cottages must date after c1800. The anonymous painting of the Tower House of 1798 (Fig 22) shows a different structure here in terms of fenestration, etc., but the historic maps show a building to the same, or similar, footprint. Although these observations mean that Cider and Tower Cottages, plus the associated garage to the north-west, are largely 19<sup>th</sup> century and later in date in their present form, the basic plan is shown in plan on all maps from Aislabie onwards (see Figs 11 to 16), implying predecessors existed of similar dimensions and that there is a possibility that some earlier fabric may survive in the shell of the building. Since something of this sort has been observed in the east elevation (above) any future opportunity to record the masonry fabric of these cottages should be taken.

##### **5.10.4.2 Interior, General**

(Figs 70-71)

The house occupies the middle part of the range with Cider Cottage to the north and stable and the Abbot's Tower to the south. The cottage is of three bays on ground and first floors with no access to the roof, except from the stables loft to the south. The overall impression is of mid 20<sup>th</sup> century interior finishes and fittings, the product of a major refurbishment c1950, overlain by a late 20<sup>th</sup> century refurbishment; there is hardly anything explicitly earlier. The fenestration is of c1950 Crittall windows throughout, almost always in splayed embrasures; those of the front elevation with rectangular panes defined by 'stick-on' lead comes; the rear windows without this refinement. The variation in the orientation of floor boards on the first floor landing may give a hint as to an earlier layout; the blocked fireplaces and splayed window embrasures (along with exterior segmental relieving arches of rubble masonry to most windows) among them. The various changes in wall thickness also hint at earlier remains, and the opportunity should be taken to observe and record masonry fabric if interior plastered finishes are ever removed for any reason.

In its present form, Tower Cottage must date after c1800. The anonymous painting of the Tower House of 1798 (Fig 22) shows a different structure here in terms of fenestration, etc. (cf Allan 2006, fig 3), although the maps show a building to the same, or similar, footprint. The Bucks' engraving shows a gable running east of the main roof of the Tower House, perhaps a solar (if the tower marked the end of the hall or similar). Something of the sort is shown by Gilbert Aislabie in 1769 (Fig 11), but it is gone by the time of the Tithe map (Fig 14). Although these observations mean that Cider and Tower Cottages are largely 19<sup>th</sup> century and later in date in their present form, the basic plan is shown in plan on all maps from Aislabie onwards, implying

predecessors of similar dimensions and the possibility that some earlier fabric may survive in the shell of the building.

#### **5.10.4.3 Interior, Ground Floor Entrance hall**

Entrance hall: Dimensions: 5.52m east-west by 2.07m north-south. There is a vinyl tiled floor and modern finishes throughout, a mid 20<sup>th</sup> century softwood stair with modern (ie later) stair rail and balusters, a modern skirting, pine doors to the cupboard beneath stairs (painted) and to the east a service cupboard (stripped). There is also a mid or late 20<sup>th</sup> century plank, ledge and braced front door with fancy foliate hinges and ledge and braced stripped pine doors to the dining room and kitchen to the south. The west wall is 0.72m thick and the east wall is 0.9m thick. Record photograph nos: 6229-31.

#### **5.10.4.4 Interior, Ground Floor Dining Room**

Dining Room: Dimensions: 3.78m north-south by 2.61m east-west. It has a concrete floor, modern finishes and skirting and a varnished pine ledge and braced door to the entrance hall. There is a Crittall window in a splayed embrasure. The only distinctive feature is a block of masonry projecting in the south-west corner, which may represent the stump of a wall (equivalent to the north wall of the Abbot's Tower): 0.55m wide, projecting into the room 0.18m and standing 1.43m above floor level. The west wall of the room leans out slightly from floor to ceiling and there are openings to kitchen to each side of the former chimney breast. Record photograph nos: 6224-25; 6248.

#### **5.10.4.5 Interior, Ground Floor Kitchen**

Kitchen: Dimensions: 3.79m north-south by 2.23m east-west. The north-south ceiling beam on the axis of the chimney is probably mid 20<sup>th</sup> century. There is a concrete floor with bitumen coating for tiles, a Crittall window in a splayed embrasure, modern plastered and tiled finishes and multi-coloured tiling and a riven slate window sill of late 20<sup>th</sup> century date. The east wall is thicker below than above (approximately 0.95m below, stepping in by 180mm above, approximately 1.43m above floor level). There is a late 20<sup>th</sup> century ledge and braced pine door to the hallway. Where plaster has come off the south wall, the construction is seen to be of concrete blocks, hinting that this wall at least, if not the entire subdivision of this range, belongs to the mid 20<sup>th</sup> century refurbishment or conversion of the older range into dwellings. Record photograph nos: 6225-28.

#### **5.10.4.6 Interior, Ground Floor Sitting room**

Sitting room: Dimensions: 3.20m north-south by 3.45m east-west. There is a vinyl tiled floor on a cement base, modern finishes throughout, a varnished pine ledge and braced door to the hall to the south, Crittall windows in splayed embrasures to the west (leaded) and east (plain). A plain, featureless chimney breast with mosaic tile surround and slate hearth slab is recent (late 20<sup>th</sup> century), but the chimney is presumably 19<sup>th</sup> century in origin. The east wall narrows from 0.95m thick below to 0.8m-0.84m at 1.27m above floor level. Record photograph nos: 6232-34.

#### **5.10.4.7 Interior, First Floor Landing**

Landing: Dimensions: 3.50m north-south by 2.34m east-west. There are modern fittings throughout: doors to bedrooms, ceiling, boarded floor and a Crittall window (plain) in a splayed embrasure in the east wall. The east wall is 0.7m thick at this level. NB the floor boards run east-west in the northern half of the landing, but north-south in the southern half (the division falling half way across the door to the second bedroom, 1.38m north of the south wall). This might reflect an earlier first floor arrangement/ partitioning layout. Since the floor boards in the centre bedroom all run east-west, this variation may actually relate to an earlier stair configuration only. Record photograph nos: 6238-39.



#### **5.10.4.8 Interior, First Floor Main bedroom (north)**

Main bedroom (north): Dimensions: 5.70m east-west by 3.21m north-south. There is a carpeted floor on modern boards, modern (mid 20<sup>th</sup> century) plastered finishes and skirting throughout, a former chimney breast in the north wall which is probably 19<sup>th</sup> or early 20<sup>th</sup> century in origin (with fireplace removed and blocked in late 20<sup>th</sup> century). A cupboard formed to the east has two six-panelled doors. There are Crittall windows in splayed embrasures to west (leaded) and east (plain). Record photograph nos: 6235-37.

#### **5.10.4.9 Interior, First Floor Second bedroom (centre)**

Second bedroom (centre): Dimensions: L-shaped, 2.55m north-south, narrowing to 1.46m to east, by 3.72m east-west. There is a Crittall window (leaded) in a splayed embrasure to the west and modern finishes throughout. Record photograph no: 6240.

#### **5.10.4.10 Interior, First Floor Third Bedroom (south)**

Third Bedroom (south): Dimensions: 3.33m north-south by 3.03m east-west. There is a modern ledge and braced plank door, a Crittall window (leaded) in splayed embrasure to the west and all finishes are modern including a carpeted, modern boarded floor. Record photograph nos: 6241-42.

#### **5.10.4.11 Interior, First Floor Bathroom (south-east corner)**

Bathroom (south-east corner): Dimensions: 2.40m north-south by 2.43m east-west (including cupboards). There is a central, former chimney flue in the west wall, a Crittall window in a splayed embrasure, late 20<sup>th</sup> century finishes and bathroom suite, a late 20<sup>th</sup> century ledge and braced plank door and an airing cupboard to north has a re-used section of a 19<sup>th</sup> century two-panelled door (the second a late 20<sup>th</sup> century louvred door). Record photograph nos: 6245-47.

### **5.10.5 Cider Cottage**

#### **5.10.5.1 Exterior**

(Figs 72-74).

Cider Cottage follows Tower Cottage in its broad outline: the shell rebuilt c1800 (phase 7); the present arrangement dating from the mid 20<sup>th</sup> century (phase 12), and all fenestration and chimney stacks, etc conform to this. There are uncertainties in the precise details of phasing of the north elevation because of inability to see seams in the heavily pointed rubble masonry. The Cambridge air photographs of the late 1940s (Cambridge University Press collection refs: 1465 FK-70; 1519 FK-64; 1521 FK-66; 1524 FK-69, etc.; PCM 6/11/29/1519-25; digital archive photo nos: 7911-26) show a large opening in the centre of the north elevation (as well as the doorway to the west, the west jamb of which is still visible in the fabric: Fig 73); it is therefore likely that much of the centre of the north wall of the house was rebuilt in the late 1940s, but no seam is visible and the phasing has had to remain tentative on the phase drawings (Figs 70-72).

The ground floor room projecting from the north-east corner, like its counterpart to Tower Cottage to the south, originates in phase 12, but has been radically altered in 2012 to improve it as a scullery to the cottage. Its north wall appears thicker in plan, and may thus be earlier than phase 12, although it still joins the corner of the main build of phase 7 in a clear straight joint. When seen as a pair the symmetry of the two cottages is worthy of note: the rear elevations are, more-or-less a mirror image, as are the exterior yard and store facilities, although the two houses differ markedly in their internal layouts (Fig 70).

#### **5.10.5.2 Interior: Ground Floor Entrance hall (north centre)**

Entrance hall (north centre): Dimensions: 4.57m north-south by 1.94m east-west. There are modern stairs to the first floor on the east side and a pantry beneath the

upper end (accessed from the kitchen, qv). There is a modern wood floor, modern ledge and braced front door and modern flush plywood doors to the kitchen, sitting room and utility room. Record photograph no: 6519.

#### **5.10.5.3 Interior: Ground Floor Kitchen/Diner (south room)**

Kitchen/Diner (south room): Dimensions: 5.45m east-west by 3.23m north-south. There are Crittall windows in splayed embrasures in the east and west walls (as in Tower Cottage); leaded lights to west ('front'). Otherwise all the finishes are modern: a linoleum floor, modern plastered wall and ceiling finishes and a projecting chimney breast in the south wall (indicating a shared chimney with Tower Cottage). The modern beam and supporting post in the north wall suggests a new floor above. The pantry with a larder window lies to the north of the back door (as in Tower Cottage). Record photograph nos: 6523-25.

#### **5.10.5.4 Interior: Ground Floor Sitting room (north-west room)**

Sitting room (north-west room): Dimensions: 4.57m north-south by 3.36m east-west. There is a large Crittall window in a splayed embrasure in the north wall and a plain, presumably 19<sup>th</sup> century, chimney breast with a modern wood burner in the fireplace and a modern slate hearth slab. The wood floor is modern as is the flush door. The skirting is possibly early 20<sup>th</sup> century (plain, unmoulded). Record photograph nos: 6521-22.

#### **5.10.5.5 Interior: Ground Floor Utility room (in east outshut)**

Utility room (in east outshut): Dimensions: 2.18m east-west by 2.18m north-south. All the finishes are modern, including the timber floor, the window in south wall which is very new/ early 21st century, timber with scrolled latches, etc, and presumably a part of the 2012 refurbishment (see the first floor en suite bathroom, etc.). Record photograph no: 6520.

#### **5.10.5.6 Interior: First Floor Landing**

Landing: Dimensions: 2.48m north-south by 2.10m east-west. There is a Crittall window in a splayed embrasure in the east wall; otherwise all finishes are entirely modern. Record photograph nos: 6513; 6517.

#### **5.10.5.7 Interior: First Floor Main bedroom (bedroom 1; north-west corner)**

Main bedroom (bedroom 1; north-west corner): Dimensions: 4.53m north-south by 3.50m east-west. There are modern finishes throughout, a carpeted floor and a large Crittall window in the north wall. The bathroom to east was formed from a former small bedroom in 2012, and doorways changed around at that time (from south to west sides: compare plans). Dimensions: 2.14m north-south by 2.36m east-west. There is a two-light Crittall window in the north wall. All the fittings are modern. Record photograph nos: 6512-14.

#### **5.10.5.8 Interior: First Floor Bedroom 2 (south-west)**

Bedroom 2 (south-west): Dimensions: 3.21m north-south by 3.50m east-west. There is a Crittall window in a splayed embrasure in the west wall, a carpeted floor and all finishes throughout are modern. In the south-east corner of room there are projecting west edges of a chimney breast. Record photograph nos: 6515-16.

Bathroom (south-east): Dimensions: 2.17m north-south by 2.02m east-west. There is a Crittall window in a splayed embrasure in the east wall. The east side of a chimney breast is visible in the south-west corner. Record photograph no: 6514.

As with Tower Cottage there is no roof hatch or access. The roof space is accessible only from the loft above the stables to the south. NB that the modern-looking sheds to

the east of Cider Cottage incorporate a late 18<sup>th</sup> or early 19<sup>th</sup> century linhay, strictly an open-fronted shed (since it has no real first floor/tallet).

#### **5.10.5.9 Garage projecting to west from north end of Cider Cottage**

Dimensions: 6.95–7.20m max north-south by 8.20m east-west. A building to this footprint is a consistent feature of the building from the earliest plan (1769) onwards, but as with Cider and Tower Cottages there is little fabric that can be convincingly identified as earlier than about 1800. It is therefore concluded that this range, along with the rest was rebuilt at about this time (allocated to phase 7 on a similarly arbitrary basis). There are signs of blockings in the exterior of the north wall (see elevation drawing), including the scar from which a chimney stack has been removed (a feature visible in air photographs of c1950: eg Cambridge University Press collection ref: 1521, FK-66; PCM 6/11/29/1521; digital archive photo nos: 7918–19; Fig 41). This was removed and patched in 1948–50, although the fireplace remains on the interior. The features suggest that what had been an agricultural building, may also have had a semi-domestic function, perhaps as a workshop or similar, before conversion to its present purpose in the mid 20<sup>th</sup> century. Other features of the mid 20<sup>th</sup> century phase are an inserted window in the south wall (of the same type in shallow-arched embrasure and Crittall window frame as those of the cottages to the east), and modified reveals to the wide garage doorway in the west. The garage is now in the occupation/use of the Cider House. Record photograph nos: 0170–79.

### **5.11 Precinct Wall**

The lengths of boundary wall, often called precinct walls, towards the south of the site are now strictly outside the brief, but since they are of relevance to the development of the site and dating of its features, they deserve some description and consideration here.

Cynthia Gaskell Brown says of this wall: 'A length of Precinct wall south-east of the Barn may be connected to a Licence to Crenellate of 1337 (Gaskell Brown 1995, Fig 5 which has interior and exterior elevations of the wall). It has a number of internally splayed slit windows of identical character to those in both the Barn and the 'Guesthouse' (Monastic Farm Building); but its siting, with the remnants of a doorway very close to the corner of the Barn, suggests that it may well predate the Barn.' (Gaskell Brown 1995, 37).

#### **5.11.1 Section between the Great Barn and the Linhay**

(NT 106437)

This is apparently a self-contained section of wall with finished quoins of shillet masonry (ie without dressed elvan blocks) at both ends and semi-circular coping of neatly finished shillet rubble, with granite terminal blocks at both ends (plus another in the centre) cut to the same semi-circular section. The length of 1.20m or so between the quoin of the west end and the east buttress of the south gable of the Great Barn is filled by a low wall abutting both structures. The wall itself has a very uniform construction of long shallow blocks of shillet of uniform colour and texture, all naturally cleaved stone, but also displaying a very occasional trace of axe dressing. The east end also has a finished quoin of shillet blocks; the upper half is thinner (approximately 0.45m) and its inner quoin has been made up in brick. The scar of a wall returning to the east is visible on the inside face (marked as 'cut back stone' on the published drawing: Gaskell Brown 1995, Fig 5). The lower half is thicker (approximately 0.75m–80m), and also displays the scar of a return wall, smeared over in mortar and including brick fragments. About mid-way up the wall there is an offset about 0.30m wide just below the sills of the window embrasures. Although these window embrasures have been said to be 'identical' to those of the Great Barn and the farm building (above), they are different in that they have heads formed of corbelled shillet blocks, rather than the elliptical heads of worked elvan blocks typical of the other structures. The west

embrasure has one crudely cut-down elvan block in its east reveal, with a glazing groove and socket for a saddle bar, plus a block of pink granite. Both imply re-use. There are occasional blocks of granite elsewhere in the facework of the internal elevation.

The west end on the interior has another wall scar, approximately 0.60m wide (measured in the upper, thinner, section where the scar is clear: see record photograph 7652 (this does not appear on the published elevation drawing)). Below the scar is less clear because the elvan (not granite) jamb blocks are almost certainly inserted here. Although their plain, external rebate suggests a doorway it could never have functioned as such along-side the Great Barn. Inside of these blocks a slight splay has been formed from shillet masonry. Below, the batter in the main part of the wall has also been made up in shillet.

The overall impression of this wall is that it looks like the end (south) wall of a building with return walls running off west and east, at a slight angle to the Great Barn. Record photograph nos: 7650-56.

### **5.11.2 Section east of the Linhay**

(NT 106437)

The wall continues east of the Linhay, forming part of the boundary wall of the 19<sup>th</sup> century farm buildings. This section of wall shares several common features with the wall to the west just described: (i) The west section of the wall (ie that part containing slit windows) and the south gable of the Linhay are on the same alignment as the section to the west (an alignment not represented on early maps and plans); (ii) it shares similar semi-circular coping of shillet rubble with elvan coping blocks at intervals; (iii) it contains two slit windows, although these differ by having their sides formed of two separate blocks rather than single large blocks.

The junction with the fabric of the Linhay is rather ragged: the south gable has no clear quoin at its south-east corner, but the shillet facework runs on to the east. There is a marked crack approximately 0.75m east of the (approximate) position of the corner, with the shillet masonry not coursing across the crack; this probably represents the junction of two builds.

On the inside the slit window embrasures are similar to those already described to the west, with corbelled heads of shillet and jambs of elvan, often rather irregular and with a concave curve on one arris (see the window nearest to the back wall of the Linhay in this section). These occur both on the splayed surface of the jamb and on the internal wall face (sketch in notes to illustrate this). These details may be re-used blocks from the embrasures of other slit windows. Another block has an inscribed 'T', possibly a mason's mark, on its worked wall-face side, but is crudely finished on the splay side. A block of the east jamb of the second window from the west is a re-used/cut down rebated fragment, perhaps from another window. The upper part of this east jamb is all of shillet pieces, and elsewhere the elvan is very variable in colour and texture, also suggesting re-use. The third window from the west (after the break in angle) has two granite blocks and some shillet.

About 10m east of the Linhay the wall changes direction and continues on to the entrance near the School Room (with largely granite quoins, fairly clearly inserted). This section contains two more slit windows and similar semi-circular shillet rubble coping with elvan blocks midway and at the terminals. Beyond (east of) the gate (approximately 3.35m wide) the shillet wall continues in similar style and materials although here without slit windows. Parts of this section have been rebuilt. This is especially noticeable on the interior, in the yard behind the school room where the wall is visibly rebuilt and sits on a concrete plinth, or underpinning (perhaps of the post-war period?). About 15m east of the gate the wall turns to the north and is cut by the construction of the School Room (with a cement quoin crudely improvised at this point). A further section of similar walling appears further north, between the school room and the farm building, again with refaced quoins, and with the distinctive semi-circular coping. Returning to the course of the boundary wall, this continues on the

same alignment for another 35m, until it curves around to the north at its east end to flank the present visitor entrance by the toilet block. Record photograph nos: 7618-25.

### 5.11.3 Concluding remarks

The slightly odd form of the features when compared to similar slit windows elsewhere, the inconsistencies in the construction of the reveals/embrasures (including re-used materials), and the occasional presence of granite blocks (not routinely occurring in early fabric at Buckland), all contribute to the suspicions surrounding this wall. The fact that no walls are mapped in this position until the first edition of the OS 1:2500 map in 1884 (ie nothing is shown in these positions by Aislabe, 1769, or the Tithe map, 1842; compare Figs 11, 14 and 15), must suggest that these walls originate in the tidying up of the site, in the mid-late 19<sup>th</sup> century rather than anything earlier. That there must have been many architectural fragments and complete features available around the site is confirmed by their re-use in other, demonstrably late, contexts: for example the north gable of the Linhay, nearby, which displays a comparable slit window. In this author's view the uniform character and neat appearance of the rubble masonry and copings of the walls also tends to confirm this interpretation and dating.

All in all I think that the various incongruities of the six slit windows in the boundary wall combine to suggest that they have been re-used from elsewhere on the site or made up from fragments at a relatively recent date and I do not believe them as *in situ* medieval windows. The question of the date and phasing of this wall remains: it is cut by the construction of the School Room, which is present on the 1884 OS 1:2500 map and is generally of later 19<sup>th</sup> century appearance and materials; the original of the wall may therefore be in the range of farm buildings running south from the Monastic Farm Building shown on the Tithe map (but gone by 1884). Nothing on the right alignment is shown by Aislabe in 1769, so the overall date range is 1769–1884 (see Figs 11, 14 and 15). The boundary shown on the Tithe map cannot be simply interpreted as this boundary wall, however, in view of the failure to align with the south end of the Great Barn, so I suspect that there has been some alteration, perhaps after the construction of the Linhay in the mid-late 19<sup>th</sup> century. It therefore seems best to assign the wall in its surviving state(s) to this later period, notwithstanding the possibility that part of it is shown on the Tithe map.

## 5.12 General discussion

New information on a number of subjects and aspects of the Abbey Church has emerged in the course of the examination of the fabric, and will benefit from brief notice and discussion in this concluding section.

### 5.12.1 The plan of the Abbey Church

The nave was certainly of four bays, although this is disguised in the surviving fabric comparison of information from the north and south elevations permits the division to be clearly established in plan. Buttresses and/or windows survive for all four bays on one side or the other. This seems not to have been established previously and various attempts to reconstruct the plan of the abbey church have either left the issue open (anonymous plan in PCM A20: HPC: 6/27–28) or opted for three bays (Allan 2006, Fig 17). There is no possibility of a north aisle to the nave; the limited evidence for a south aisle having been intended, in the shape of a weathering course in the fabric of the south elevation, is not matched by any equivalent evidence for it having been built (see further discussion in the description of the south exterior elevation, above). The crossing and transepts are clearly defined, of course, minor ways in which the study of this area of the church has been moved forward include the examination of the reliability of the vault and other evidence for the form of the east transept chapels as represented in the fabric of the vestibule, and the observation in the south-west corner of the south transept chapels that the medieval south wall lies further south than the surviving entrance arch (Fig. 42), which will enable the overall depth of the transept to be plotted more reliably (Fig 76). This observation is, in fact, plotted correctly on the

1995 plan of the abbey church (Gaskell Brown 1995, Fig 4). But it has not followed through into a new reconstruction of the plan. This is badly needed (see recommendations, below).

The plan of the eastern arm of the church is well established as comprising two rectangular bays each approximately 4.25m wide. Outline measurements taken from the existing plan suggest that the four bays of the nave (at approximately 4.5m wide, perhaps marginally less) were also rectangular and matched the pattern established in the two bays of the eastern arm quite closely.

### **5.12.2 Was the church vaulted?**

The first National Trust guidebook contained some discussion of the matter of vaulting and suggested that the nave might have been vaulted in timber: 'It is almost certain that the nave would have been vaulted in wood. The crossing does have springers for a stone vault, but it is questionable whether it was ever built' (National Trust 1991, 13). Elsewhere vaults in the choir and crossing are implied (*ibid* 12). This question has been touched upon in the discussion of the individual rooms (second floor gallery, tower/crossing space, etc), but might benefit from a more general reconsideration here. In short, I think the answer is that there is 'not much' hard evidence for completed vaulting. The best evidence comes from the chancel: where the springing for the vaults seems more extensive than elsewhere, but even here there has to be doubt that the space was ever vaulted. In the second floor kitchen the corbels at eaves level look very close to the curve of the window arches, leaving little room for the thickness of a stone vault. The conclusion here, therefore, as in the crossing, probably must be that stone vaults were intended and provided for in the springing, but were never actually constructed. The crossing (discussed above in the description of the second floor tower room) and transept (discussed in the description of the south exterior elevation) areas, although undeniably provided with the springing of vaulting, also lack proof of completed vaults, most notably in the relatively smooth masonry surfaces of the wall faces above the crossing arches: had masonry vaults been removed from these areas one would have expected to see the scars in the masonry.

The one surviving vault, of the southern of two chapels east of the north transept, in what is now the vestibule, certainly shows that low vaults were constructed, as does the carved boss re-used above the main entrance doorway (see discussion above in the description of the south external elevation). The hollow-chamfered vault ribs of the carved boss match those of the vestibule vault quite closely, in size and profile, and so it seems likely that this boss originated in one of the other side chapels of the church. One curious aspect of this carving is that the face is aligned on the long axis of the block which, in a rectangular vault with its axis north-south means that the head would also be orientated north-south, rather than west-east (which one would have thought to be the natural orientation for such a composition, ie with the head 'looking' east). This remains as one of the minor uncertainties of the building. In general, the fact must remain that no convincing evidence has yet emerged for high vaults in the Abbey Church, either in the fabric or among the collections of architectural fragments (which, admittedly, have not been systematically studied).

### **5.12.3 Original fenestration: the question of the intersecting tracery**

The window now in the south elevation of Cockerell's pseudo-transept can be shown to be a re-used medieval window. The mullions are of granite, and so are replacements, but the frame and tracery are of elvan, and probably original. Careful examination of the elvan surfaces shows patination, with layers of limewash, that suggests they have to be ancient (while those of the granite mullions show no such patination). The leaded lights are held in place by wooden frames implying that there is no rebate for glazing, or that it was insufficient. All these observations encourage an interpretation as a re-used medieval window. Another example of the same tracery pattern, of simple intersecting arcs known as intersecting tracery, formerly existed in the blocking of the south transept arch (discussed above in the section of description of the south external elevation), and was presumably also a re-used window from the medieval church.

The question is therefore where it came from? Its dimensions are: width (frame): 1.73m; height (frame): 3.08m; height (to springing of tracery): 2.45m; Maximum width (inner embrasure): 2.03m.

The surviving late-medieval south windows of the nave are 2.29m wide jamb to jamb (taken from inside edge to inside edge) (measurement taken at the south-west window, second floor level); splay to splay might be (very roughly): 3.70m (measurement estimated in second floor kitchen, but very approximate). So the window embrasures of the nave appear to be significantly larger than the pseudo-transept window, although this, of course, could be the result of widening the windows on their reconstruction in the late medieval period.

A further option would be one of the chancel windows, but the surviving examples seem to be significantly larger still. The best preserved of these: the south-east window of the chancel in the south wall of the office shows that the width of the three-light window would be approximately 2.50m, individual lights are 0.65m wide; 0.83m chamfer to chamfer; significantly wider than the 1.73m of the intersecting tracery window. In these chancel windows the full width of the embrasure is projected as approximately 3.30m at the inside wall face (measured at 3.28m on north side, east bay in the office).

The most likely origins are therefore either the nave window from an immediately local context in bay 1 (ie the eastern bay) of the nave (in which case the window would have been directly re-used by Cockerell from an adjacent position when he built the pseudo-transept); or one of the eastern transept chapel windows, of which there would have been at least four examples. Theoretically two of these would have been available in the later 18<sup>th</sup> century with the demolition of the north transept and associated building (the equivalents of the south transept having been demolished in the 16<sup>th</sup> century). This is of some interest since it finds an immediate parallel in the eastern transept chapels of Exeter Cathedral: both of which possessed east windows with intersecting tracery (see John Kendall's early 19<sup>th</sup> century engravings, *inter alia*: Kendall 36–37 and pl 14). It should also be noted that intersecting tracery is typical of this part of south-west Devon, occurring, for example, at the nearby parish churches of Bere Ferrers and Whitchurch, both of which possess east windows of five-lights with intersecting tracery (Cherry and Pevsner 1989, 163; 905). Intersecting/Y-tracery is traditionally dated to one side or the other of 1300 (Hart 2010, 71–75), this would not be at all an inappropriate style to expect for some (or all) of the original windows of the abbey church built from 1278.

#### **5.12.4 Other original window tracery**

Given their larger dimensions, is it possible to say anything of the possible form of the chancel windows? They could also have had intersecting tracery (above), but if not then they are likely to have had bar tracery or groups of simple foiled elements such as that seen in the surviving east window above the chancel roof in the east wall of the tower. Again there is a parallel at Exeter Cathedral, where the earliest windows of the eastern arm of the church, namely the Lady Chapel and the eastern transepts, provide a collective parallel. These date to the 1270s, and are therefore more or less exactly contemporary with the foundation of Buckland (see Jansen 1991; Russell 1991). More generally, the surviving architectural fragments have a role to play in considering the possible form(s) of window tracery: there are certainly a number of tracery fragments large enough to have come from the main windows of the church, and with cusped lights, therefore suggesting that intersecting tracery was not the only pattern employed in the primary church (and, of course, there is also the evidence of the perpendicular tracery of the south window of Bay 2 of the nave).

#### **5.12.5 Replaced fenestration: some uncertainties**

It is clear that the original (16<sup>th</sup> century) fenestration of the south-east range contained mullioned windows throughout. This is shown both by the surviving mullioned windows (Fig 51) as well as by several instances in the east elevation where the 1770s 'gothick' windows cut into blocked earlier mullioned windows. It is equally clear that the 'gothick'

windows formerly featured more extensively than in the east elevation, where they survive. There is some uncertainty over the fenestration of the west elevation however, including the ground, mezzanine and first floor windows. The present window frames here are of very crisp, and modern-looking, elvan (be they mullioned, high-transomed, or single-light form) and all sit under segmental relieving arches that are very similar to those of the 'gothick' window embrasures of the east elevation. After a good deal of thought I have assigned these to the mid 19<sup>th</sup> century phase, as we know they were in place by 1900, and there is some evidence in the form of the engravings by Storer (1823) and Condry (1832) for arched windows in this elevation in the early 19<sup>th</sup> century (Figs 23 and 27). The second deciding factor was the resemblance in materials and design between the high-transomed windows of the first floor and those of the Smoking Room, added to the north side of the building in the same phase (not on Tithe map, present on first edition of the OS 1:2500 map, thus in the range 1842–1884). This seems to provide a consistent story, fitting the available evidence, and it also fits with the photographic evidence that 'gothick' windows survived in the south elevation of the Great Hall until quite late in the 19<sup>th</sup> century (Fig 35). Another possibility would be to see these replacements as part of Cockerell's refurbishment, somewhat earlier: were the 'gothick' windows out of place to his eye, albeit only some 20 years after they had been inserted? The replica mullioned and transomed windows could have been an alternative to harmonise the ensemble of the south elevation once Cockerell had built the pseudo-transept. On balance I prefer to stick with the mid 19<sup>th</sup> century phasing, which seems to better fit the evidence, but set this down as a viable alternative interpretation.

### **5.13 Significance of the buildings**

The Abbey Church is of the highest significance in national terms (a) for preserving substantial standing remains of a Cistercian monastic church, and (b) for the conversion after the Dissolution of the church of a monastery to domestic purposes, rather than the more usual pattern of choosing other conventual buildings for such conversion (eg Forde, Lacock). The medieval architectural survivals within the fabric of the 16<sup>th</sup> century house, have the potential to yield eventually a credible reconstruction of the abbey church in plan, with some suggestions as to what it looked like in elevation as well. The collection of architectural fragments from the site (whose further study forms one of the recommendations of this report: below) has the potential to make a significant contribution to our knowledge of the development of the church and other monastic buildings.

In the 16<sup>th</sup> century Buckland was owned successively by two of our great naval heroes, Sir Richard Grenville and Sir Francis Drake, and the associations with these two men form another core aspect of the significance of the site. It must be admitted that Grenville, to whom the bulk of the conversion of the monastic buildings can be attributed in the 1560s and 1570s, made a much greater contribution to the appearance and fabric of the site than Drake, to whom very little can be reliably assigned. Drake, however, undeniably eclipses Grenville in the national story; the long term association and the preservation of Drake's memory by his descendants, who continued to own Buckland until the 1940s, plus a number of highly evocative relics of Sir Francis among the contents of the house have combined to make this the dominant layer in the palimpsest of Buckland, at least as presented to the public via museum displays and guidebooks.

The Great Barn is of national significance for its splendid architecture and sense of space, for its surviving architecture and roof carpentry, and its relatively unaltered condition (notwithstanding William Marshall's improvements of the 1790s). Indeed these could be said to provide an additional dimension to the Great Barn's significance, as an example of early 'upgrading' to meet the new needs of the generation of agricultural improvers then at work.



The Monastic Farm Building is of high significance for its origin (as the name implies) as a Monastic Farm Building; for the light it sheds (in combination with the Great Barn) on the scale of the monastic agricultural operation at Buckland; for surviving in altered, but broadly intact condition, and with a roof; for its conversion to domestic uses in the mid 16<sup>th</sup> century under Sir Richard Grenville; and for its 're-conversion' back to agricultural purposes by William Marshall in the 1790s.

The later history of the Monastic Farm Building should be seen in context with the other agricultural buildings in its vicinity, most notably those of the Oxsheds. These are of high significance for the insight they provide into William Marshall's experimental 'model farm' buildings of the late 18<sup>th</sup> century, planned very much as a 'machine' for cattle, the demi-octagonal plan was conceived for optimum utility and integrated into the existing plan, then being adapted for other purposes. The surviving 19<sup>th</sup> century farm buildings to the east and south are perhaps less significant but contribute to the general character of the eastern part of the site, and remind us that this was a working farm until the early 1980s.

The Abbot's Tower is of high significance in preserving a fragment of the Abbot's Lodging of the medieval abbey (along with some further traces of the structures, albeit of unknown extent). The tower was never an entrance, but seems to have acted as an oriel or private withdrawing area from the Great Hall in the position of the stables, and its upper floor (and roof) may have been intended to take advantage of the views to the west, on the axis established by the approach to the abbey. It may be this function that ensured its survival when other parts of the building were lost (Sir William Sharington's prospect tower of the 1540s at Lacock should be remembered here, although this is a wholly post-Dissolution conception).

The Cider House is of moderate significance in that it preserves the remains of a major medieval building of the abbey in the shape of the southern cross wing, provisionally identified as the infirmary chapel of the abbey by John Allan (2006, 260 and Fig.17), and of a post-medieval dwelling in the shape of the long north-south range added to the north, and still partly surviving as the core of the Cider House of today. The realisation that this had a phase in the 16<sup>th</sup> and/or 17<sup>th</sup> century when it was used for domestic purposes, represented by the many windows of domestic character on two floors, adds a new dimension to the history of this building; it subsequently declined into agricultural use. The general picture here is one of continuity between the late medieval and post-medieval periods, when this part of the site functioned as a secluded courtyard of subsidiary dwellings (Abbot's lodging and possibly infirmary in the late medieval period; secondary dwellings in the post-medieval period), with service buildings, including the large brewhouse excavated in 2005, beyond, perhaps in a separate courtyard.

The significance of the abbey buildings discussed here are broadly in line with their listing grades and status. The Abbey Church and the Great Barn are both listed at the highest level, Grade I, reflecting their national, even international, importance as major medieval monastic survivals. The Tower House and the Monastic Farm Building (there called 'The Infirmary') are listed at Grade II\*, reflecting considerable importance both in the context of the site and more generally in being deemed of 'outstanding' quality in national terms (nationally some 2% of listed buildings are Grade I, and 4% more are Grade II\*; all others, 94% of all listed buildings, are Grade II). The remaining buildings and structures, individually listed at Grade II, are the Cider House, the Linhay, Calf Pens (the Oxsheds), Place Barton House, the Cart Shed, the Kitchen Garden Wall, the Garden Retaining Wall, and two sets of Gate Piers. None of these is especially misplaced as a Grade II structure, although it might perhaps be thought that the new research on the Cider House that shows significant survival of medieval and 17<sup>th</sup> century fabric, plus the fact that it had a domestic phase prior to its more recent use as a farm building might warrant a review of its listing grade.

## 6 Statement of Significance

Buckland is an impressive complex of medieval and post-medieval buildings set within a beautiful landscape rich in historic character.

It is a nationally significant place reflected in its wealth of Listed Buildings and the designation of the core part of the property as a Scheduled Monument.

The property contains substantial surviving evidence for multiple phases of use – for late prehistoric settlement, as a medieval Cistercian Abbey, the conversion of the property to a 16<sup>th</sup> century mansion house and grounds, and later phases of adaptation and alteration associated with occupation, farming, water management and garden landscaping. The Abbey Church is a rare survival of a Cistercian church building: unusually a significant amount of the medieval fabric has been incorporated within the later conversion to a house. Other surviving medieval buildings within the property and associated with the Abbey include the Great Barn, the Monastic Farm Building and parts of the Cider House and Tower Cottage. The Great Barn is considered to be one of the largest surviving medieval barns in England.

Historically, Buckland has several interesting and noteworthy associations, most famously with the Drake family but also as one of the last, and most westerly, Cistercian foundations in England, the 16<sup>th</sup> century history of the Grenville family and the work of the agricultural writer William Marshall in the late 18<sup>th</sup> century.

Aesthetically, much of Buckland's beauty is formed by its distinctive historic buildings and surrounding walls and gardens, and the way in which these are placed in the landscape – a relationship which owes much to the layout of the Cistercian Abbey in a secluded and sheltered valley with a good water supply.

These values contribute significantly in making Buckland the distinctive and popular visitor attraction that it is.

## 7 Management recommendations

The following recommendations aim to improve the understanding of the complex history of the assessment area and in particular, to ensure that future work is targeted and produced in an easily accessible format for the property's staff and future researchers.

The following statements also seek to help guide the future management and interpretation of Buckland's historic landscape.

1. **Updated measured survey of Buckland's historic buildings** - The existing elevation and drawing drawings used within this current assessment are of limited accuracy and in places, contain significant inaccuracies. The present work has aimed to create a series of drawings as an interpretative base for phasing and understanding the fabric (Section 5). However, there is still a strong need for a new survey to act as a dimensionally accurate measured base for future historic building recording work and any future conservation projects. Any new survey should include a phase of field correction or 'ground truthing' to compare the output with the original and to add and correct detail. In regard to the Abbey Church, further measured survey would benefit from the removal of the exterior ribbon pointing (which creates a false appearance of regular masonry). This not only limits the ability to accurately record the fabric (especially photographically) but also obscures the visual integrity and interpretation of the building, especially for visitors.
2. **Detailed survey of the abbey church** – Further to Recommendation 1 the abbey church would benefit from a detailed measured survey of its moulded and chamfered pier, shaft and respond profiles, to enable them to be shown with confidence on smaller scale plans. This would be a valuable addition to any new survey work and permit an accurate and reliable plan of the surviving medieval remains to be constructed.

3. **Further survey of the Tower roof space** - The interior elevations in the tower roof space would benefit from a measured survey. This would enable the extent of thicker medieval walls to be extrapolated on to the exterior elevations, and thereby refine the extent of rebuilding on the exterior (represented by the thinner walls bearing on the wider medieval wall tops). It would also give greater understanding of the evidence for medieval and post-medieval roof structures and levels.
4. **Dendrochronology** - Limited tree-ring dating was carried out in the 1980s by the University of Sheffield on timbers from the Monastic Farm Building (Gaskell Brown 1995, 55) but no further dendrochronology analysis has been undertaken at Buckland. Further objective dating evidence would greatly enhance the interpretation of the abbey and its buildings. Although this would cost money, the effort and expenditure would be repaid if felling dates could be obtained for the medieval roofs of the Great Barn (whose date has been estimated at almost every point from the late 13<sup>th</sup> century to the late 15<sup>th</sup> century), the medieval timbers in the Monastic Farm Building and the reused roof timbers of the pseudo-transept/stair tower in the Abbey Church. (James Barber clearly thought that the roof of the pseudo-transept/stair tower was medieval or early post-medieval in date, and it deserves further research and study.)
5. **Vegetation clearance and historic building recording** - The removal of vegetation next to buildings should be seen as an opportunity to undertake further historic building recording work. For example, it is understood that the large Magnolia tree growing against the south wall of the nave of the abbey church (one of two planted in 1951; the second recently removed), will have to be felled sometime soon because of disease. New exposure of the south wall of the nave will provide an opportunity to observe and record the fabric without obstruction for the first time in 65 years. The inability to record this in detail has limited interpretation of the south elevation and therefore, highly significant questions remain.

Other areas of the abbey church are also obscured by vegetation: the north half of the west wall; parts of the ground-floor stage of the north elevation including the possible tomb recess/projection in bay 2; the possible fireplace arch in the base of the blocking of the north transept; the west wall of the southernmost element of the south-east range.

The northern garden wall (NT 182055), which incorporates part of a medieval building range, is also very difficult to access, with planting right up against both faces. Little has been done since Bruno Barber's outline drawn record of 1983 (Barber 1984, 33-34, figs. 10-11; Gaskell Brown 1995, figs 8-9). At some point when the planting immediately against the wall is removed/updated it would be a good opportunity to review Barber's drawings against the background of current advances in knowledge of the geology and style of the fabric. Further study of this wall is crucial to accurately reconstructing the layout of the abbey, especially the cloister ranges and would build upon the work of Barber (1984) and Allan (2006).
6. **Archaeological recording** - Future work to the fabric of Buckland's historic buildings should be undertaken following consultation with the Trust's regional archaeologist. This will ensure that appropriate archaeological mitigation and recording is undertaken, providing further evidence for the structural history of the buildings and further data and research to feed into the historical narrative of Buckland. Future archaeological mitigation and excavation should seek to better understand the extent of the monastic precinct as, at present, there is little evidence to establish the extent of the original precinct (also see Recommendation 10). Future work should also follow set guidelines and procedures to deal with architectural fragments (see Recommendation 12 also).
7. **Further documentary research** - The archive of Drake family papers is large and research has only scratched the surface of it. The post-medieval period is especially in need of further analysis (Gaskell Brown 1995, 79; Allan 2006, 243).

There has been a tendency to only research documentary sources for the information they can give on matters of prime concern, for example the garden and landscape history represented by the 2001 Historic Landscape Survey (Nicholas Pearson Associate 2001), or the structural history represented in the present analysis of the standing buildings (Section 5), without assessing and understanding the full resource. Due to the amount of material, the project would require significant resources but its full analysis would undoubtedly help improve future understanding, interpretation and presentation of the history and archaeology of Buckland.

8. **Copying of Plymouth City Museum Buckland archive** - The archive held in Plymouth City Museum is of vital importance for the study of Buckland Abbey. This project only looked at material relevant to the standing fabric of the historic buildings, which forms only a small percentage of the records. Free and unrestricted access to the archive would greatly enhance the ability of future research, assessment and recording work undertaken for the Trust. To enable this, the Plymouth City Museum Buckland archive could be copied and a duplicate held at Buckland.
9. **Digitisation and conservation of historic plans** - Building upon the recommendation above, many of the older historic plans exist only as dyeline copies on paper. This means that they are impermanent and prone to fading and physical deterioration. Although the drawings often exist in multiple copies held by the National Trust and at Plymouth City Museum, individual sets often contain unique additions of alterations, annotations, and colour eg the late 1940s drawings of C Birdwood Willcocks and EG Catchpole.  
A programme of systematic copying and digitisation of archive material would ensure its long-term survival. The process could prioritise the Plymouth Museum collection before moving on to the material held by the National Trust at Buckland. Although there is no acute or imminent threat, several of the older drawings are visibly fragile and will deteriorate with further handling. Improved storage along guidelines suggested by the Trust's Manual of Housekeeping (National Trust 2006, 455-63) would promote the longevity of the paper archive but the long-term recommendation of digitisation still stands.
10. **Updated geophysical assessment** - a new survey could be undertaken in the area of the Lawn (NT 109865) and Garden (NT 109872) to better establish the extent of the buried remains of the Abbey (NT 104611). This would build upon the resistivity surveys undertaken by Barber (1984) and Stratascan (Barker 1998) as remote sensing techniques have greatly improved in the past 20 years. The removal of the precinct wall from the medieval phasing of the site by re-dating it wholly to the 19th century raises the question of the extent of the monastic precinct, and the fact that there is little evidence to establish the extent of the original precinct. Future work might include this as one of its priorities and an up-to-date survey could help to better establish the areas of high archaeological potential and improve the understanding of the layout functions of the abbey, especially the form, extent and reconstruction of the claustral buildings.
11. **A comprehensive inventory of all the historic images of Buckland** - There are a high number of historic images of the estate but at present there is only a limited inventory to reference (Nicholas Pearson Associates 2001; Section 11.1 of this assessment). A new comprehensive list could include all known historic images (maps, drawings, paintings and photographs as high quality copies) in chronological order with full details of ownership, copyright and the required permissions for reproduction. The report should also discuss each image and include a summary explaining what it shows, its possible limitations and its probable date (if undated).
12. **Management of architectural fragments** - Past and present work has identified the high number of architectural fragments on the estate. The collection of loose architectural fragments from the site should be collected

together, numbered and catalogued and some provision for long-term secure storage provided - building upon the work of Blaylock (SJ) 2004. Further assessment of these fragments is likely to identify many as being associated with the Abbey at Buckland and providing valuable evidence for its history. As sometimes easily portable items it may be prudent for the Trust to maintain an inventory in future, to have an agreed procedure if further fragments are found and to have an appropriate, safe and secure location where they can be stored. The importance of the study of architectural fragments is demonstrated by numerous studies of specific sites (eg Allan and Blaylock forthcoming on Buckfast Abbey; Blaylock (SR) 2004 on Bowhill, Exeter).

13. **Further research on water management** - Water management has formed an important component of Buckland's history: it greatly influenced the siting and layout of the medieval Cistercian abbey, was another focus of William Marshall's late 18<sup>th</sup> century improvements to the property and more recently; works to face its water channels. Whilst the present assessment has clearly identified its main landscape components within the assessment area, the theme deserves further research, especially to better locate surviving redundant drains, to more clearly understand the date of the earthworks in the Old Orchard, surrounding fields and upper sections of the stream and the extent of the remedial works undertaken by William Marshall.
14. **Geological assessment of rock types in quarries** - The Scheduling descriptive text (National Heritage List England ID 1018366) suggests that the three quarries (NT 109813, 109816-17 inclusive) were used to provide shillet for the construction of the Cistercian Abbey but no formal assessment of the geology in the quarries has been undertaken. Outside the scheduled area there is also an extractive pit which may have been dug for building materials. A formal geological assessment of these four areas used for stone extraction could help to clarify whether these provided construction materials for the historic buildings at Buckland (see Section 2.5).
15. **A comprehensive archaeological assessment of the entire Buckland estate** - The assessment area covers only a small part of the Trust's 204 hectares Buckland estate. The 2001 Nicholas Pearson report rapidly covered Cot Plantation, Great North Wood and the open agricultural land, but this is not the entire property. The management of Buckland's historic environment would greatly benefit from a full assessment of the entire property. This would not only provide a full baseline database for the historic environment on the property but enable comprehensive property-scale management recommendations and a landscape-scale overview to be made.

## 8 Archive

The project's full documentary, digital, GIS, photographic and drawn archive has been transferred to the National Trust. This includes completed NT Project Recording forms (see Appendices 11.4 and 11.5).

Digital copies of the report, photographs taken by CAU, and illustrations produced for the report are also held by CAU in Truro. The CAU project number is 146587.

Printed copies of the final report have been disseminated to publically accessible archives at the Devon Record Office and Historic England's National Monuments Record (NMR). A digital copy of the report has been uploaded to OASIS (Online Access to the Index of archaeological investigationS) and a project entry completed (reference cornwall2-267634).

## 9 References

### 9.1 Unpublished primary documentary sources

*Stuart Blaylock*

#### 9.1.1 DHC printed/typescript index/supplemented by the National Archives online catalogue

- 60/9/1a-b Letter to A.G.Fuller to Captain Trayton Fuller, 10 Feb 1813, summary of Capt. Fuller's inheritance at Buckland Abbey and Nutwell Court.
- 346M Drake of Buckland Abbey: a very large deposit, see notes from a trawl of the paper DRO catalogue below. Suffixes are: F = Family; O = Public Office, military, etc.; E = Estate Papers; P = Maps and Plans; T = Title deeds; Z = Miscellaneous. The introduction to the DRO paper catalogue notes that Lady Drake not only arranged the documents according to this categorisation 'but destroyed many, particularly deeds and leases.' The DHC typescript calendar is 53pp of typescript, comprising the following classes: M-1-281: Manorial, pp. 1-3; F-1-895: Family/Drake, pp 3-24; /Pollexfen, pp 25-27; O-1-19: Public Office, p. 28; E-1-897: Estate, pp 29-37; P-1-7: Maps and Plans, p 37; T-1-1443: Title Deeds, pp 38-52; Z-1-29: Miscellaneous, pp 52-53. Items marked with an \* were inspected.
- 346M/F.196-487 Three folders of letters from Mr Rowe, local agent at Bere Alston and Nutwell, on estate and personal business, 1740-67; 1775.
- 346M/F.497-99 Household Accounts of Gertrude Drake [at Buckland], signed by Henry Pollexfen, 1703.
- 346M/F.506 Elizabeth, Lady Drake's account book, household, 1709-1713.
- \*346M/F.587 Inventory of Buckland, 1682, typescript transcript 'An Inventory of the ffurniture of ye House and Stock at Buckland taken when Sir Francis Drake apprehended a prosecution from the Duke of York'. Mainly concerning plate, furniture and livestock, so little systematic information on the building. Also includes transcripts of memoranda of 1779 and 1773 relating to various Buckland treasures.
- 346M/F738-739 Original Will of Sir Francis Drake of Buckland, baronet, with probate copy 10 April 1661.
- 346M/F.740 12<sup>th</sup> August 1661 Pardon, Charles II to Francis Drake of Buckland Monachorum, baronet. Treason and rebellion during the civil wars. Great Seal. Baxter [FHD i.p 425].
- \*346M/F.851 Household inventory of Lord Heathfield, untitled and undated but late 18<sup>th</sup> century in date; on internal evidence can be shown to relate to Nutwell rather than Buckland (references to Lymptone church; Gulliford, etc.).
- 346M/E.2-5 Buckland Abbey cash books. 4 vols, 1788-92; 1793 (Richard Burrough's account), 1800-03 (The Hine or Hind's account); 1812-14 (Mr Watt's account).
- 346M/E.6-12 Buckland Abbey farm journals, giving daily work of men, horses and oxen, and notes of building, wages, etc. 7 vols, 1794-94; 1794-6; 1798-99; 1800-02; 1802-03; 1803-04; 1804-05.
- 346M/E.13-23 Buckland Abbey farm ledgers and check books, 1795-1813.
- 346M/E.24-27 Fish Account Books, 1808-17.
- 346M/E.28-30 Buckland Abbey rentals, 3 vols, 1886-1902.
- 346M/E.53 Drake of Buckland Abbey, Estate Papers: List of farms in West Devon, including Buckland 1812

- \*346M/E.60 The Right Hon'ble Lord Heathfield's General Account with S.P.Cockerell (mainly relating to Nutwell Court, although with some works at Buckland: c£7300 as opposed to £26,400 at Nutwell).
- \*346M/E.66 Particulars of works which it may be advisable to do at Buckland; ms. by Samuel Pepys Cockerell.
- \*Unnumbered, but filed with 346M/E59-67 Letter from S.P.Cockerell 27.iv.1801 to Lord Heathfield at Hite Street, Berkeley Square, London
- 346M/E.617-623 Copies of Royal and other grants to Buckland Abbey, etc. Edward I onwards to 18<sup>th</sup> century.
- \*346M/P Drake of Buckland Abbey Maps and Plans, Maps and plans: Includes a survey by H, King of 1793 (346M/P1: 'lands in .... Buckland Monachorum, Bere Ferrers, etc. '); the others are all related to Nutwell or Meavy; only 7 items in total. There is no trace of the original plan of 1769 by Gilbert Aislabie on which Brooking Rowe based his plan (1875, pl. 1; followed by many later commentators).
- 346M/T p 48 ff. Title deeds.
- 346M/Z pp 52-53 Miscellaneous.
- \*346M/P1 Drake of Buckland Abbey Maps and Plans: Estate maps surveyd by H King (often 'after' G Aislabie's surveys), 1793. Untitled leather-bound folio with blank paper pages fore and aft of folded double sheets of parchment. Nothing for Buckland Abbey itself, estates in the parishes of Brixton, Meavy, Whitchurch, Sampford Spiney, Tamerton Foliot, Buckland Monachorum, and Beer Ferris. Buckland M. estates include: Elford Town, Chubtor Wood, Mabor Wood and Farm, Mabor Mill tenement, Horrabears, Birkham & Barn Hills, Whistle upon Down.
  
- 547B/P/3535/ii Sale particulars, Buckland Abbey Estate, Yelverton, 1942.
- 547B/P/3786/ii Sale particulars, Buckland Abbey Estate, Devon, 1946.
  
- L1258M/O/E/RL/C/2 1776 Rental Milton Abbot...Buckland Monachorum, but N.B. A Bedford doc, therefore presumably Bedford property.
- \*L1258M/E/SV/E2(i) 'A Particular or Survey of an Estate in Buckland Monachorum belonging to his Grace the Duke of Bedford.' A single sheet with 13 tenements listed according to the number of lives of their leases. Little reference to Buckland.
- \*L1258M/E/SV/E/3 1738/1768 Survey of Buckland Monachorum by Gilbert Aislabie (at other end older survey of Tavistock town, D\*\*\*t). A draft for /E4, with various other notes and sketches; the initial survey of 1738 (first 8 pages), re-written with further details in 1768 as a draft for the fair copy, below.
- \*L1258M/E/SV/E/4 'A survey of Severall Estates in the Parish of Buckland Monachorum and County of Devon belonging to His Grace the most Noble John, Duke of Bedford, taken in December 1768 By G. Aislabie.' (fair copy of E/3). Paper bound gathering, with 'Buckland Survey 1768. For the office at Bedford House' on cover. A Bedford estate document, with seemingly little to do with the Abbey.
  
- 1926B/W/ET/6/17a Boundaries agreement, Swineham 1279: 1. Buckland Abbey and Walter of Furneaux; 2. William Walrond. (1926B-Anstey and Thompson of Exeter/W-Walrond of Bradfield, Uffculme/ET- Early Title/6-Cullompton.

- \*8264A/1 Exeter Archaeology reports series (includes 93.85, 98.80 on Buckland Abbey).

### 9.1.2 North Devon Record Office, Barnstaple

- B11Z/11 Confirmation of grant of a tenement in Collumpton, 1<sup>st</sup> Feb 1494: 1. Thomas, abbot of Buckland Abbey; 2: Roger Holand Esq.

### 9.1.3 Plymouth and West Devon Record Office, Plymouth

- 70/323 MS map of Buckland Monachorum 1676, including Place Barton and Maristow (Ravenhill and Rowe 2002b, 116 [no. 2/48/1]). Catalogued by PWDRO as: 'Lands of Sir Francis Drake. Declaration of Alexander Clarke respecting the fencing of Sir Francis Drake's lands, with pasturage of cattle and a sketch map of the Lopwell and Maristow Estate. 25 November 1676.'
- 712/1/106 Copeland mss, article/lecture on Buckland Abbey.
- \*712/1/108 Copeland mss, 'Buckland Abbey an architectural survey' Pamphlet, 1953.
- 712/1/110 Draft typescript of article by CB Willcocks, 'Buckland Abbey', 1951.
- 1096/573 Sale catalogue, 1946.

- \*1418/various Photographs accessible online from the *Western Morning News* deposit, the most useful predominantly of the 1950s.
- 1564/6 C B Willcocks plans 1948 +/- (duplicated at Buckland, NT archive).
- 1564/6/4 PCC/C Birdwood Willcocks, chartered architect, bundle of correspondence, 1947–1949.

### 9.1.4 Devon and Cornwall Record Society collection, Devon Heritage Centre

- \*Bound typescripts of Inquisitions Post Mortem (IPM), vol. 7, D–E: Drake, Sir Francis, knt, 38 Elizabeth [1596], Chancery In1.p.m. Ser. II, vol 247 (82).

### 9.1.5 Plymouth City Museum Buckland Archive

The following items were noted as of potential interest during a search of the Plymouth City Museum (PCM) Buckland Abbey archive in July 2016. BA=Buckland Abbey. The list is not exhaustive, and not everything was inspected (notably the various documentary transcripts noted under nos 6/14/[...]), however, all of the archaeological records and photographs with relevance to the standing buildings were examined.

- A20/HPC/6/sheets 1–19 James Barber's marked up elevation and plan drawings, 1986–87, plus various copies. SB1 includes a typescript list of 'Originals on film. 2 rolls' entitled 'Buckland Abbey. Section Drawings by John Gardner and Graham North 1986–87', but these have not been located.
- 6/3/1/13 Building history: Documentation and map evidence.
- 6/3/1/14 Notes and observations on abbey by James Barber.
- 6/4/1/4 Previous architects' notes, 1948–1968.
- 6/8/7/4 Topographical paintings at BA.
- 6/8/7/5 Maps and plans at BA.
- 6/8/8 Illustrations held by other institutions.
- 6/11/1 Photographs and negatives. Some donated by C.B.Willcocks, 1948, 1949, etc. Also photos documenting repairs by James Barber, c1979–85.



- 6/11/2 Photographs of excavation in Cider House garden by James Barber, 1984, plus chimney repairs, etc, 1985 (nos 146–255).
- 6/11/3 Photographs largely of the Monastic Farm Building (nos 256–317).
- 6/11/4 Buckland Abbey fire and rebuilding, photographs, mainly (c) Western Morning News 7th January 1938 (nos 318–33).
- 6/11/5 Photographs of repairs in the late 1940s (nos 334–42).
- 6/11/6 Photographs of repairs and finished interiors, c1948–51 (nos 343–55).
- 6/11/7 Photographs of the Great Hall as laid out for opening, of interest as good images of interiors but of little archaeological or chronological value (nos 356–65).
- 6/11/8 Photographs of interiors after opening, Folk Gallery, etc (nos 366–83).
- 6/11/9 Photographs of Naval Gallery (second floor), etc (nos 384–96).
- 6/11/10 Photographs of Tithe Barn, Infirmary, Celestial Globe (nos 397–410).
- 6/11/11 Photographs by James Barber, colour prints of various observations, chimney rebuilding, etc, 1983–85 (nos 411–503).
- 6/11/12 Photographs by James Barber, cont'd, 1981–83 (nos 504–80).
- 6/11/13 Photographs by James Barber, cont'd, and Peter Brierley, 1983–86 (nos 581–647).
- 6/11/14 Miscellaneous photographs by James Barber and others, 1979–1986, including shots showing the tower scaffolded for repairs in 1979 (which explains why measured drawings of this elevations were achievable) (nos 648–781).
- [6/11/15–20 (nos 782–1038, mainly contents, collections, etc; not noted in detail)]
- 6/11/21 Photographs by James Barber c1982, various observations (nos 1039–54).
- 6/11/22 Photographs of 'Monks' Guest House' by Peter Brierley, January 1987: a valuable post-stripping record (nos 1055–1138); 'negatives held by Peter Brierley Esq, Penwinnick, Barrack Lane, Truro, Cornwall.'
- 6/11/23 Peter Brierley's photographic coverage cont'd, including cottage at west end of Monastic Farm Building, other farm buildings, interiors of abbey church (including one of the kitchen as tea shop in 1986: useful in establishing the location of 1984 observations), and visit of HM The Queen (nos 1139–99).
- 6/11/24 Photographs of Drake documents, etc.; settle from the Raleigh Radford loan collection, with notes on its loss by James Barber 7.vi.1986 (nos 1200–46).
- 6/11/25 Further prints of Peter Brierley's B&W survey of February 1987, plus copy negs. Mainly interior and exterior views of the restaurant extension, including its cobbles floor (nos 1247–89); also includes shots of heaps of stone, including architectural fragments, potentially of use in establishing provenance (nos 1264, 1271, 1273, 1283).
- 6/11/26 Photographs and negatives of Drake colours and flags (nos 1290–1386).
- 6/11/27 Buckland Abbey chapel by Peter Brierley, 20.iii.1987 (nos 1387–1464), included detailed views of the architectural fragments re-used in the altar, piscina, etc.
- 6/11/28 Air photograph c1949–51, Cambridge University Collection (therefore presumably by JK St Joseph); ship models; 'Guest House' excavation, May 1987 (nos 1465–1518).
- 6/11/29 More air photographs, Cambridge University Collection (therefore presumably by JK St Joseph), very useful all round for showing pre-repairs configurations (nos 1519–33).

6/11/30 Internal details, Great Hall, incl panelling frieze; Elliott-Drake memorial in Meavy Church (nos 1534–91).  
6/11/31 New displays, 1988 (nos 1592–1671).  
6/11/32 Various photographs, including under-floor details in flat 1, showing details of Tudor beams, etc (nos 1672–95).

6/14/2 WDRO (i) Roborough; (ii) Sale of Buckland Abbey.  
6/14/3 Calendar of Drake documents at DRO.  
6/14/8/1–50 Buckland Abbey, deeds and leases, 1086–1546.  
6/14/9/51–95 Leases, Buckland Monachorum, Bickleigh, Walkhampton.  
6/14/9/96–119 Documents: Grenville and Drake at Buckland Abbey.  
6/14/9/120–37 Docs: Buckland Abbey 1619–1953.  
6/14/9/138–45 Docs: printed matter on display at BA, 1986.  
6/14/9/146–47 Docs: Miscellanea.  
6/14/15 Docs: Gertrude Drake's household accounts, 1699–1703.  
6/14/16 Docs: Elizabeth Drake's household accounts, 1709–1713.

Unnumbered file in the back of filing cabinet 3: an envelope of air photographs of Buckland, colour prints, c.1988.

Unnumbered files and boxes in filing cabinet 3 contain many more unsorted prints and negatives by James Barber, c1954–1980, often with notes in JB's or CGB's hands. Not trawled or noted in detail. Contains some observations, info on architectural fragments, etc.

Various other archaeological drawings are stored in locations: HPC ('horizontal plan chest'); VPC ('vertical plan chest'), SB1 ('small box') and LB1 ('large box'). These are listed and indexed in two documents entitled 'Buckland Abbey Batch 1' and 'Batch 2'.

#### **9.1.6 Other documentary references (miscellaneous/as yet untraced)**

The current guidebook mentions an inventory of the house's contents in the late 17<sup>th</sup> century (at the time of the third baronet, 1647–1718): 'An inventory of the house contents survives and lists a great deal of silver and pewter, two feather beds, 20 tables and cupboards, 48 chairs and stools and five tapestries' (National Trust 2003, 45).

An advertisement to let the house of 1815 is mentioned in the NT guidebook: '20 July 1815: 'The house is well furnished and fit for immediate reception of a family of distinction'. It comprised 3 sitting rooms, 7 best bed chambers, 5 dressing rooms, servants' rooms and offices, stabling for 12 horses and 3 coach-houses' (National Trust 1991, 37).

Another inventory of 1834 is mentioned elsewhere in the guidebooks: 'Beyond it was the Cider house, now converted into a dwelling, and probably the several estate buildings listed in the 1834 inventory, such as the bakehouse, wash-house, brew-house and wood store' (National Trust 1991, 45). There are other mentions of this inventory on pp. 48 but no archive reference to the inventory has been identified by the current research.

## **9.2 National Trust archive**

*Stuart Blaylock*

Unpublished material deposited in paper form as part of the National Trust regional archive, Killerton House, Devon.

- Anon, nd. Buckland Abbey 1987–1988: *A Report on the Research and Excavations carried out in advance of the Armada 400 celebrations*, photocopy. (Probably an early draft of the report by Bettley, Cleal and Brierley in Gaskell Brown 1995, 44–66, although not entirely clear and precise matches to text could not be found on a rapid comparison)
- Anon, 2000. Drake's home to get "tourist draw" garden, *Plymouth Herald*, 26<sup>th</sup> January 2000
- Barker, PP, 1998. *A Report for the National Trust on a Geophysical Survey carried out at Buckland Abbey Garden*, March 1998, Upton-upon-Severn: Stratascan
- Berry, N, 2001. *Buckland Abbey Landscape Survey, Buckland Abbey, Devon*, prepared for Nicholas Pearson Associates, Tiverton, May 2001; Rockwell Green: The Author
- Berry, N, 2005–2006. Blue document wallet containing archive of watching brief on a SWEB cable and the warden's store in one of the quarries. Includes Scheduled Monument Consent (see Evans 2005 below)
- Berry, N, 2006. *Buckland Abbey, Devon: Desk-top survey of quarries within Scheduled Monument*, Rockwell Green: Nick Berry for the National Trust
- Blaylock, SJ, 2004. *Buckland Abbey: Archaeological and Architectural Artefacts, Notes following Site Visit*, 28 October 2004, National Trust typescript
- Blaylock, SJ, nd. Set of encapsulated line drawings and photographs for site tour purposes. Includes reconstruction drawing of abbey and material relating to the excavations in the garden in 1998
- Evans, KW, 2005. *Scheduled Monument Consent application for new building replacing an outdated wardens store in quarry*
- Gaskell Brown, C, 1987 *Buckland Abbey, Devon*: Information sheet for Devon Archaeological Society members September 1987. Plans and Surveys by Bruno Barber, David Thackray, John Venn-Conduct
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- Gibbons, P, 1995. *Survey of Tower Cottage*
- National Trust archaeological volunteers, c1992–1995. Bundle of monitoring forms, photocopies of photos and correspondence
- National Trust, 2001. South Lodge, Buckland Abbey, National Trust, Killerton: Vernacular Buildings Survey
- Ordnance Survey, various. Green document wallet containing photocopies of record cards by OS Archaeology Division showing various earthwork surveys and other observations at Buckland
- Renow-Clarke, C, 1997. *Buckland Abbey Elizabethan Garden, proposed layout* [A3 copies of design drawings; plus a folded A1 copy of a revised drawing]
- Strivens, T, 1991. Typescript drafts of texts for Buckland Abbey walks: *Old Orchard Walk; Great Paddock Walk*

### 9.3 Published maps

- Gardner, W, 1784–86. *The North Part of an Accurate Survey and Measurement of Plymouth and Dock Towns with their fortifications and the adjacent country*, British Library MAPS K.TOP XI 80–80a
- Ordnance Survey, 1809. *1 inch to 1 mile map* (from *The Old Series Ordnance Survey Maps of England and Wales, Volume II, Devon, Cornwall and West Somerset*)

Ordnance Survey, 1884. *25 Inch Map First Edition (Landmark Information Group)*

Ordnance Survey, 1906. *25 Inch Map Second Edition (Landmark Information Group)*

Ordnance Survey, 1953. *25 Inch Map Third Edition (Landmark Information Group)*

Ordnance Survey, 2013. *Mastermap Digital Mapping*

Tithe Map and Apportionment, c1843. *Parish of Buckland Monachorum* (the map was surveyed in 1842 but the apportionment was completed in 1843) (digital copy from the Devon County Council, Devon Tithe Maps project)

## 9.4 Published sources

Allan, J, 2006. The Excavation of a Brewhouse at Buckland Abbey in 2005, *Proceedings of the Devon Archaeological Society* **64**, 250-264

Allan, JP and Blaylock, SR, forthcoming. 'The Architectural Fragments' in SW Brown (in preparation), *Excavations and Building Recording at Buckfast Abbey, Devon, 1984-2016, Proceedings of the Devon Archaeological Society*

Anon, 1941. Tenth Report of the Plymouth and District Branch, *Report and Transactions of the Devonshire Association* **73**, 119-22

Aslet, C, 1988. Buckland Abbey, *Country Life* **182** (28th July 1988), 110-15

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<http://heritagerecords.nationaltrust.org.uk/>

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Plymouth and West Devon Record Office online catalogue, (search term, 'Buckland Abbey') -

<http://web.plymouth.gov.uk/archivescatalogue?criteria=Buckland+Abbey&operator=AND>

West Devon Borough Council website (for planning documents) -

<http://www.westdevon.gov.uk/article/2291/Planning>

West Devon Borough Council website, Cider House, 2013 Listed Building Consent documents –

[www.westdevon.gov.uk/undefined/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=134449](http://www.westdevon.gov.uk/undefined/planningdetails?RefType=APPPlanCase&KeyNo=0&KeyText=134449)

Western Morning News, online archive of photographs --

<http://web.plymouth.gov.uk/homepage/creativityandculture/archives/archivecatalogue.html>

## 10 Figures

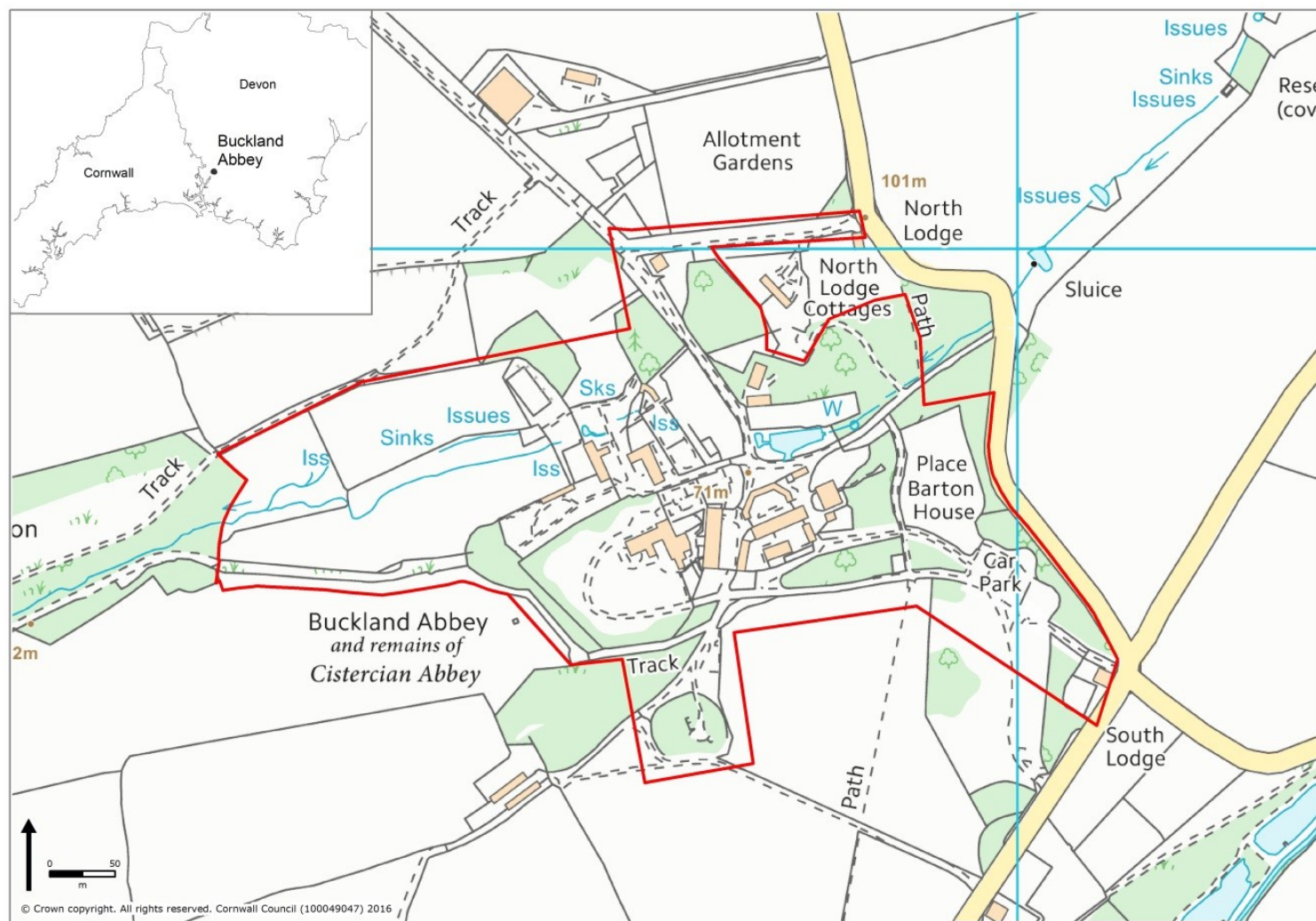


Fig 1 Location of project area

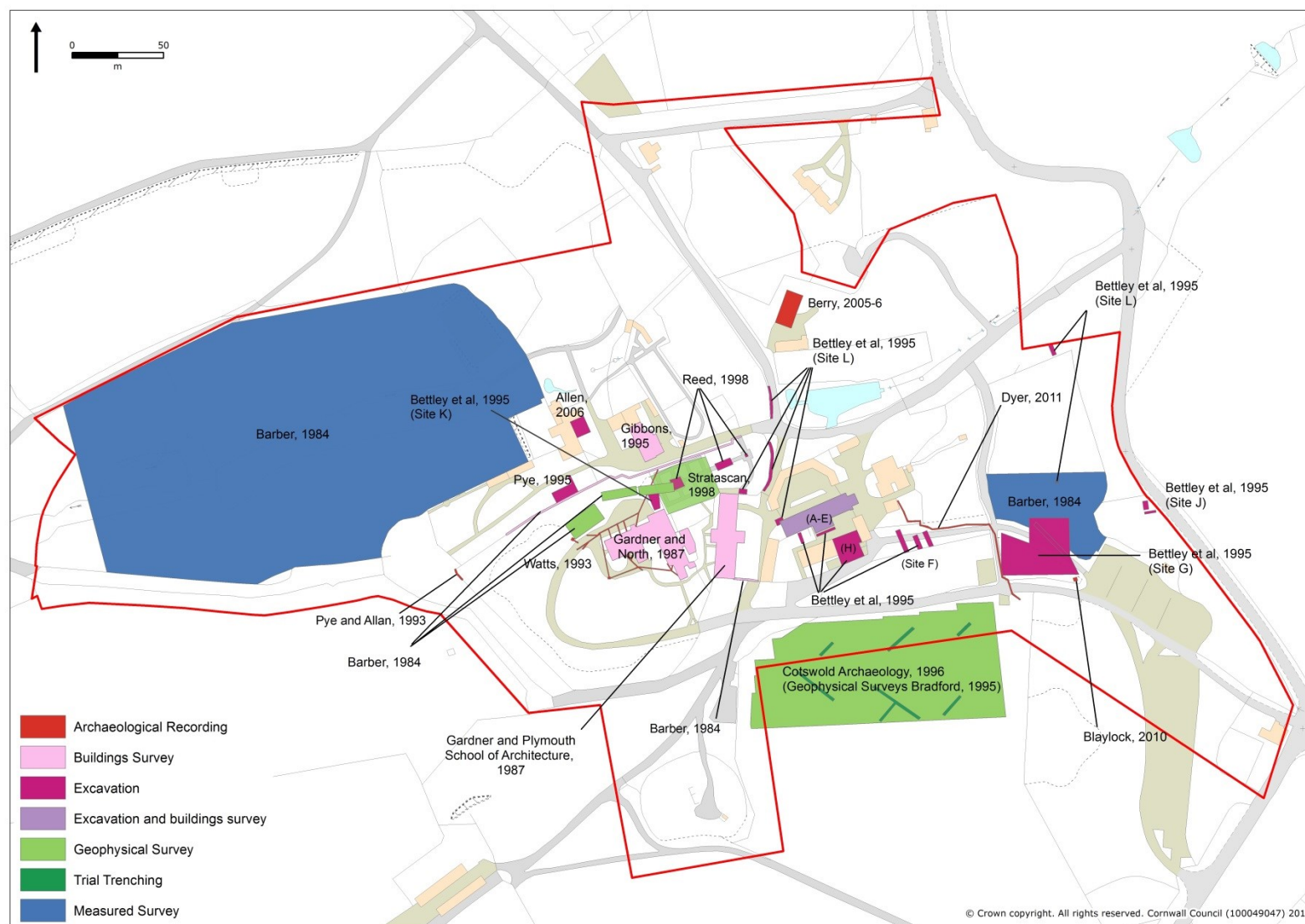


Fig 2 Events (shown with publication date). Note, Nicholas Pearson's survey of 2001 covered the entire assessment area.

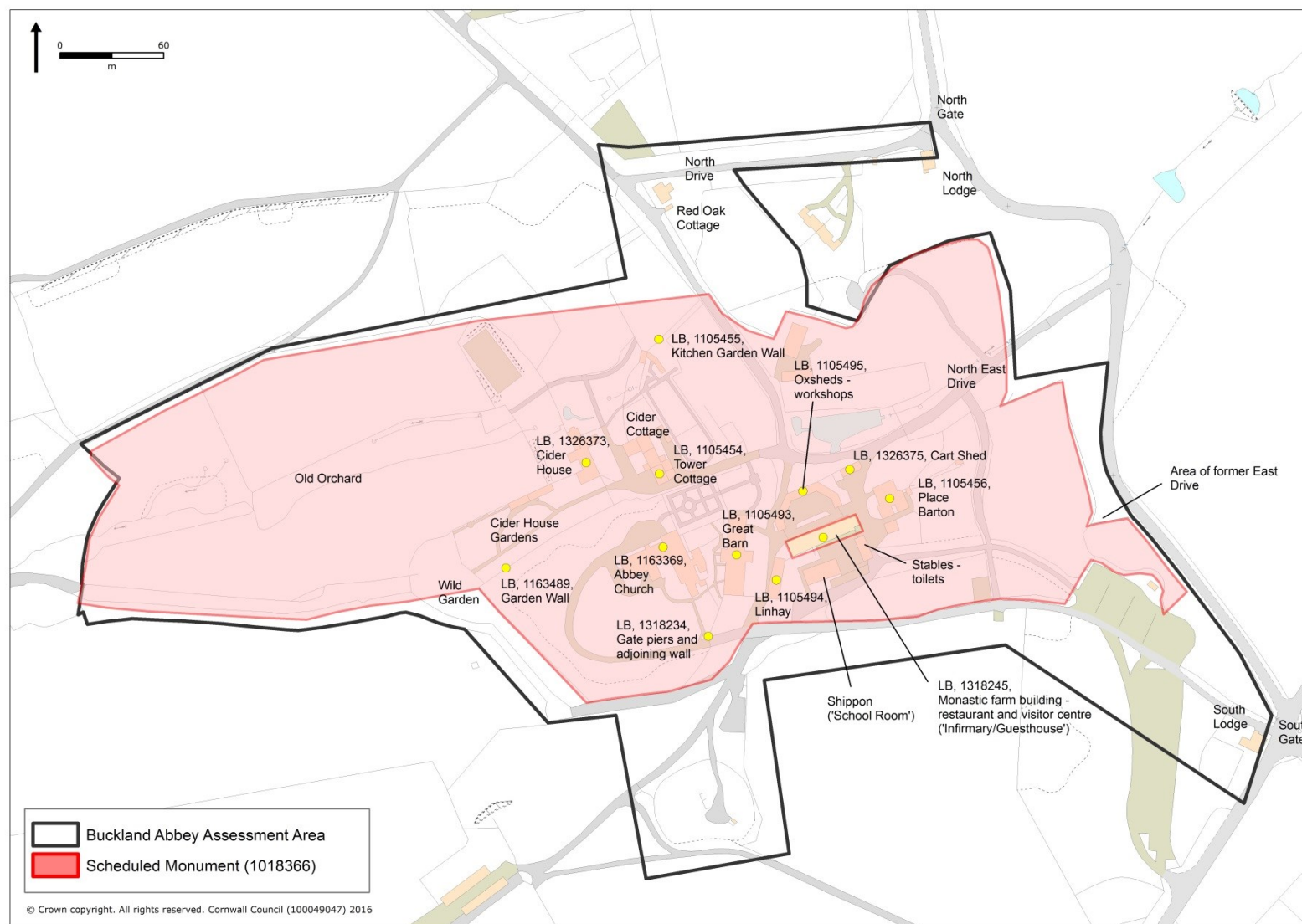


Fig 3 Designations and the location and name of buildings. The designations are shown with their relevant NHLE reference numbers.



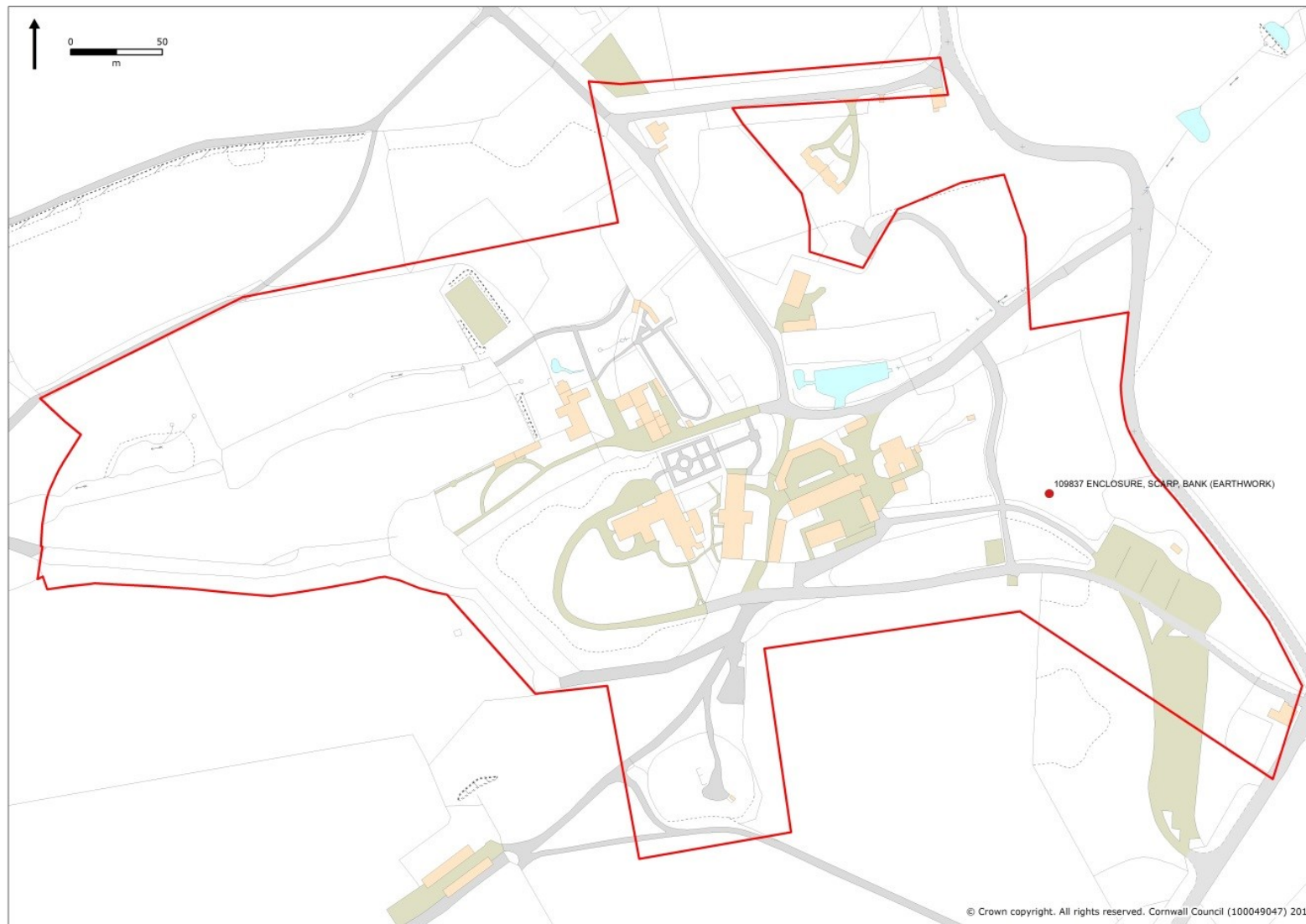


Fig 4 Sites and monuments – Prehistoric

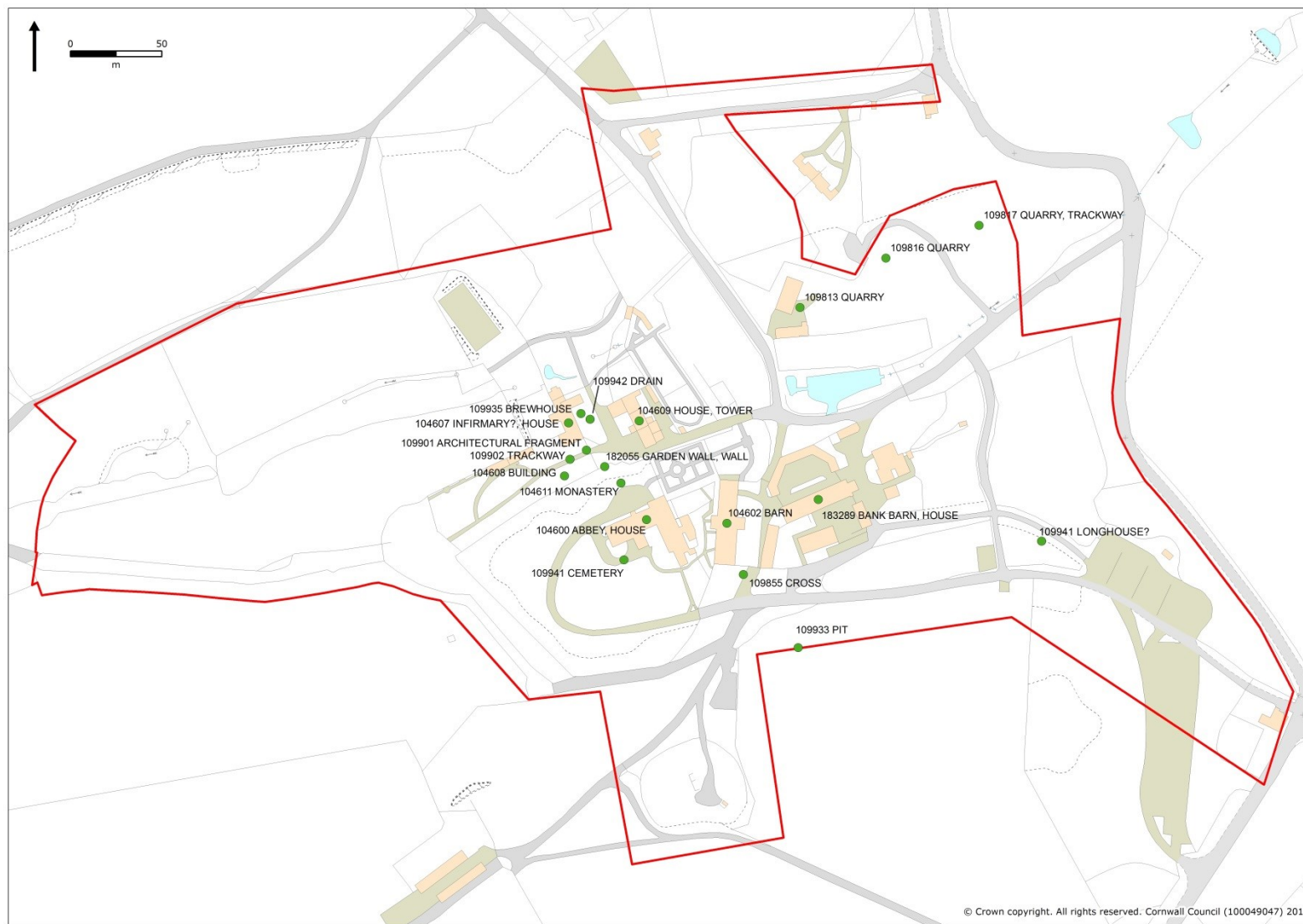


Fig 5 Sites and buildings - Medieval

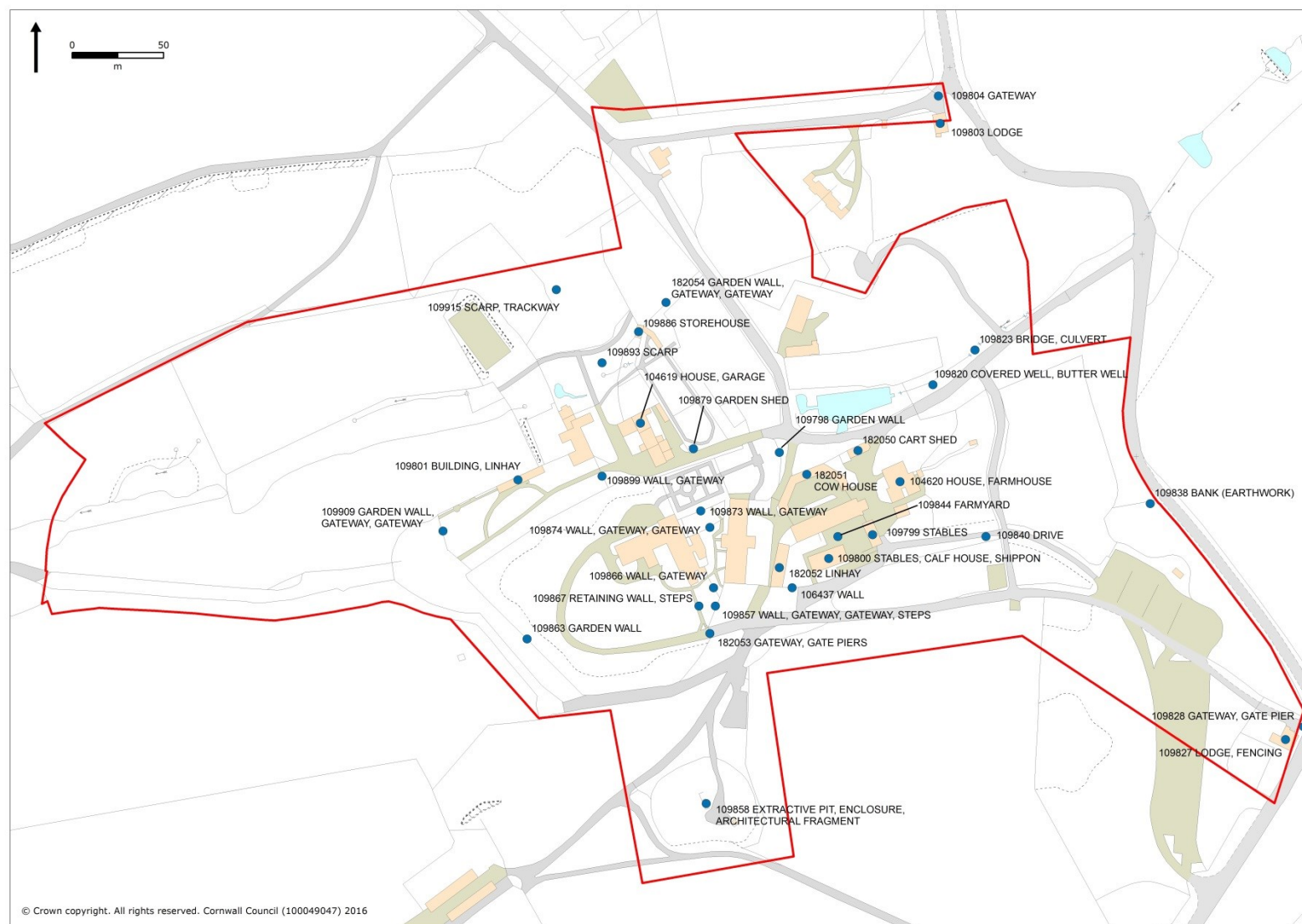


Fig 6 Buildings and monuments – Post-medieval



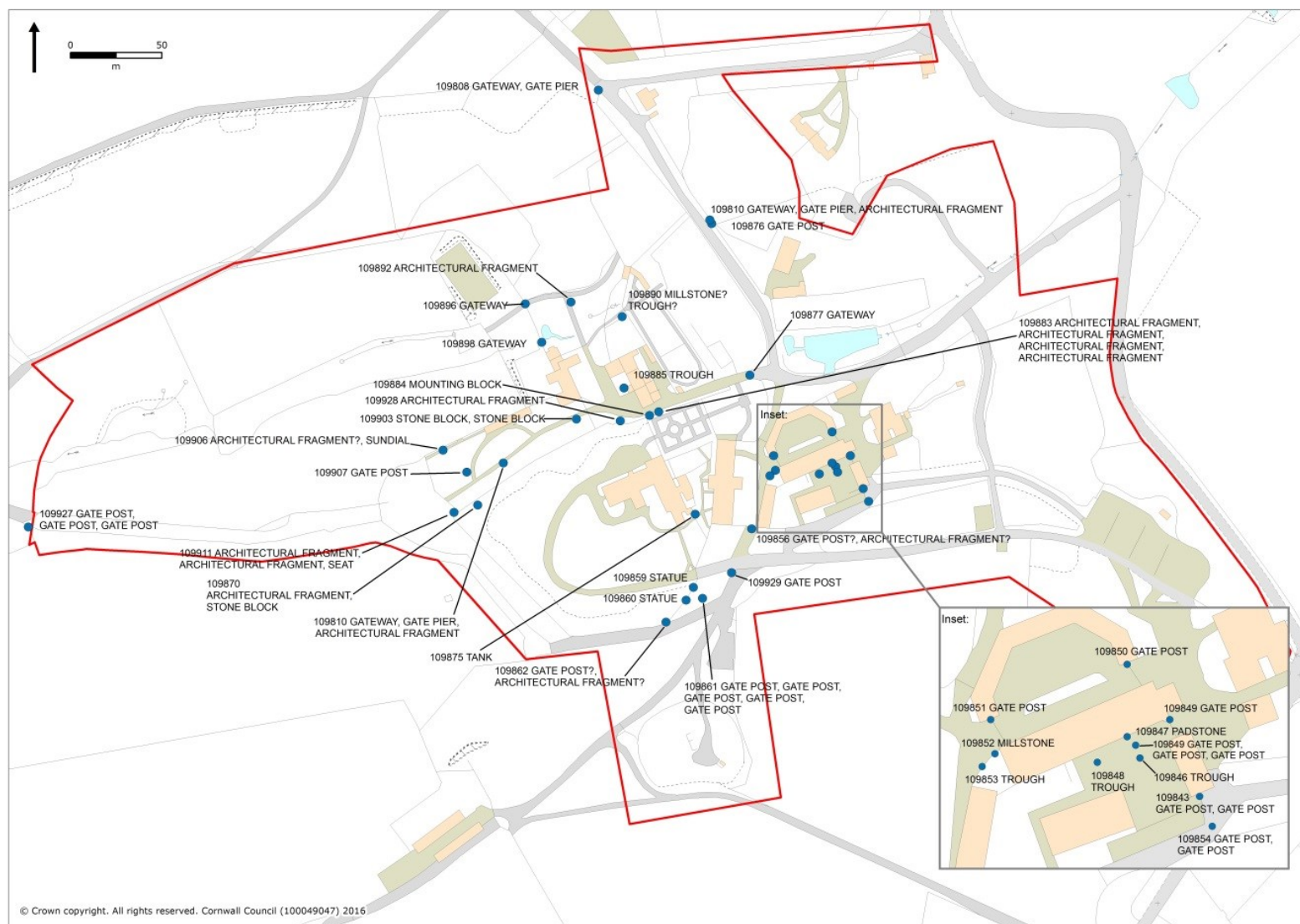


Fig 7 Landscape features – Post-medieval



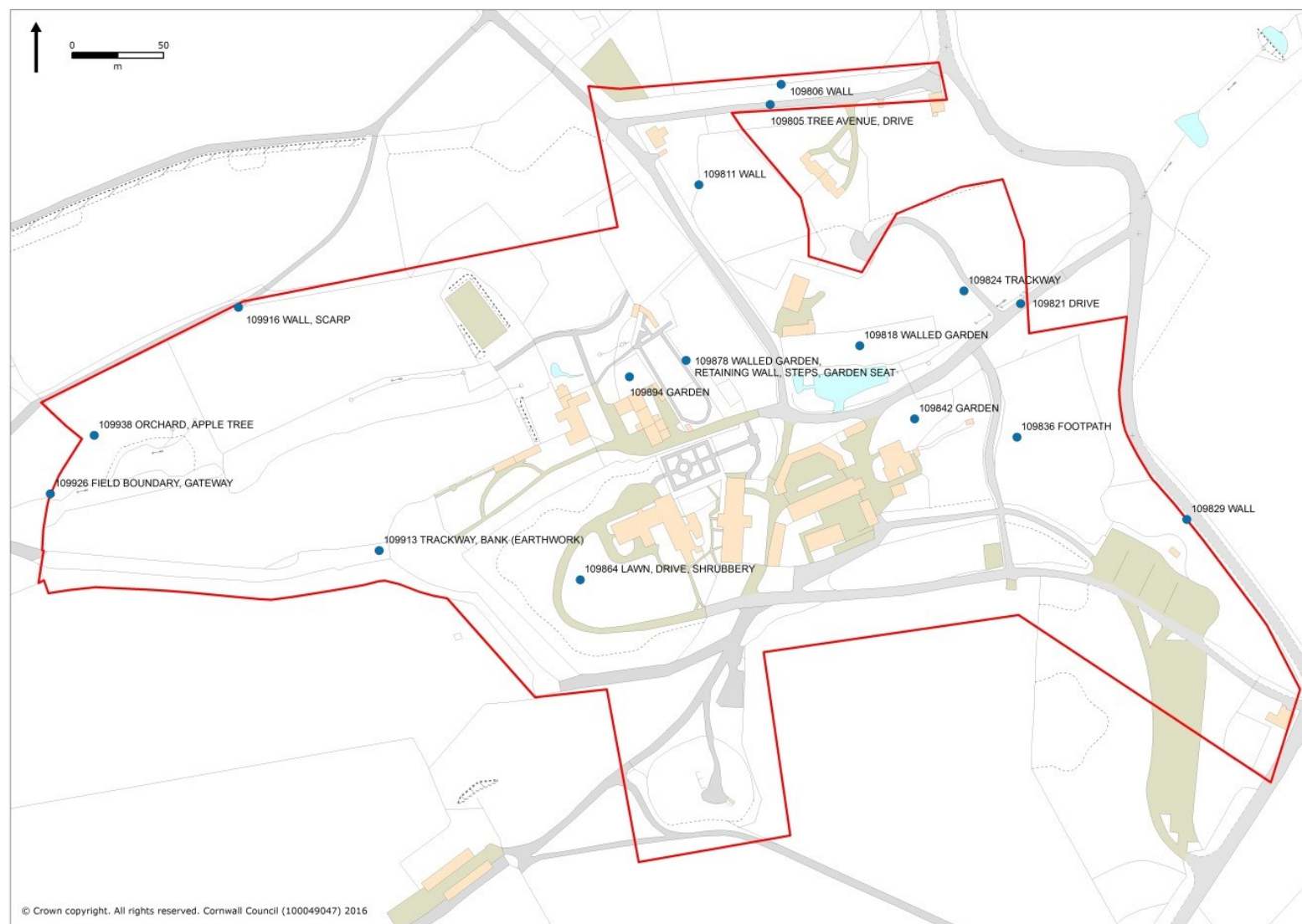


Fig 8 Boundaries, routeways and landscapes – Post-medieval



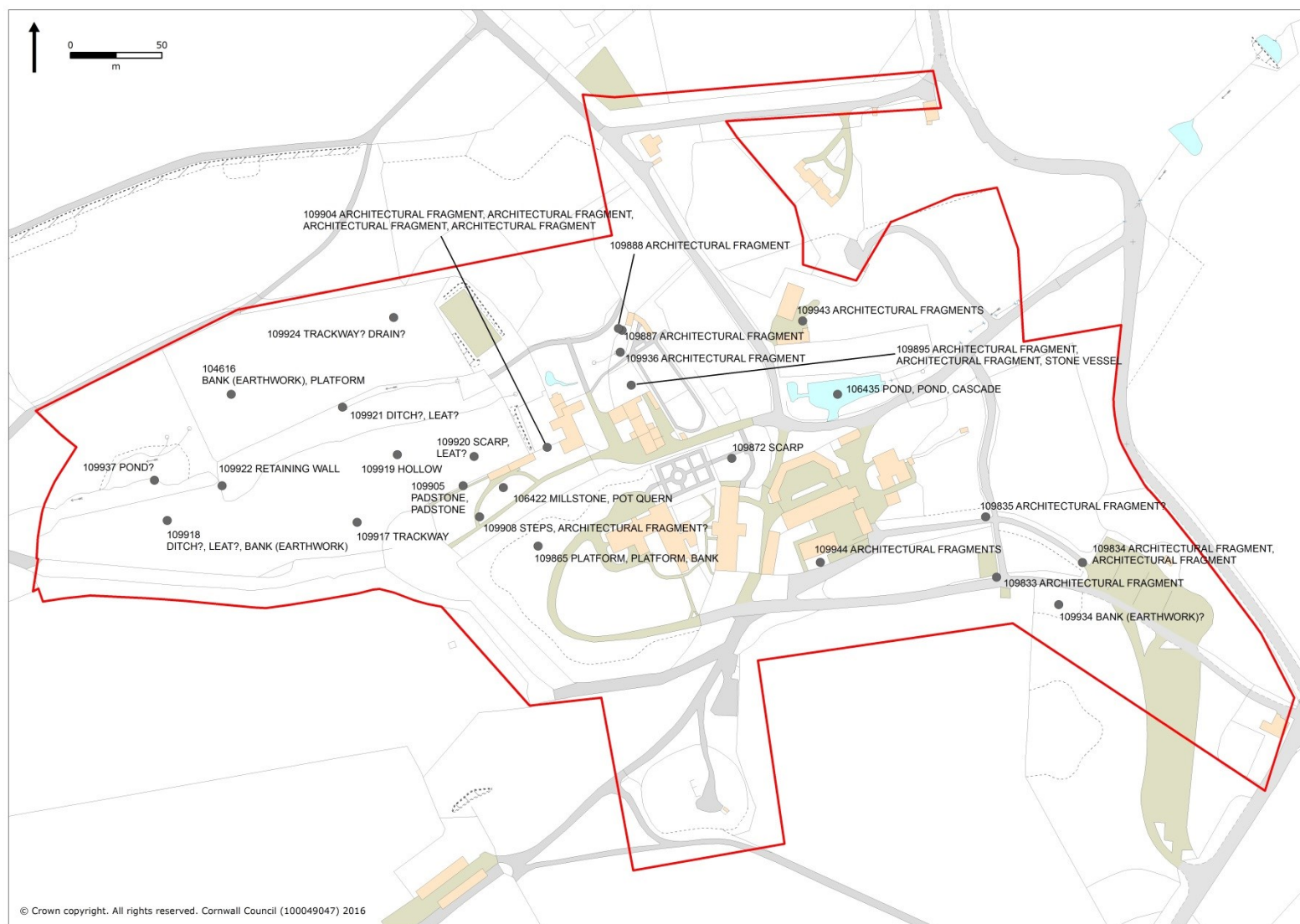


Fig 10 Sites and buildings – Uncertain



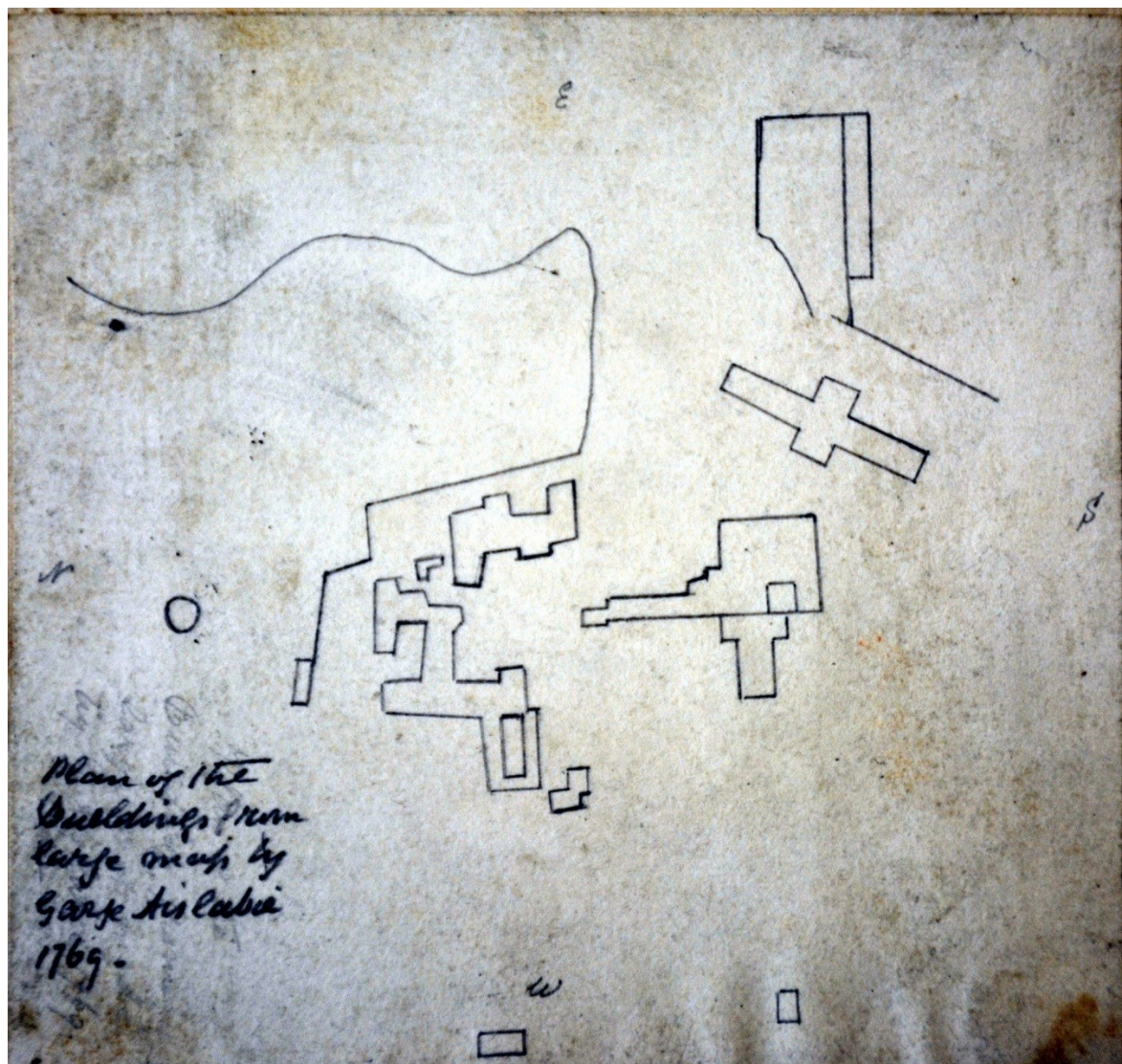


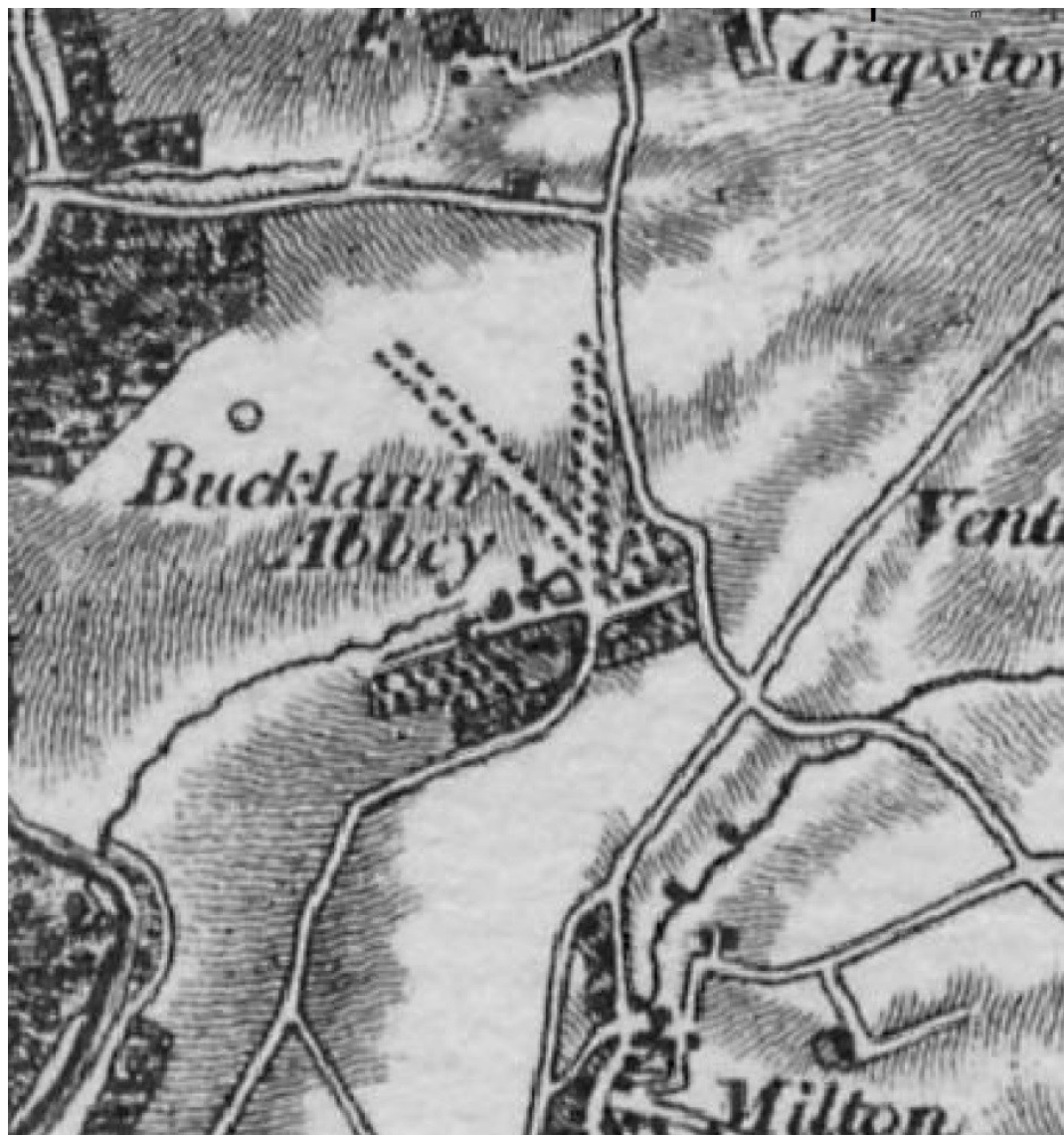
Fig 11 Copy of sketch plan by Gilbert Aislabie dated 1769, by J Brooking Rowe c1875 (DHC SD/P&D 08053; the original lost, probably in the 1938 Buckland fire). East at top.





*Fig 12 1784–86, Ordnance Surveyor's drawing at six inches to one mile (by William Gardner; British Library MAPS K.TOP XI 80-80a).*





*Fig 13 1809 Ordnance Survey (1 inch to 1 mile)*



Fig 14 1842 Tithe Map (surveyed in 1842 but the apportionment was completed in 1843 hence a date for c1843 is given for the Survey)

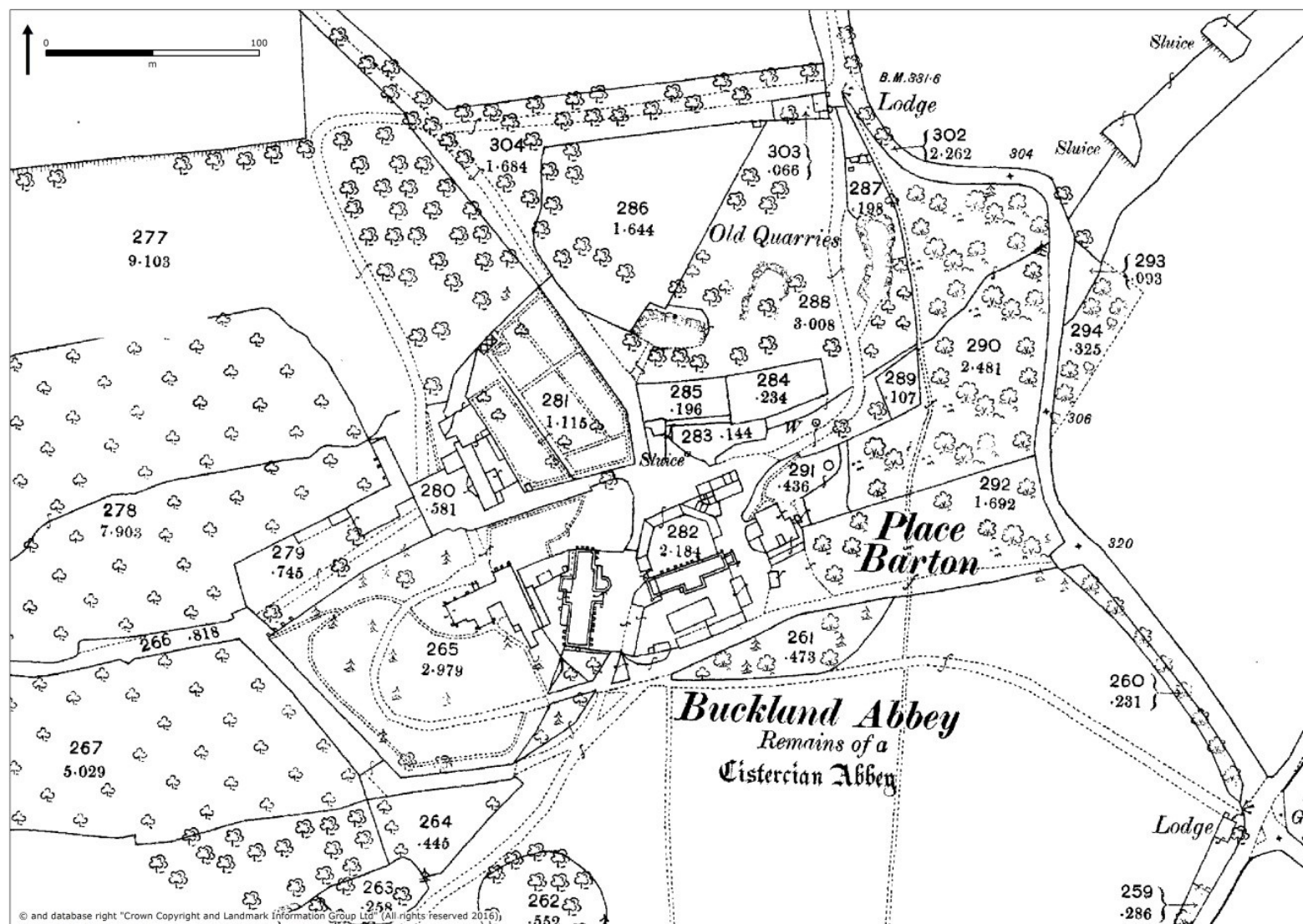


Fig 15 1884 OS map



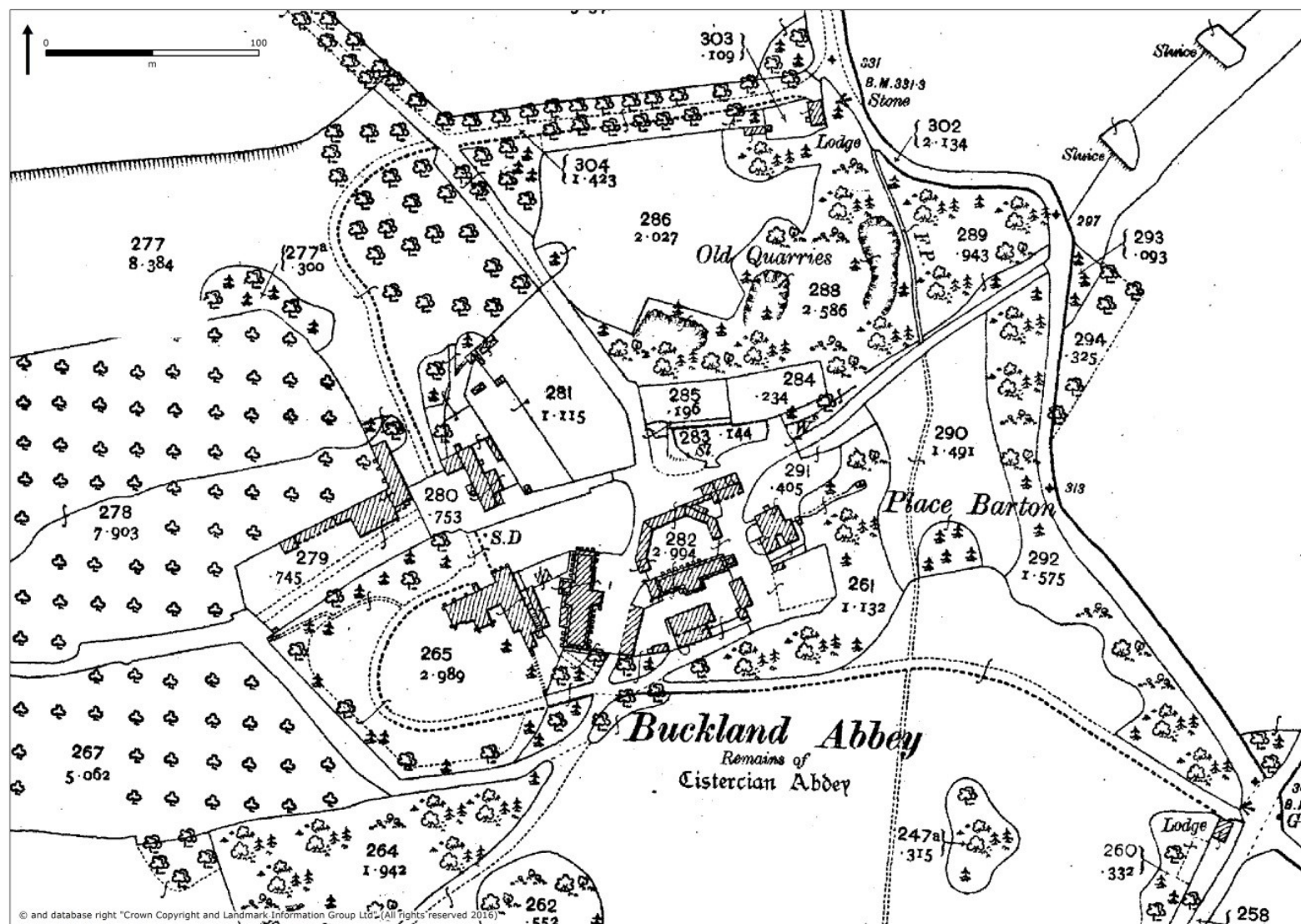


Fig 16 1906 OS map

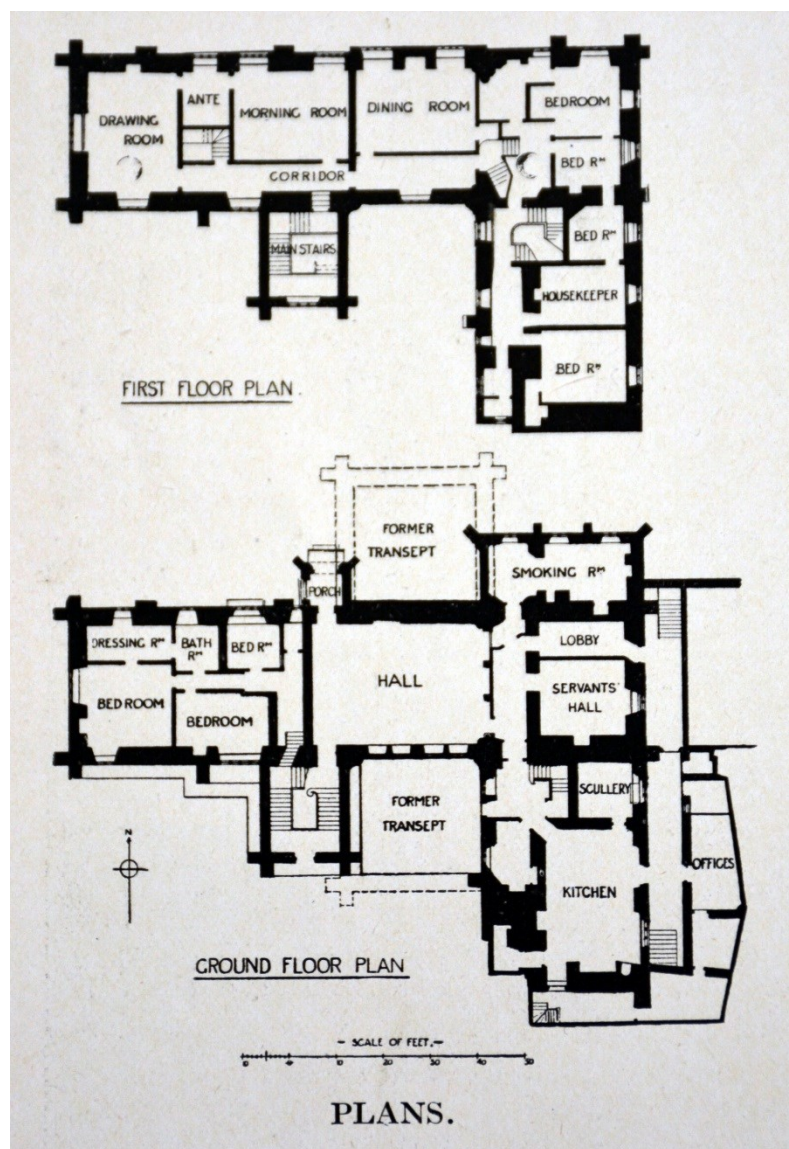
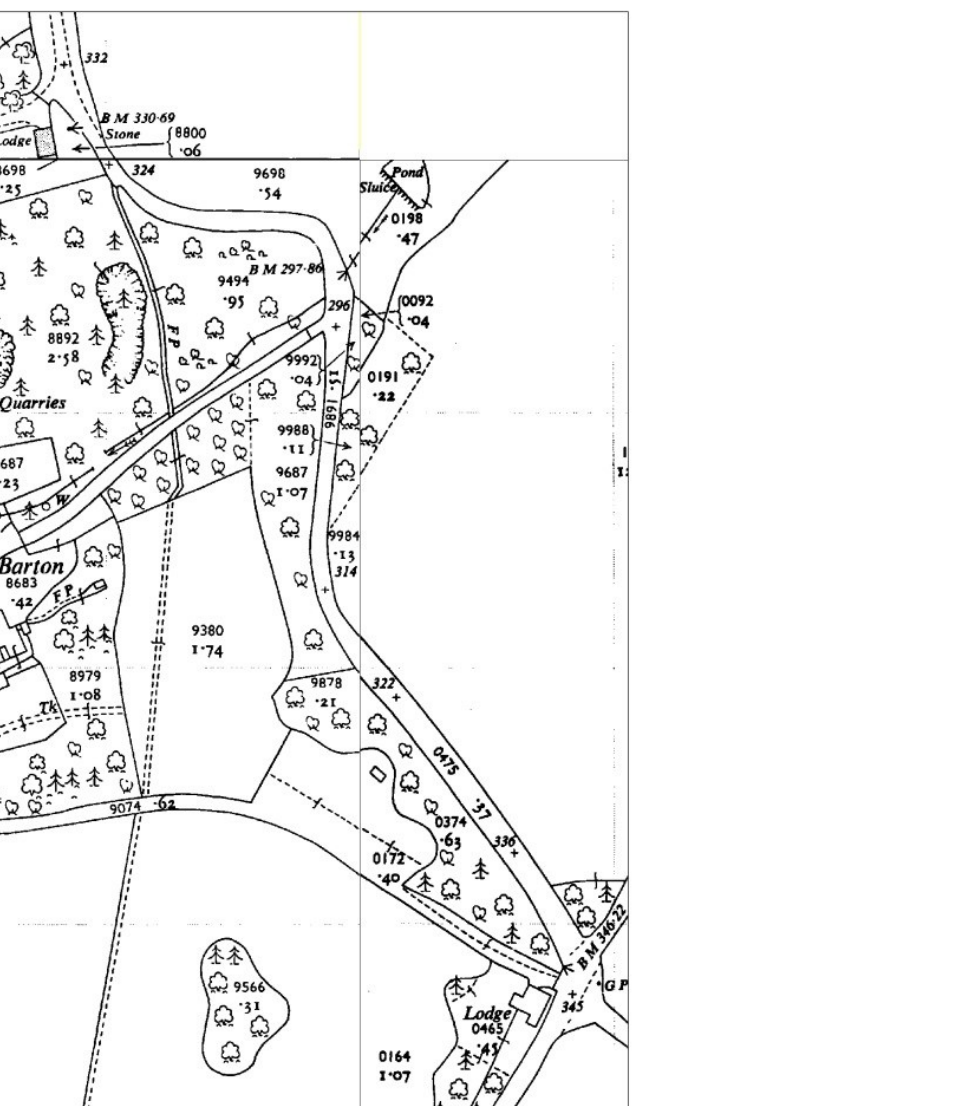


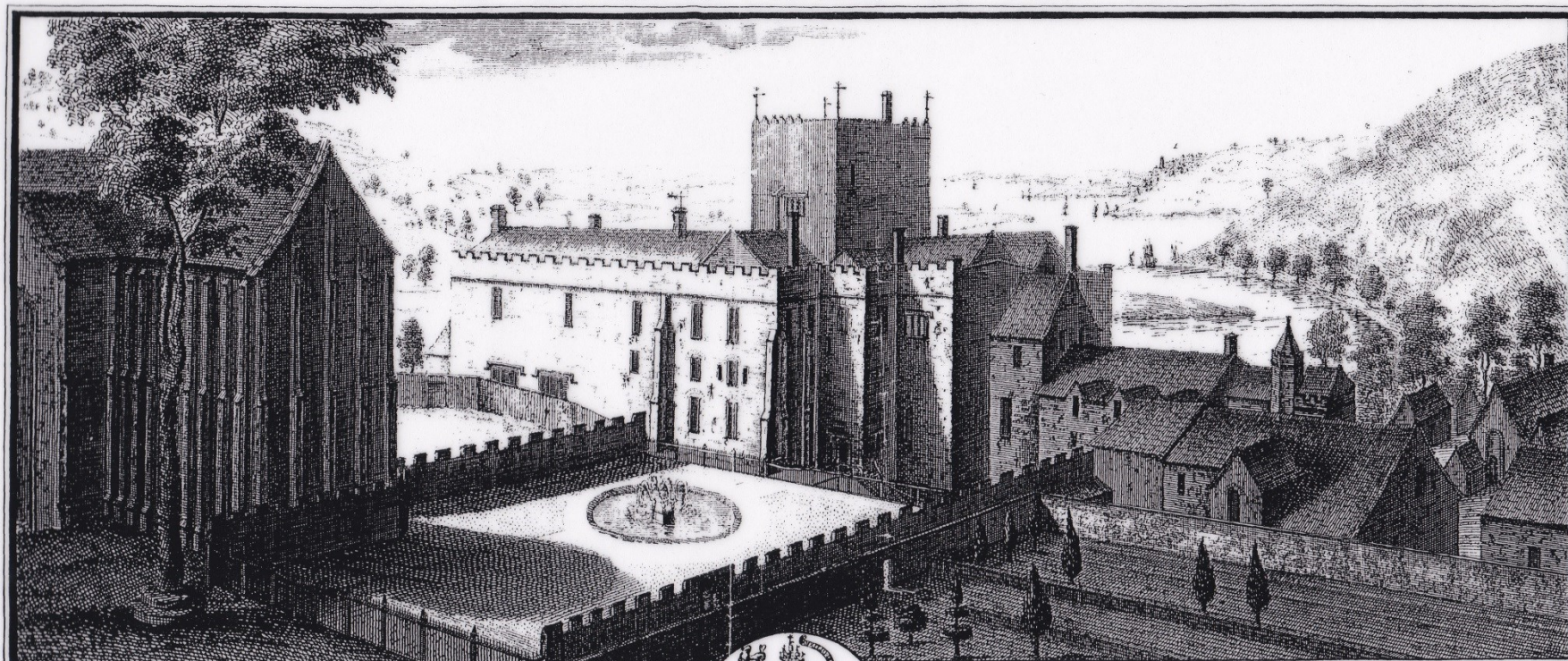
Fig 17 1916 Country Life plans of the house by HJ Snell (after Weaver 1916, 344)







THE EAST VIEW OF BUCKLAND PRIORY, IN THE COUNTY OF DEVON.



To Sir Francis Henry Drake Bart.  
Proprietor of these Remains This Prospect is most  
gratefully inscrib'd by his much Oblig'd & very humble Serv<sup>t</sup>  
Sam<sup>l</sup> & Nath<sup>l</sup> Buck



This Priory was founded by Alicia Daughter of Gilbert de Clare Earl of Gloucester, and Wife of Baldwin de Rivers Earl of Devon: their Daughter Isabella de Fortibus was a great Benefactress to them, it was dedicated to St. Mary, and St. Benedict, and fill'd with Monks from Isle of Wight. Anno. 1278. at the Dissolution, Rich: Spynvill had it, but in Q. Eliz: reign it came into the possession of St. Francis Drake the Famous Admiral, in which honourable Family it has ever since continued. An: Valer. Dagdale. 1624. 17. 9. J. Saltash

Reproduced by A. Wheaton & Co. Ltd. for Devon Books, 1984.

Fig 19 1734 engraving by Samuel and Nathaniel Buck





Fig 20 1793 watercolour by Revd John Swete of the north end of the Great Barn, looking east, dated 18<sup>th</sup> April 1793 (after Gray and Rowe 1997 [volume 1], 152)



Fig 21 1793 watercolour by Revd John Swete of the house, looking north-east, dated 19<sup>th</sup> April 1793 (after Gray and Rowe 1997, volume 1, 153)





*Fig 22 1798 anonymous watercolour of the Tower House (private collection, after Allan 2006, fig 3)*



*Fig 23 1823 engraving 'South view of Buckland Abbey' by J & HS Storer after R Browne (Somers Cocks 1977, no 294)*





Fig 24 'Buckland Abbey c1830', anonymous watercolour showing the Drake Chamber (ref: digital archive photo 6597)



Fig 25 1831 watercolour by John White Abbott of the east side of the Great Barn, looking north





*Fig 26 1832 engraving 'Buckland Abbey, Devonshire, the seat of Sir Trayton Fuller Elliott Drake, Bart' by E Challis after T Allom (Somers Cocks 1977, no 300)*



*Fig 27 1833 engraving 'Buckland Abbey, Devonshire, the seat of T.T.F. Elliott Drake, Esq.' by H Wallis after S Condy (Somers Cocks 1977, no 301)*





Fig 28 1839 drawing of the Monastic Farm Building by RH Froude, looking west along the north wall, part of Great Barn and Oxsheds visible to the rear. Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC MD/P&D 08935) [ref: digital archive photo 6106]



Fig 29 1839 drawing by RH Froude of the east side of the Great Barn. Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC LD/P&D 08936) [ref: digital archive photo 6113]





Fig 30 1842 watercolour by R.H. Froude of a general view of the site from the east, showing the pond, Tower House and tower of the Abbey church (left). Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC LD/P&D 08954) [ref: digital archive photo 6115]



Fig 31 1846 engraving of 'Belfry, Buckland Abbey' jointly published by JL Commings of Tavistock and Rock & Co, London (Somers Cocks 1977, no 306)





Fig 32 c1850 ink and wash drawing of the 'Barn, Buckland Abbey', said to be in the style of Edward Ashworth. Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC MD/P&D 40033) (ref: digital archive photo 6110)



Fig 33 1875 drawing of the Tower House by J Brooking-Rowe, showing the building before insertion of new window. Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC MD/P&D 08057; published as Brooking-Rowe 1875, pl 6) (ref: digital archive photo 6103)



*Fig 34 Photograph of c1895 showing the south side of the Abbey church, looking north-east. Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC MPh/P&D00758) (ref: digital archive photo 6134)*



*Fig 35 Detail of Fig 34 enlarged to show the fenestration of the south-transept arch. Reproduced with the kind permission of Devon Archives and Local Studies Service*





*Fig 36 Photograph of c1895 showing the west front of the Abbey church, looking south-east. Reproduced with the kind permission of Devon Archives and Local Studies Service (DHC MPh/P&D00759; published in Lambert 1993, 12, where it is dated 1893) (ref: digital archive photo 6137)*



*Fig 37 Detail of Fig 36 enlarged to show a structure with a three-light window projecting south from the south-east range. Reproduced with the kind permission of Devon Archives and Local Studies Service*





*Fig 38 The south side of the church c1911 (after Elliott-Drake 1911, opp 274)*



*Fig 39 The house from the north-east in 1916, before various mid-20th century alterations (after Weaver 1916, 343)*





*Fig 40 Detail of the Smoking Room (now vestibule/visitor exit) from the Country Life coverage of 1916, before the insertion of the window in the west wall. (ref: 618737)*



*Fig 41 Air photograph late 1940s (after Knowles and St Joseph 1952, 147) (ref: digital archive photo 7908)*



Fig 42 Abbey Church: Ground floor plan.



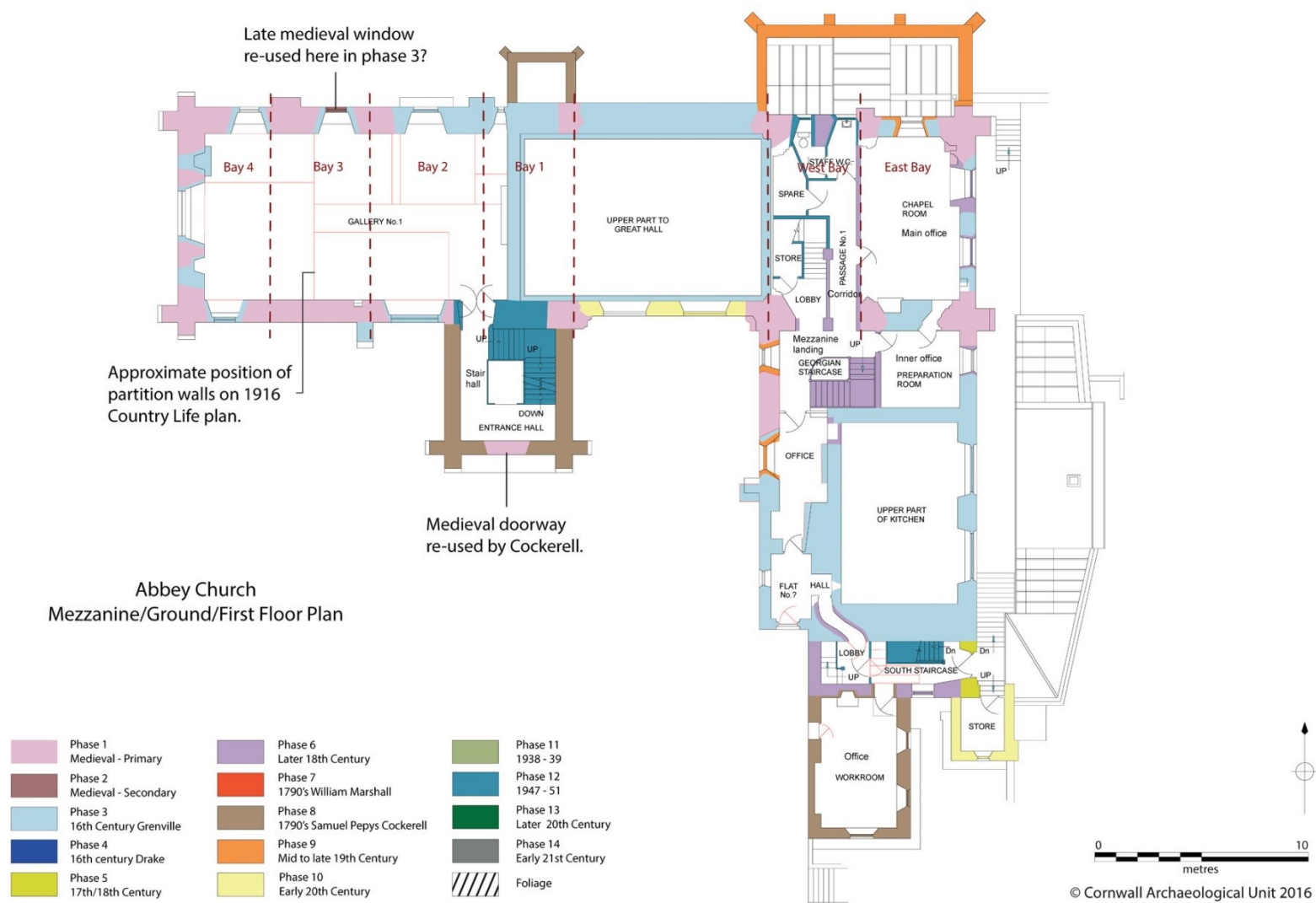


Fig 43 Abbey Church: Mezzanine floor plan.

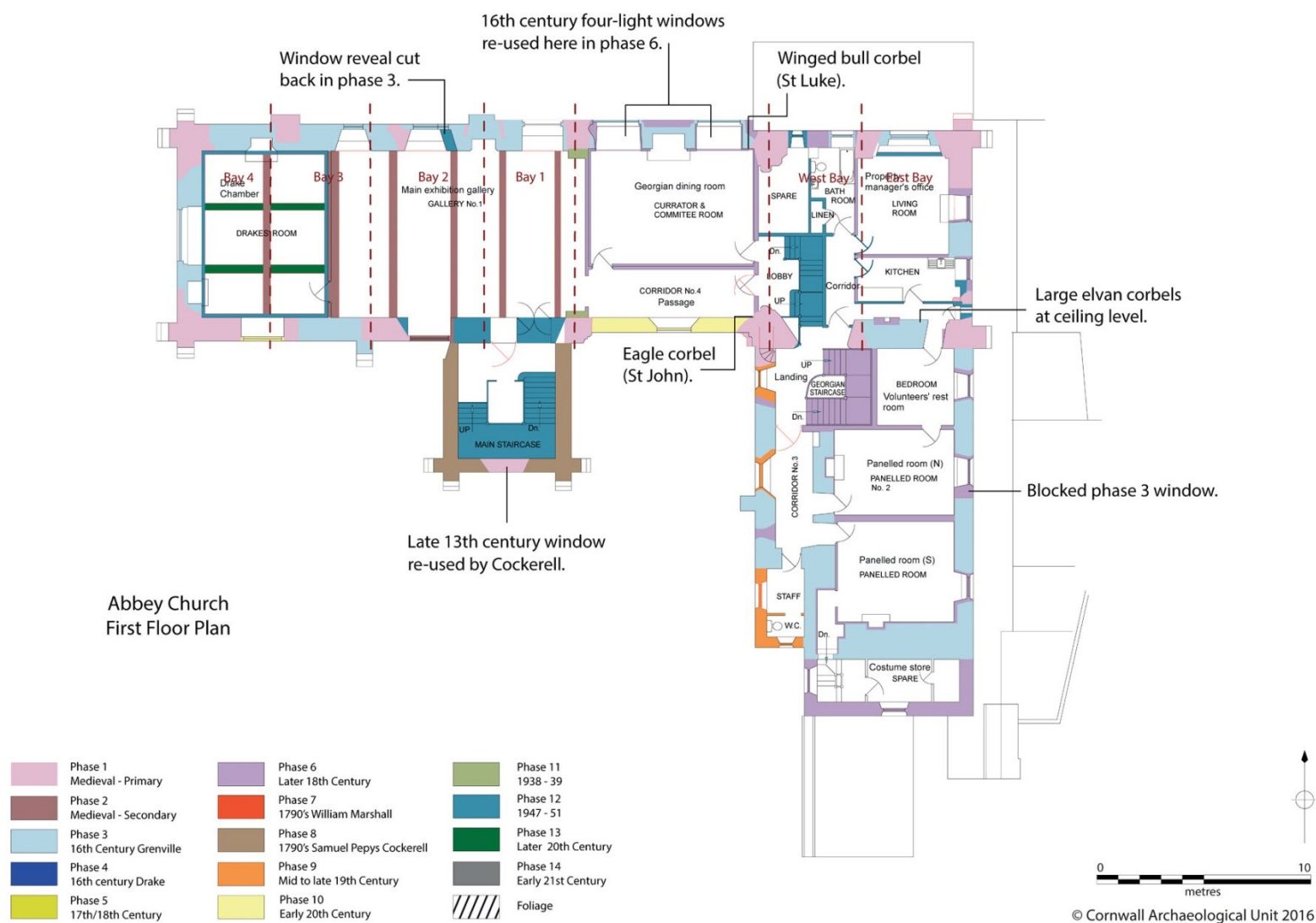


Fig 44 Abbey Church: First floor plan.

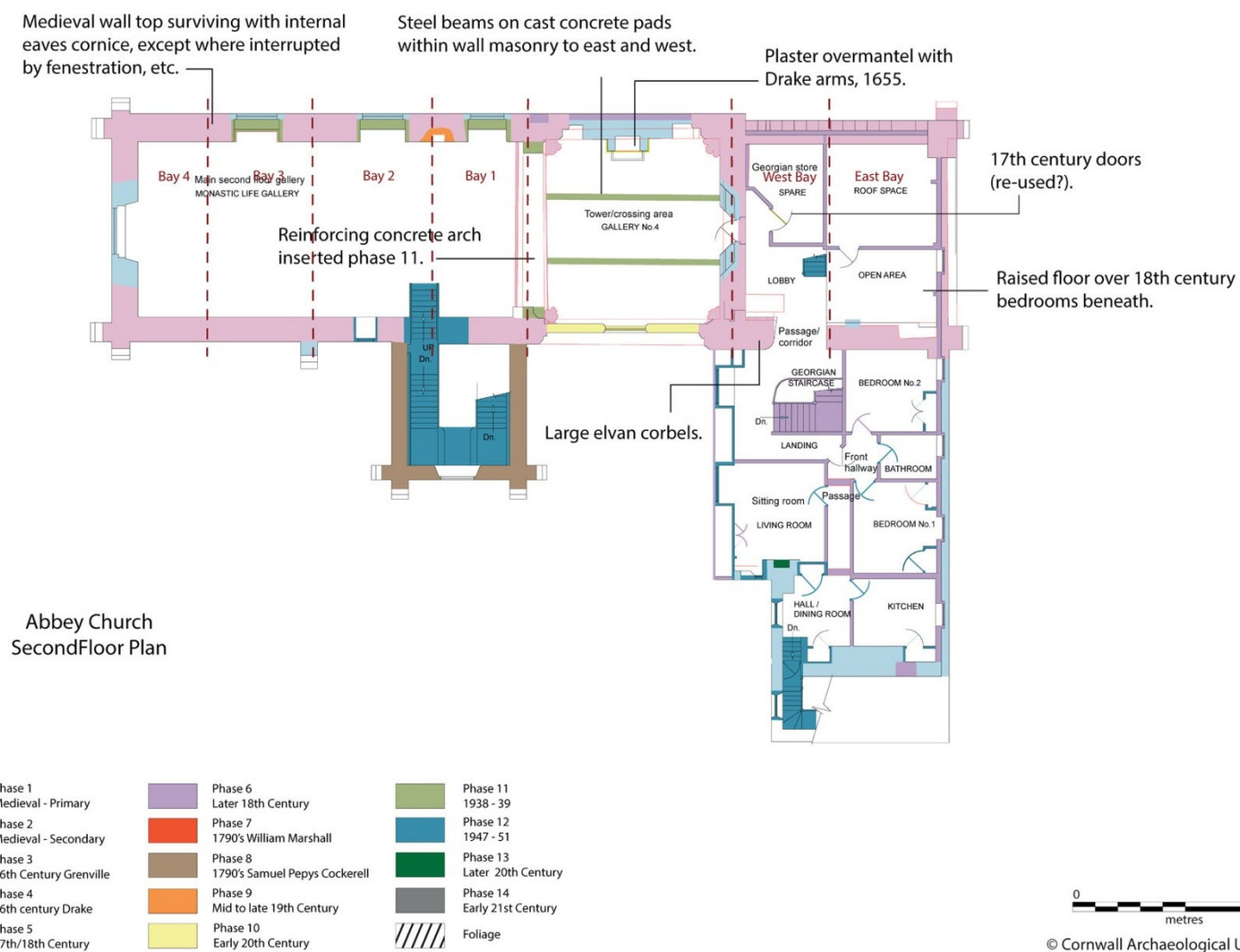


Fig 45 Abbey Church: Second floor

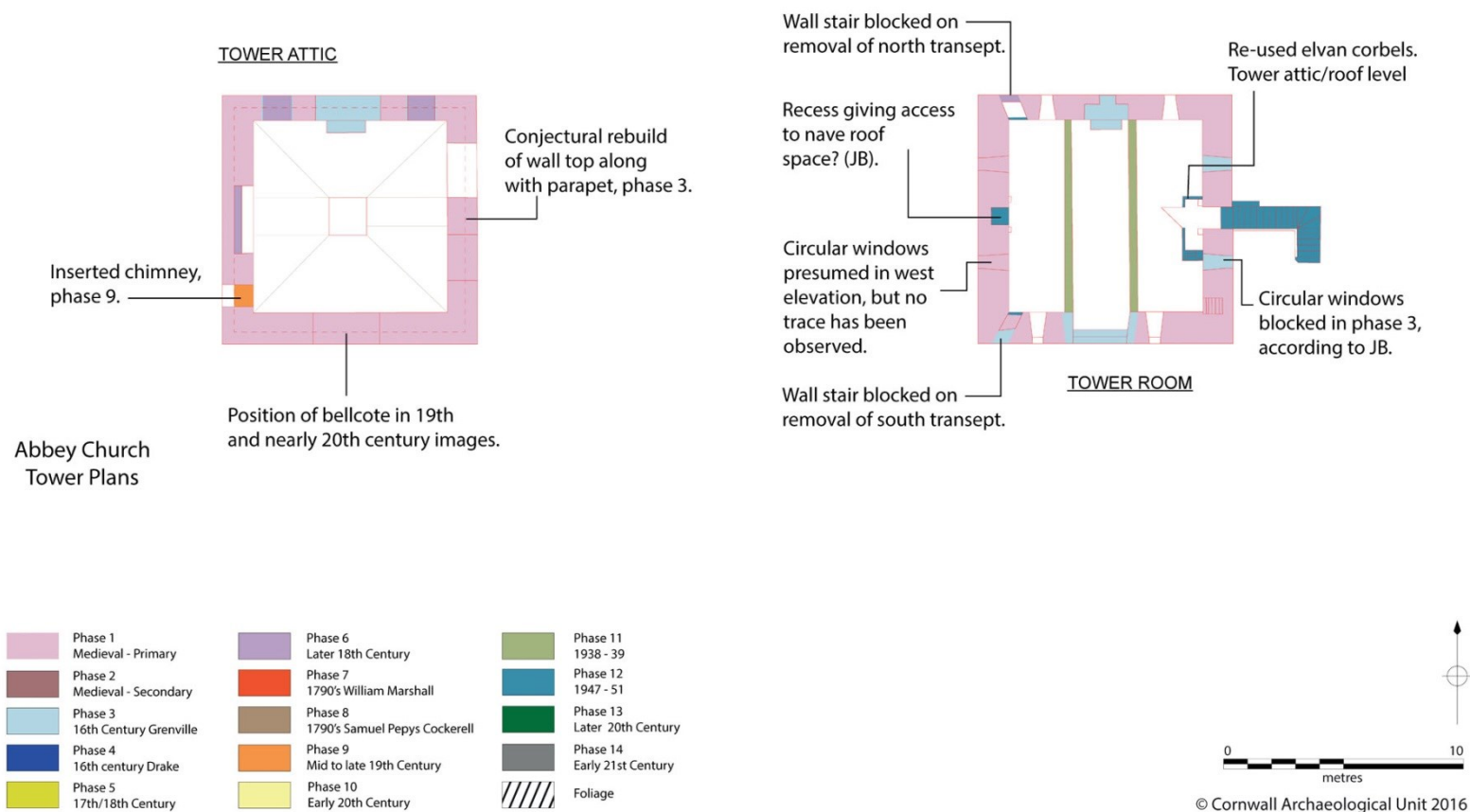


Fig 45a Abbey Church: Tower plans

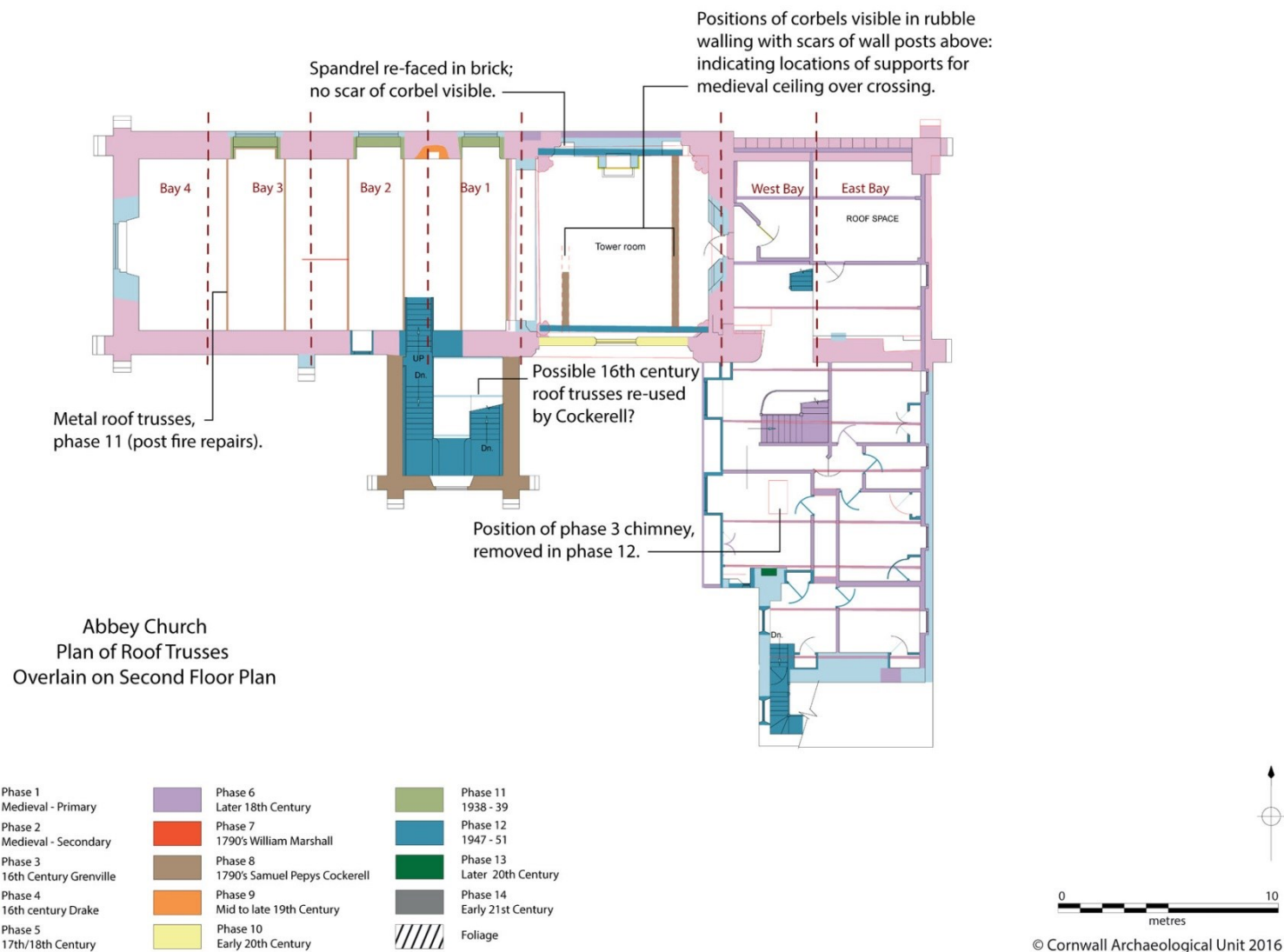


Fig 46 Abbey Church: roof level plan.

Abbey Church  
North elevation

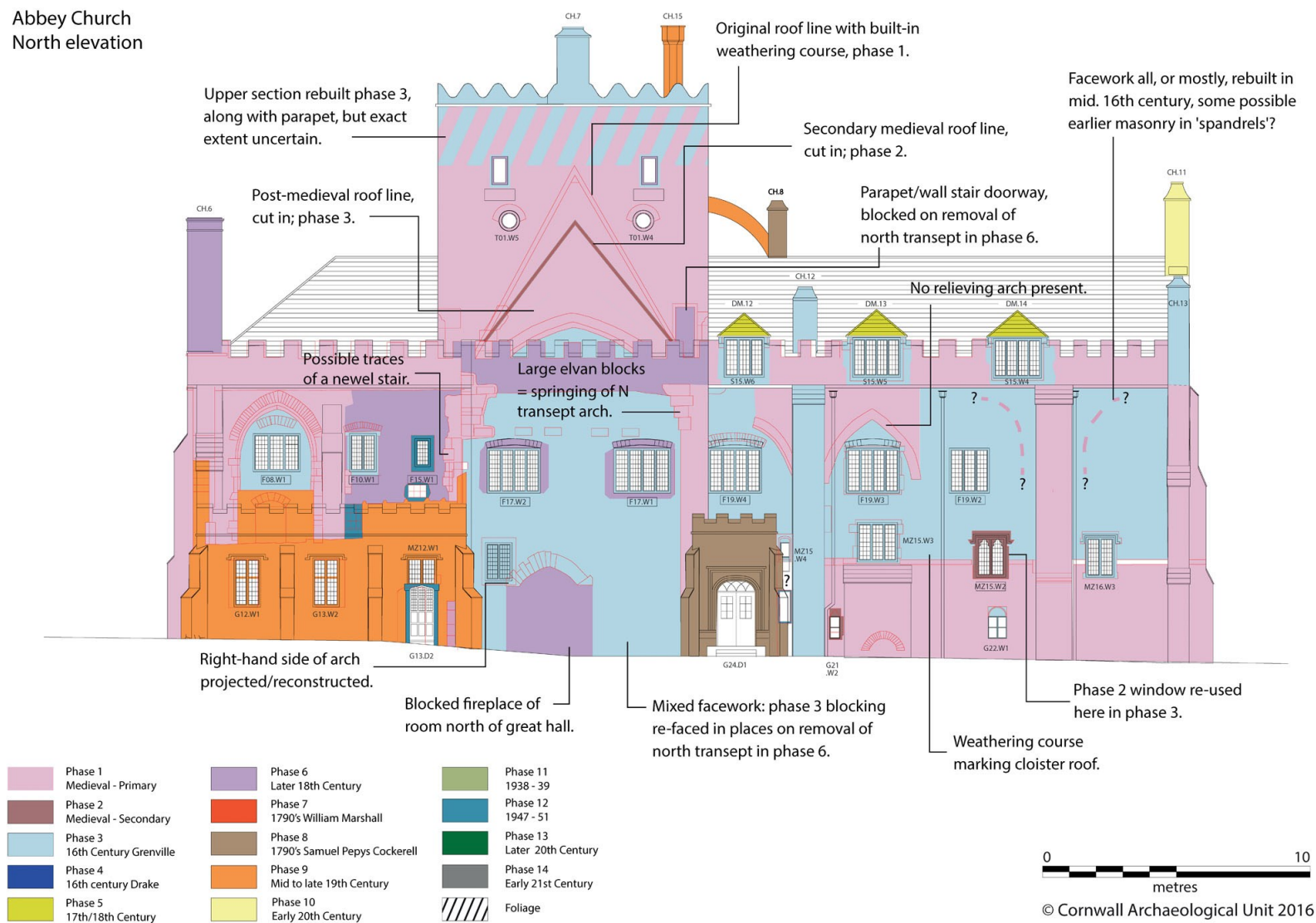


Fig 47 Abbey Church: North elevation.





Fig 48 Abbey Church: West elevation.

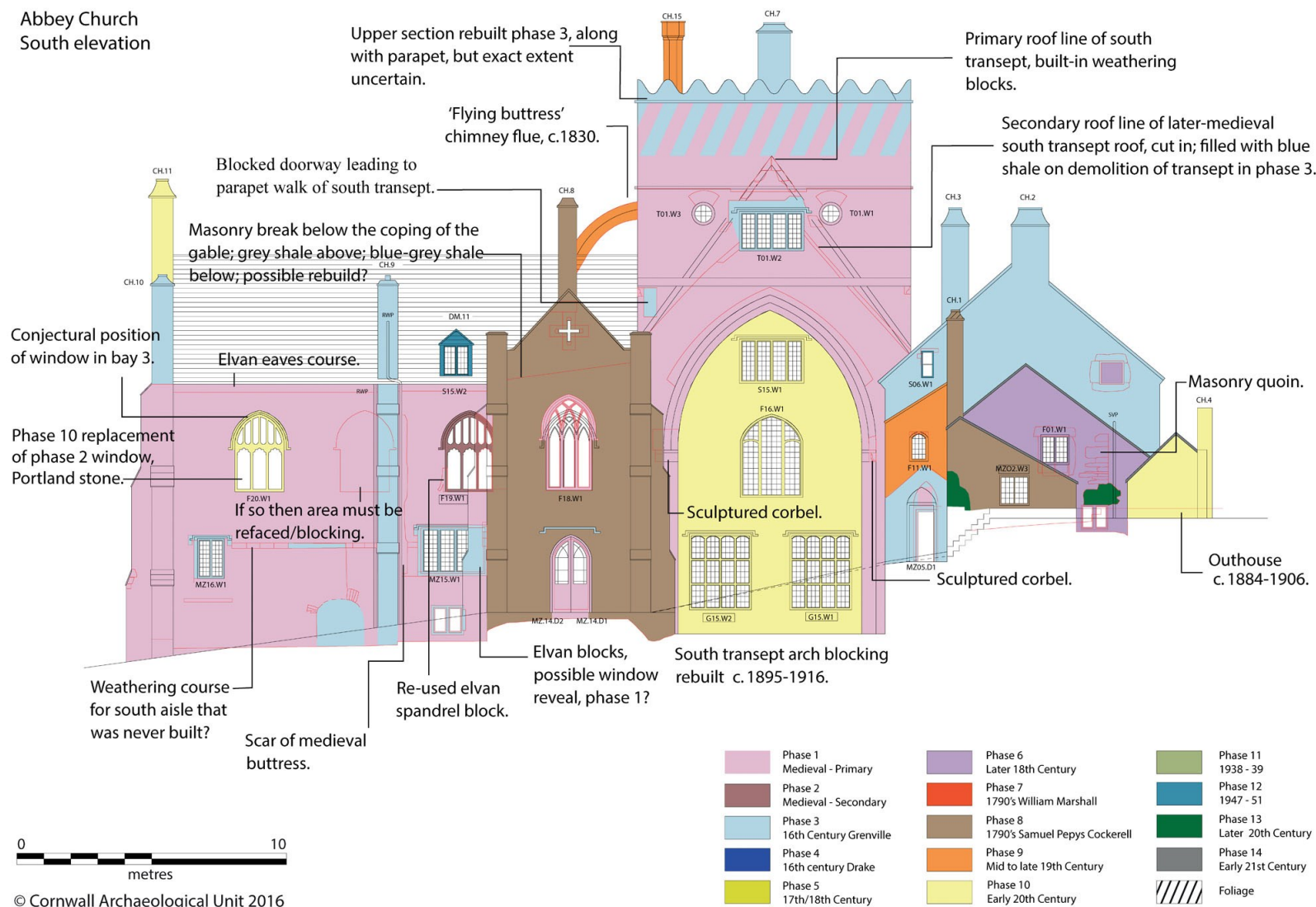


Fig 49 Abbey Church: South elevation.



Abbey Church  
West elevation South - East range

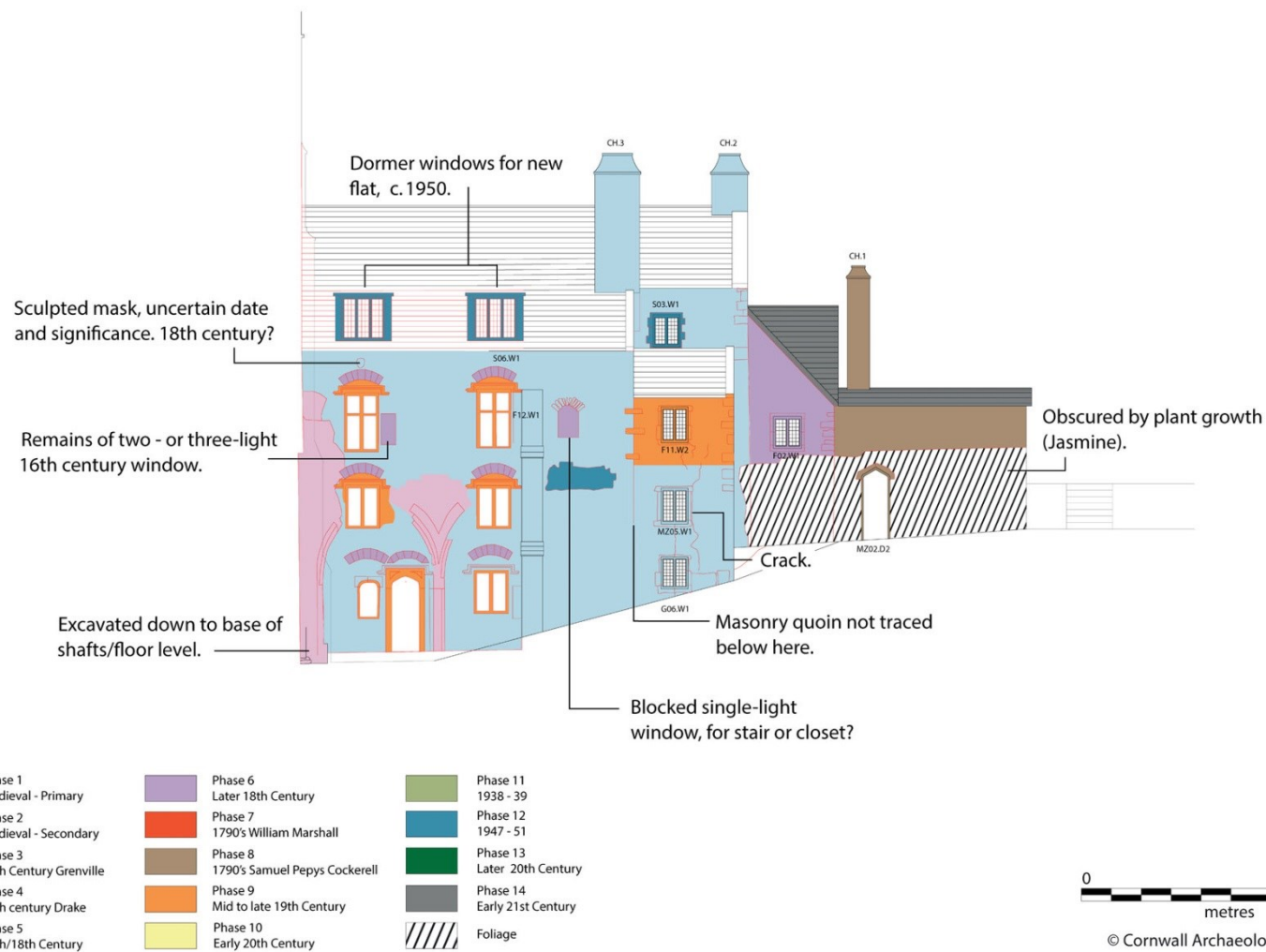


Fig 50 Abbey Church: West elevation, south-east range

## Abbey Church East elevation

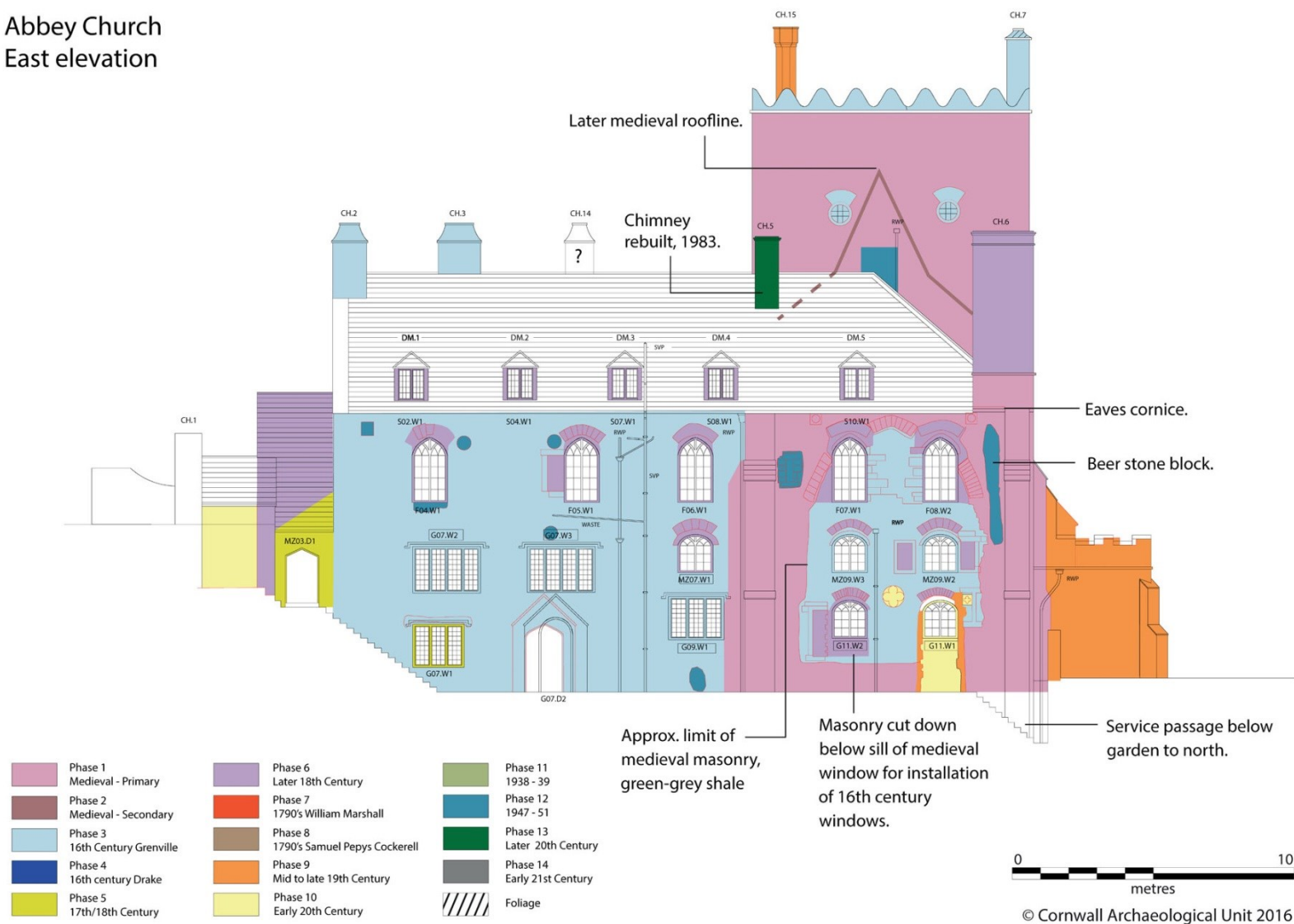


Fig 51 Abbey Church: East elevation.

Great Barn  
Ground floor plan

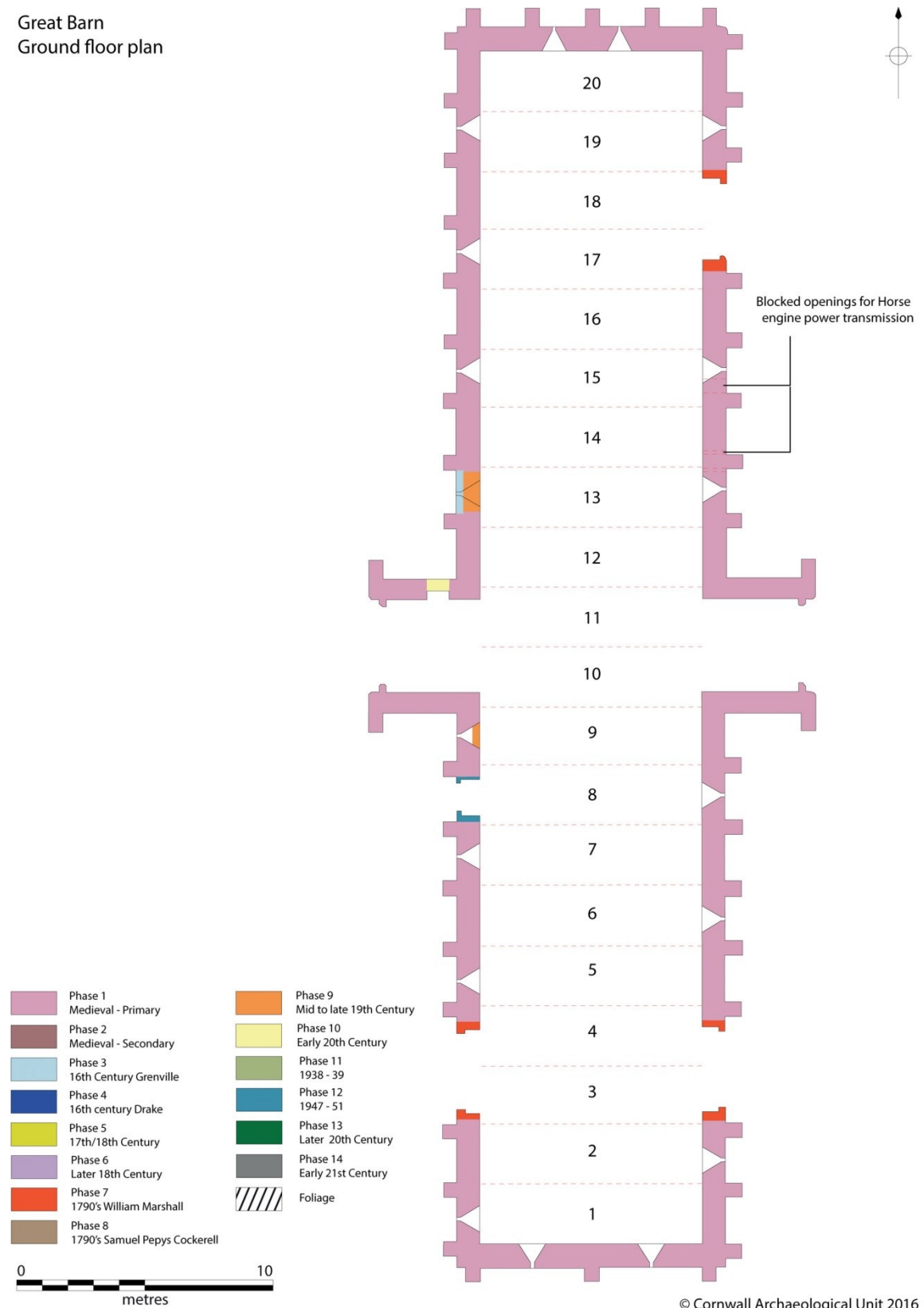
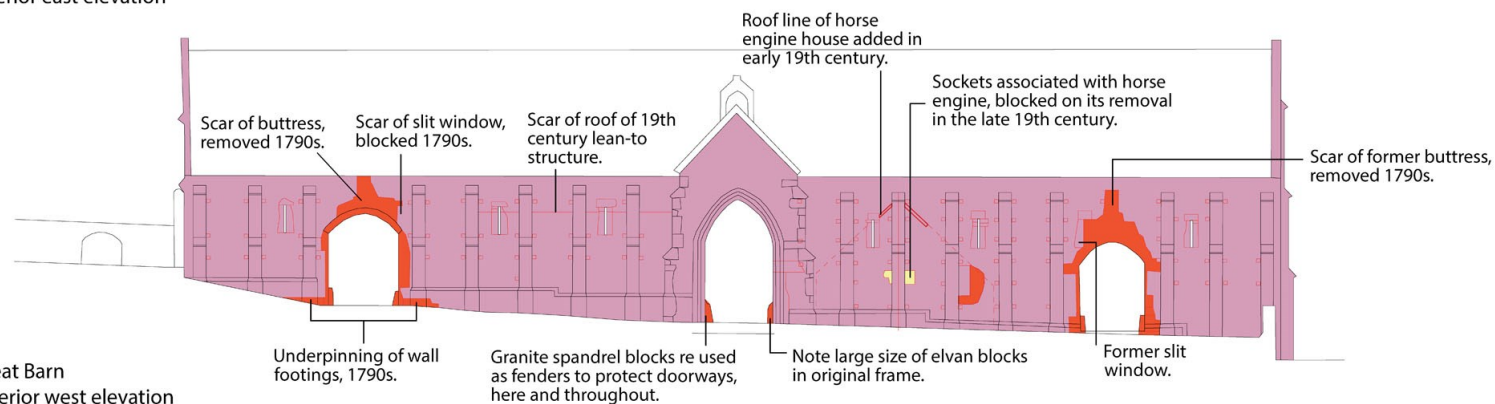


Fig 52 Great Barn: plan.

Great Barn  
Exterior east elevation



Great Barn  
Exterior west elevation

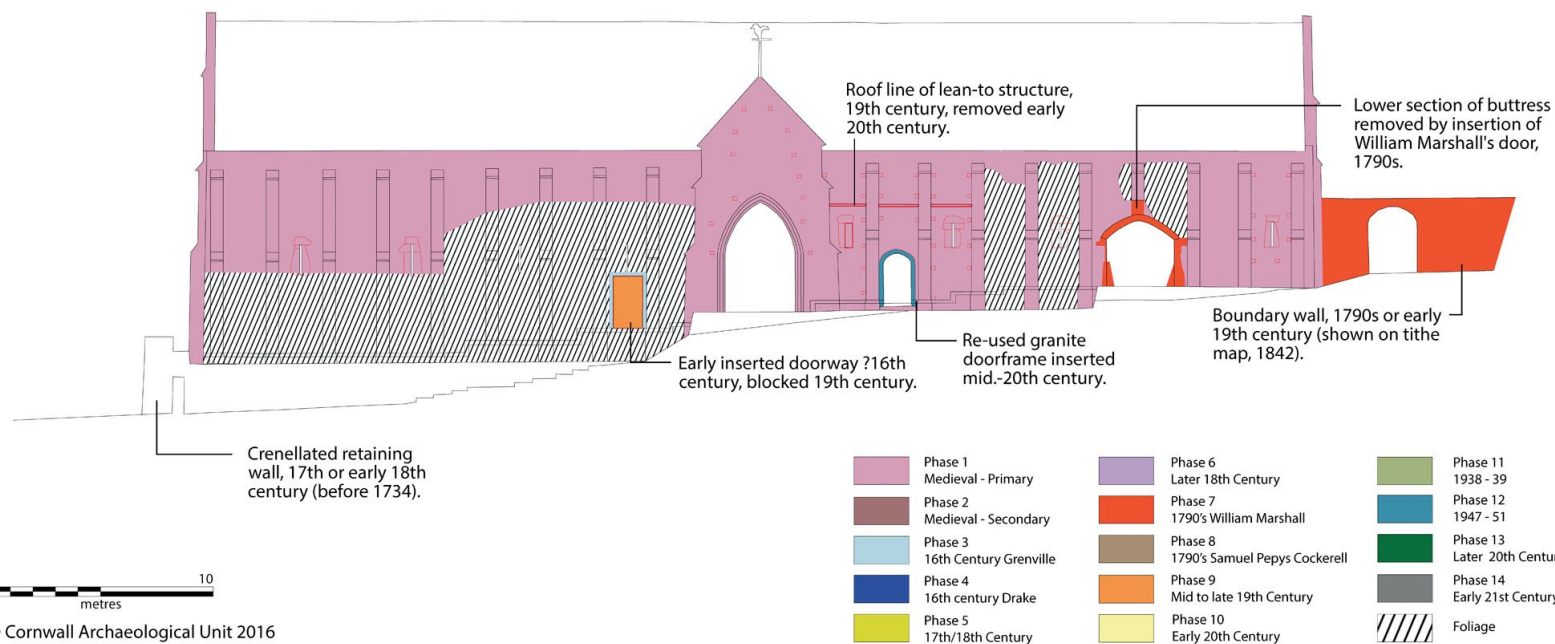
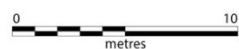
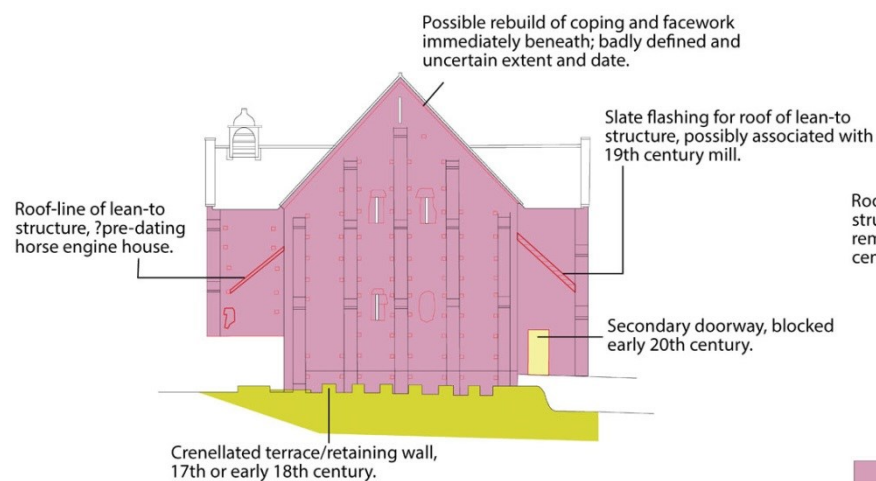


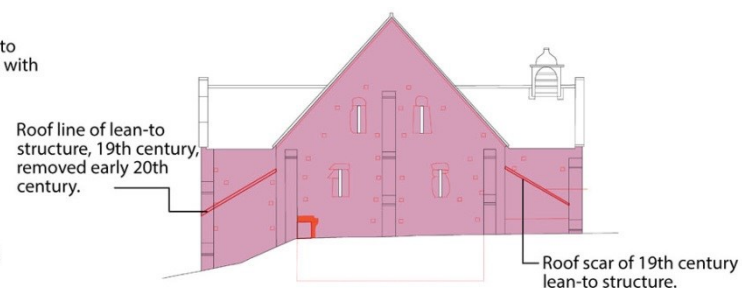
Fig 53 Great Barn: East and west exterior elevations.

Great Barn  
Exterior north elevation



© Cornwall Archaeological Unit 2016

Great Barn  
Exterior south elevation



Phase 1 Medieval - Primary	Phase 6 Later 18th Century	Phase 11 1938 - 39
Phase 2 Medieval - Secondary	Phase 7 1790's William Marshall	Phase 12 1947 - 51
Phase 3 16th Century Grenville	Phase 8 1790's Samuel Pepys Cockerell	Phase 13 Later 20th Century
Phase 4 16th century Drake	Phase 9 Mid to late 19th Century	Phase 14 Early 21st Century
Phase 5 17th/18th Century	Phase 10 Early 20th Century	Foliage

Fig 54 Great Barn: North and south exterior elevations.



Great Barn  
Interior elevation of east wall

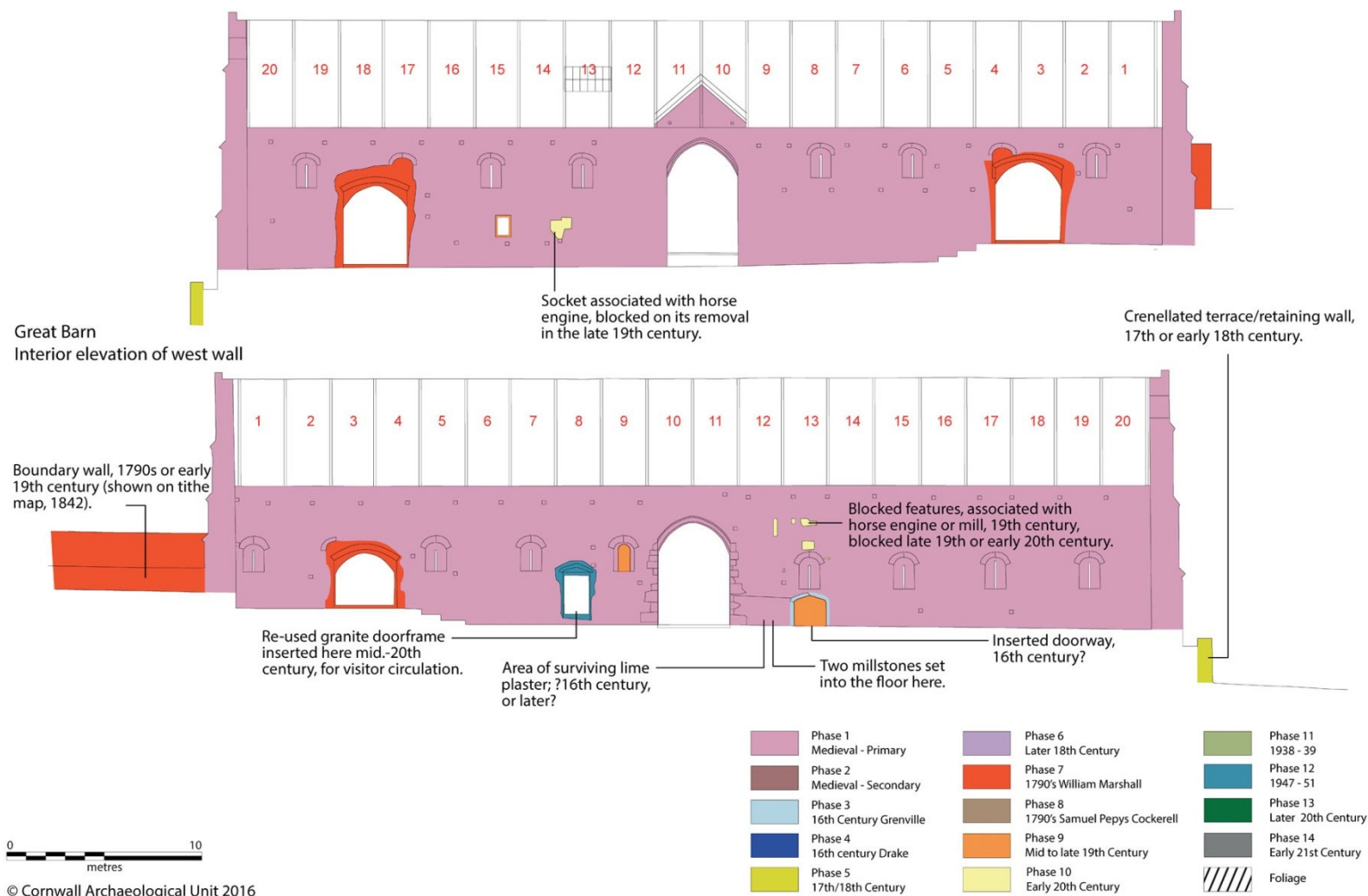


Fig 55 Great Barn: East and west interior elevations.

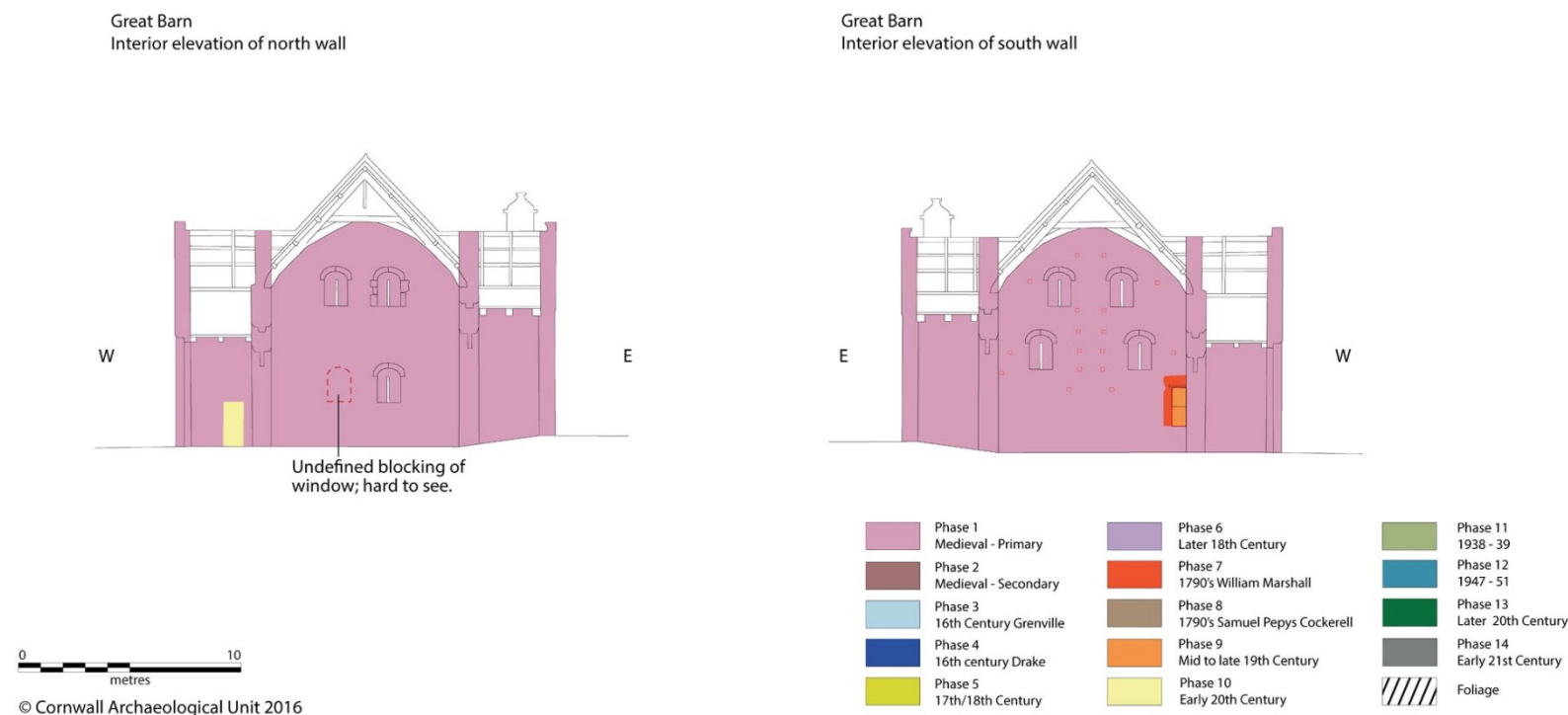


Fig 56 Great Barn: North and south interior elevations.

Monastic Farm Building  
Ground Floor



Fig 57 Monastic Farm Building: Ground floor plan.

# Monastic Farm Building First Floor



Fig 58 Monastic Farm Building: First floor and attic plans.



Fig 59 Monastic Farm Building: North, east and west elevations.



Monastic Farm Building  
South elevation



Fig 60 Monastic Farm Building: South elevation.

Oxsheds  
Plan



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Fig 61 Oxsheds: plan.

Oxsheds



Fig 62 Oxsheds, yard frontage: South, east and west elevations.

# Oxsheds



Phase 1 Medieval - Primary	Phase 6 Later 18th Century	Phase 11 1938 - 39
Phase 2 Medieval - Secondary	Phase 7 1790's William Marshall	Phase 12 1947 - 51
Phase 3 16th Century Grenville	Phase 8 1790's Samuel Pepys Cockerell	Phase 13 Later 20th Century
Phase 4 16th century Drake	Phase 9 Mid to late 19th Century	Phase 14 Early 21st Century
Phase 5 17th/18th Century	Phase 10 Early 20th Century	Foliage

0 10  
metres

© Cornwall Archaeological Unit 2016

Fig 63 Oxsheds, exterior: North, west and east elevations.

Cider House  
Ground Floor



Fig 64 Cider House: Ground floor plan.



Cider House  
First Floor



Fig 65 Cider House: First floor plan.

Cider House  
East elevation

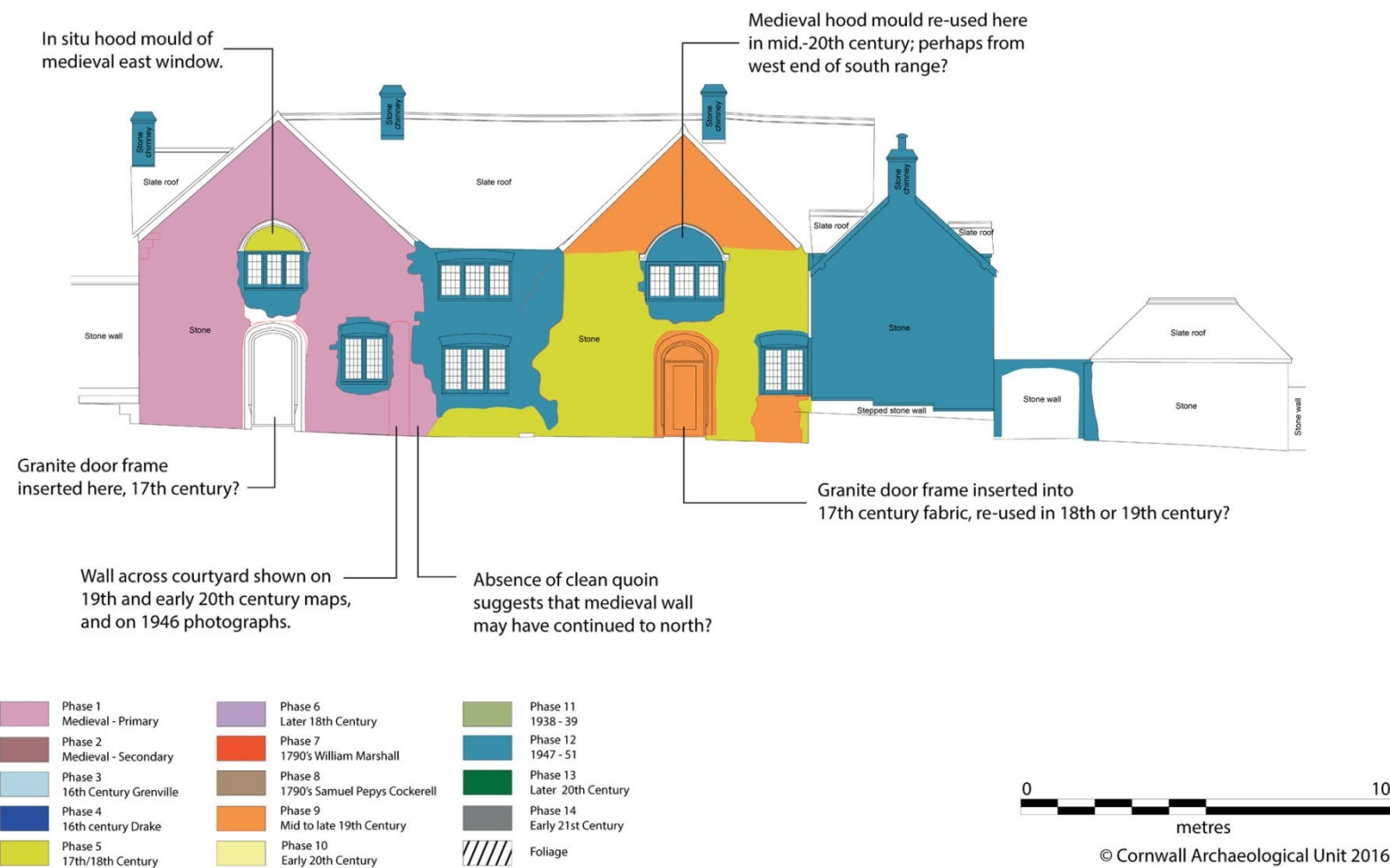


Fig 66 Cider House: East elevation.

Cider House  
South elevation



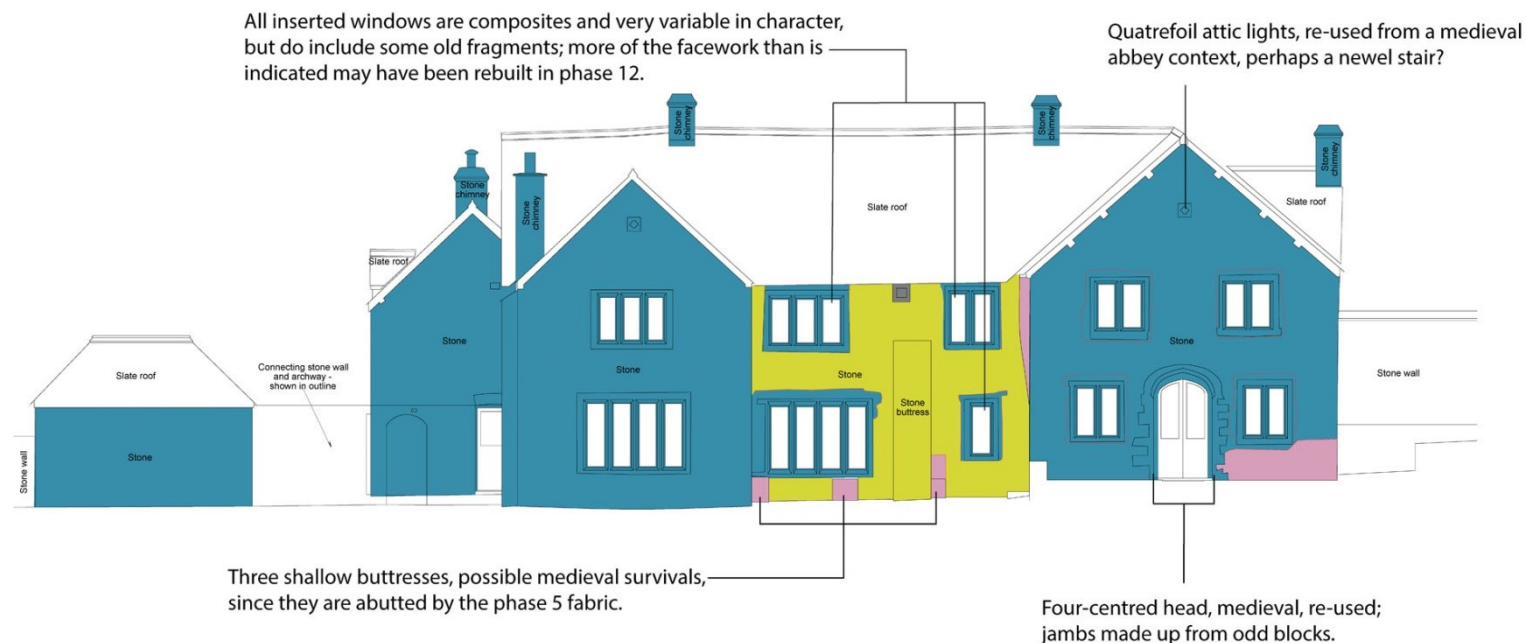
Phase 1 Medieval - Primary	Phase 6 Later 18th Century	Phase 11 1938 - 39
Phase 2 Medieval - Secondary	Phase 7 1790's William Marshall	Phase 12 1947 - 51
Phase 3 16th Century Grenville	Phase 8 1790's Samuel Pepys Cockerell	Phase 13 Later 20th Century
Phase 4 16th century Drake	Phase 9 Mid to late 19th Century	Phase 14 Early 21st Century
Phase 5 17th/18th Century	Phase 10 Early 20th Century	Foliage



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Fig 67 Cider House: South elevation.

Cider House  
West elevation



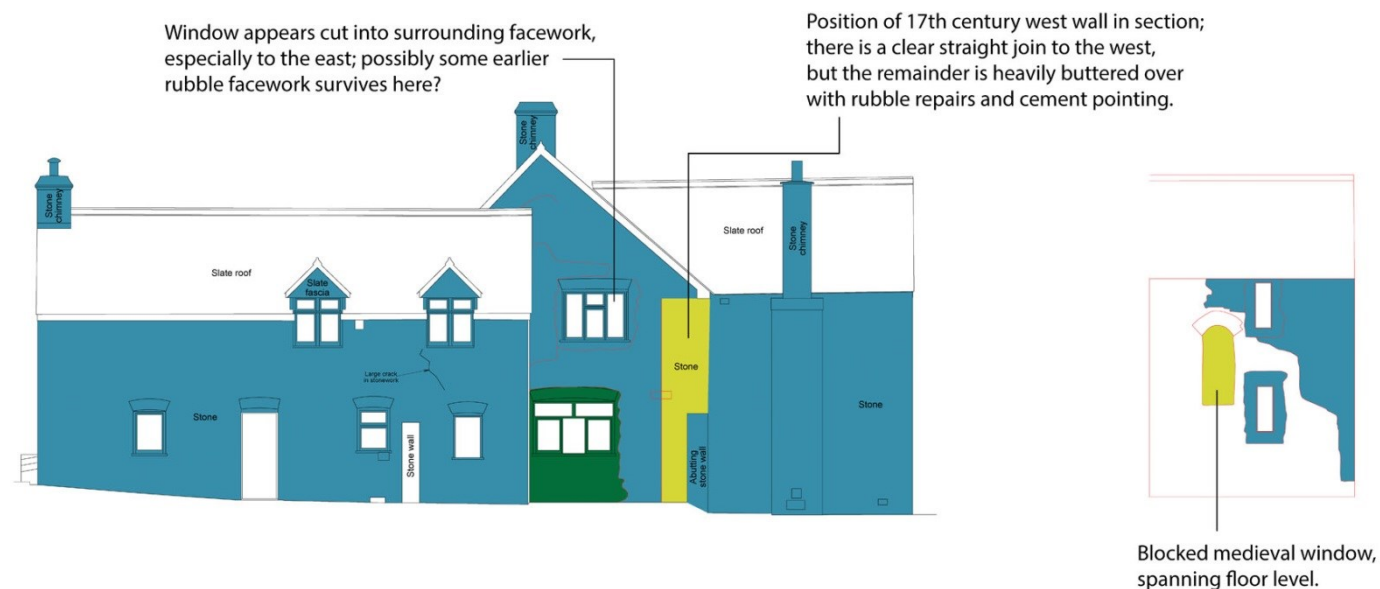
Phase 1 Medieval - Primary	Phase 6 Later 18th Century	Phase 11 1938 - 39
Phase 2 Medieval - Secondary	Phase 7 1790's William Marshall	Phase 12 1947 - 51
Phase 3 16th Century Grenville	Phase 8 1790's Samuel Pepys Cockerell	Phase 13 Later 20th Century
Phase 4 16th century Drake	Phase 9 Mid to late 19th Century	Phase 14 Early 21st Century
Phase 5 17th/18th Century	Phase 10 Early 20th Century	Foliage



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Fig 68 Cider House: West elevation.

Cider House  
North elevation



Phase 1 Medieval - Primary	Phase 6 Later 18th Century	Phase 11 1938 - 39
Phase 2 Medieval - Secondary	Phase 7 1790's William Marshall	Phase 12 1947 - 51
Phase 3 16th Century Grenville	Phase 8 1790's Samuel Pepys Cockerell	Phase 13 Later 20th Century
Phase 4 16th century Drake	Phase 9 Mid to late 19th Century	Phase 14 Early 21st Century
Phase 5 17th/18th Century	Phase 10 Early 20th Century	Foliage



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Fig 69 Cider House: North elevation.





Fig 70 Cider and Tower Cottages: Ground floor plan.

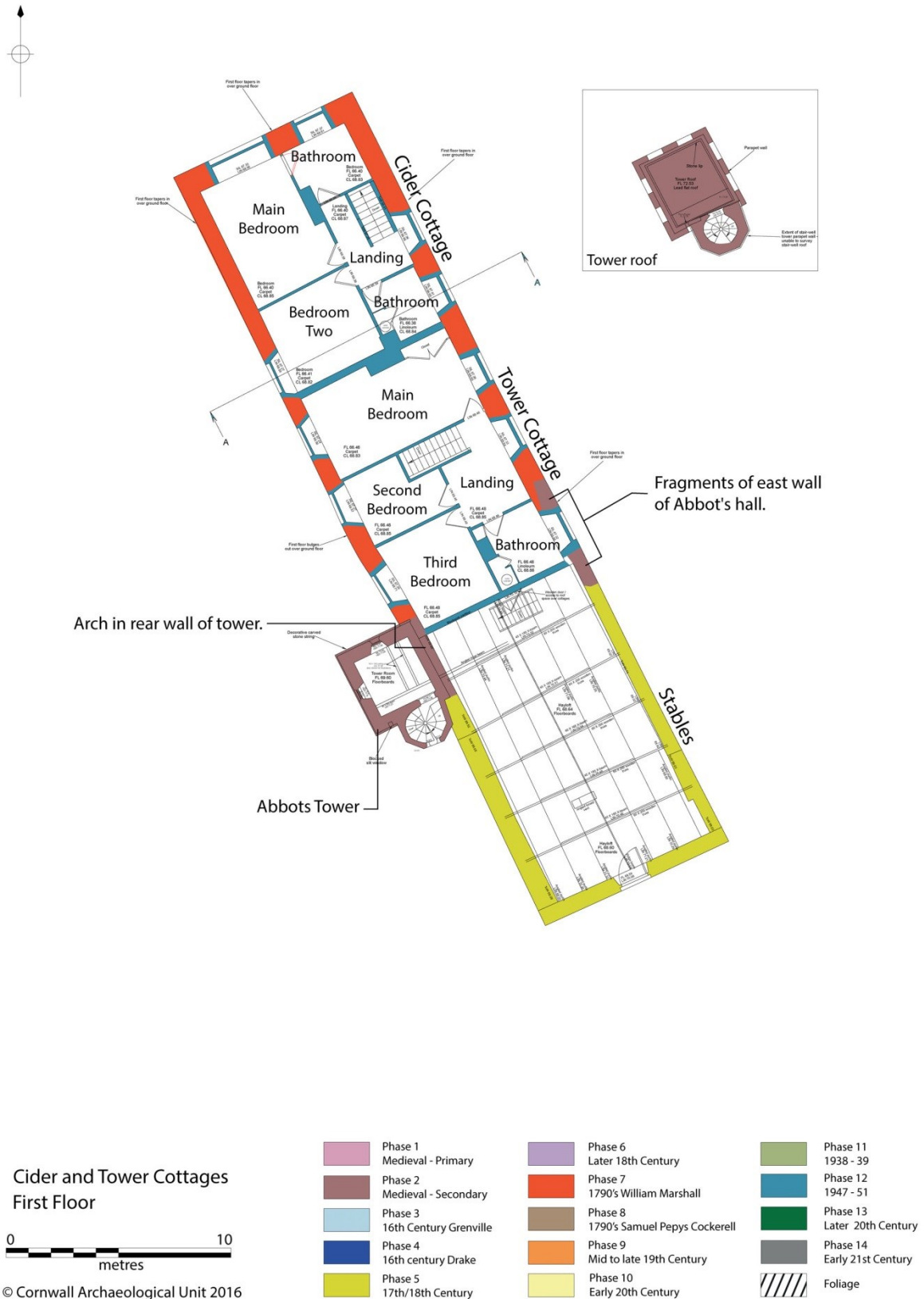


Fig 71 Cider and Tower Cottages: First floor plan.

Cider and Tower Cottages  
West elevation

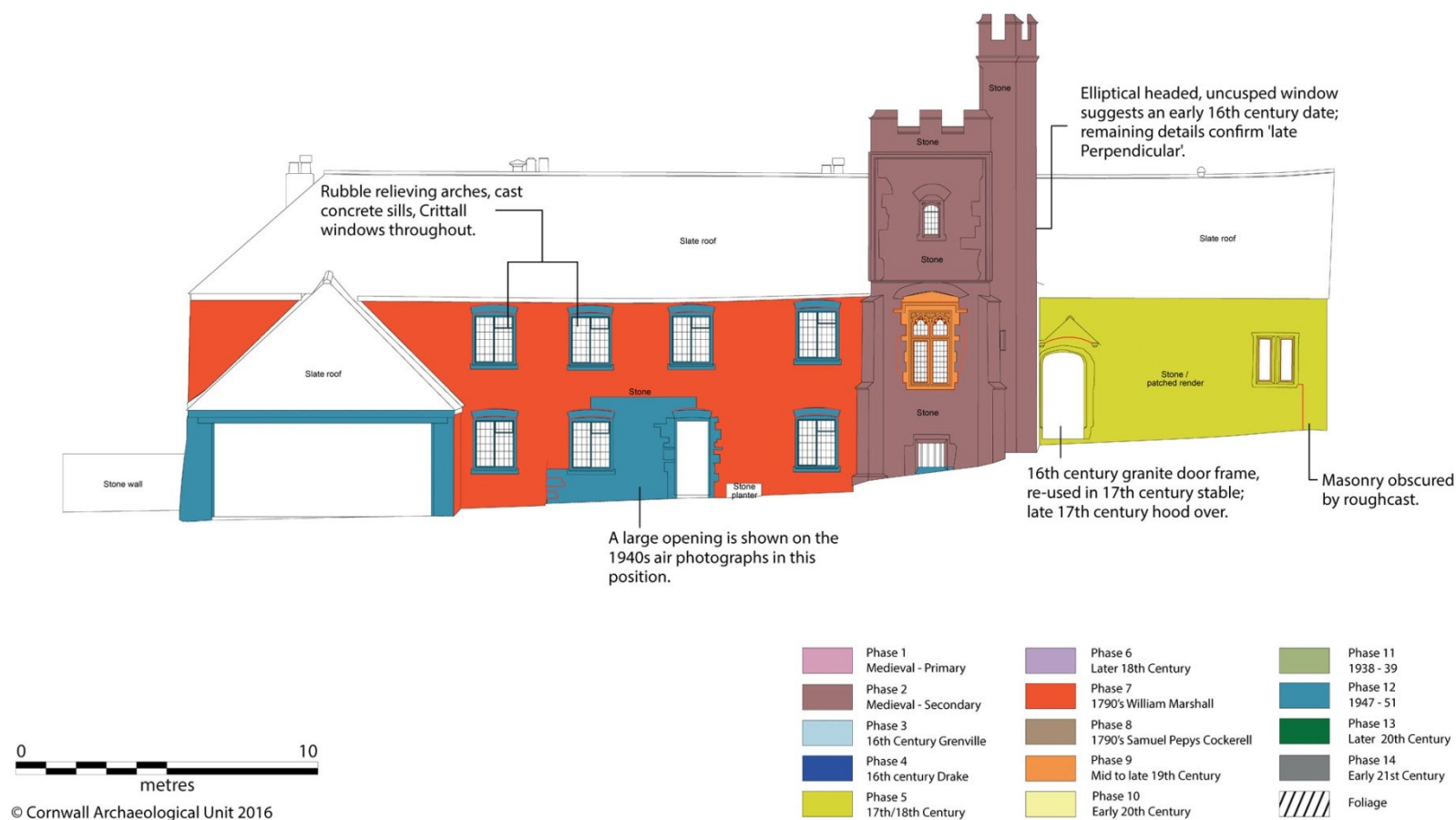


Fig 72 Cider and Tower Cottages: West elevation.

Cider and Tower Cottages  
North elevation



Fig 73 Cider and Tower Cottages: North elevation.

# Cider and Tower Cottages East elevation

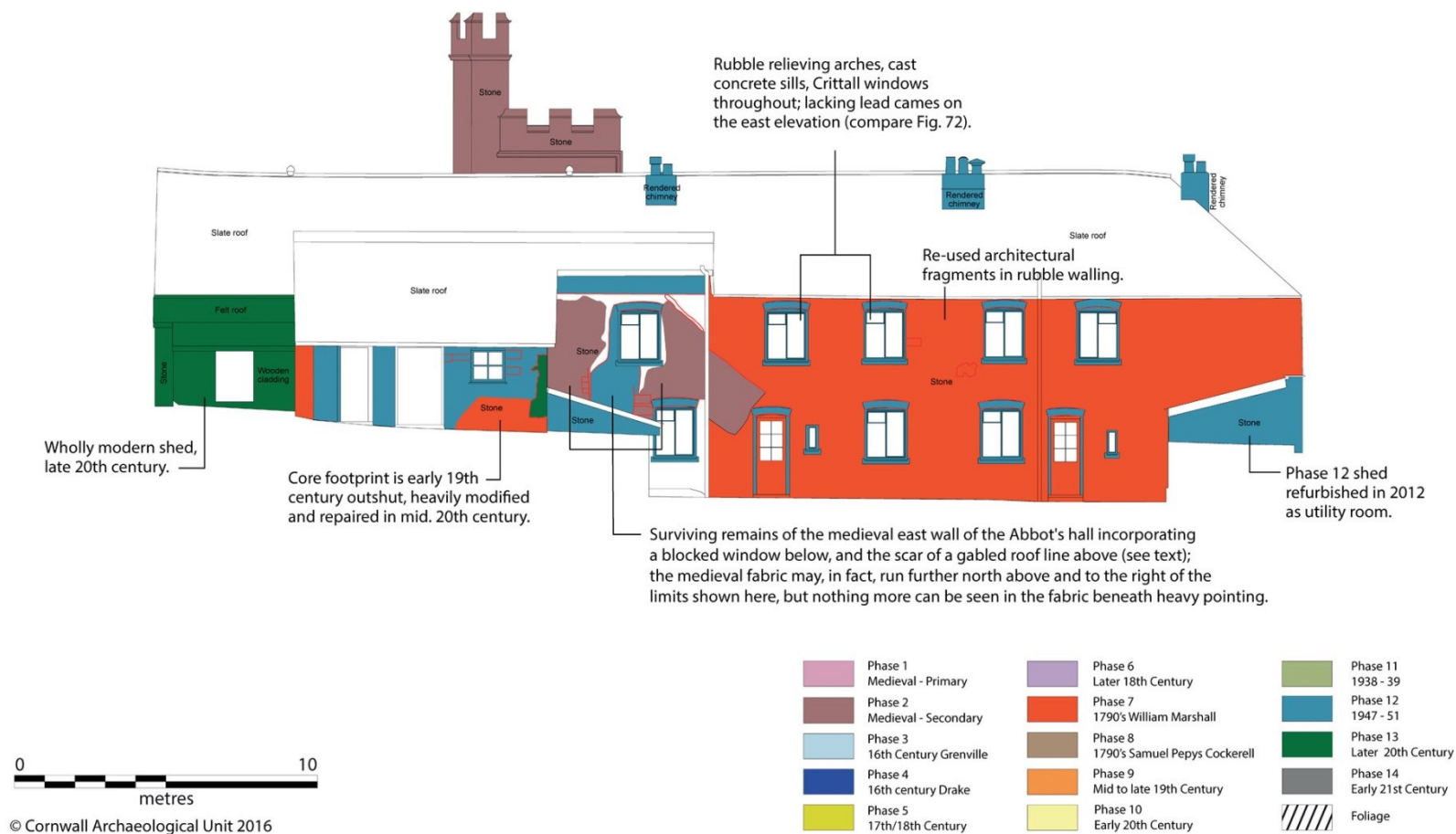


Fig 74 Cider and Tower Cottages: East elevation.



Cider and Tower Cottages  
South elevation



Fig 75 Cider and Tower Cottages: South elevation.

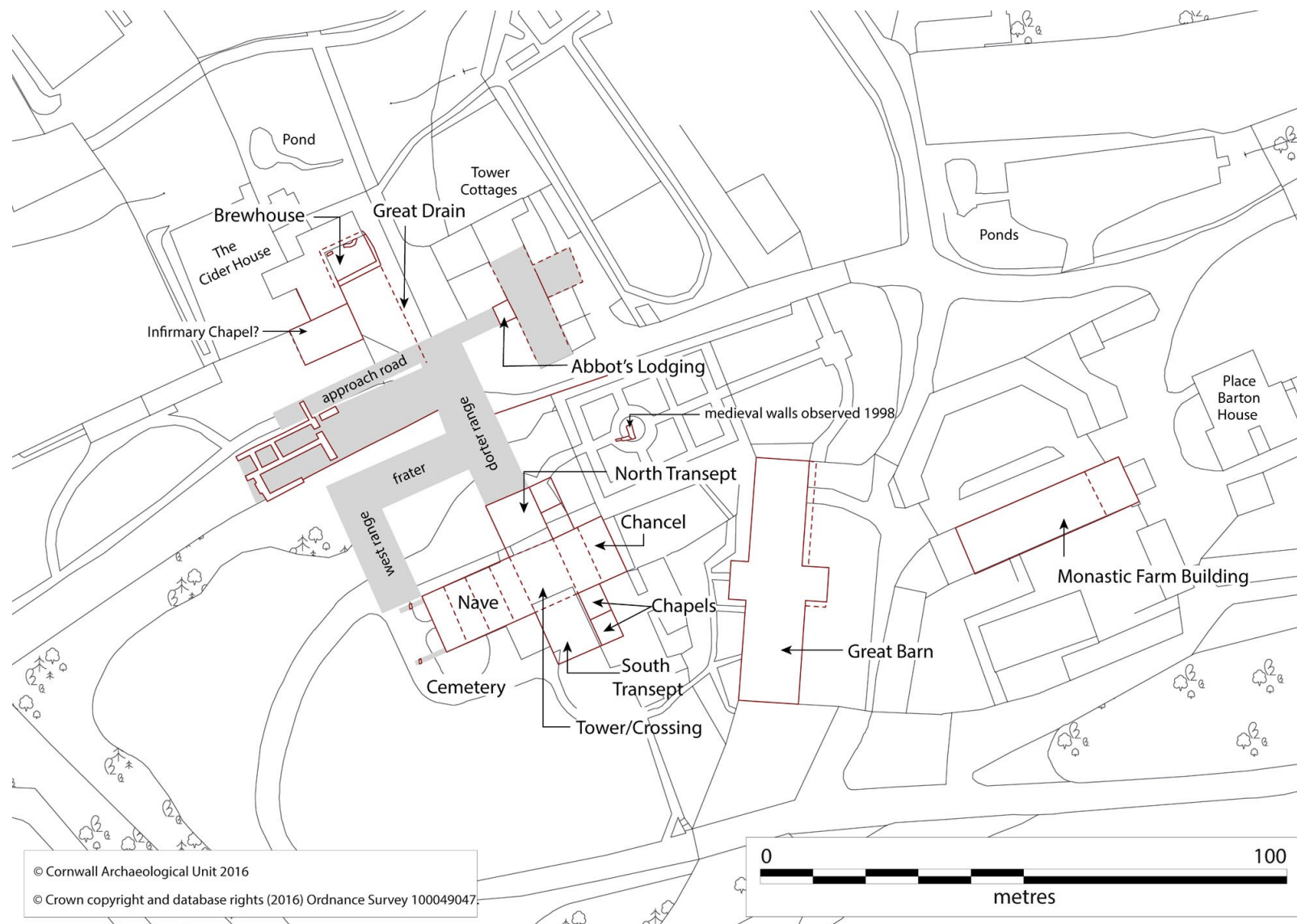


Fig 76 Reconstruction of the medieval arrangement of Abbey buildings based upon present evidence.

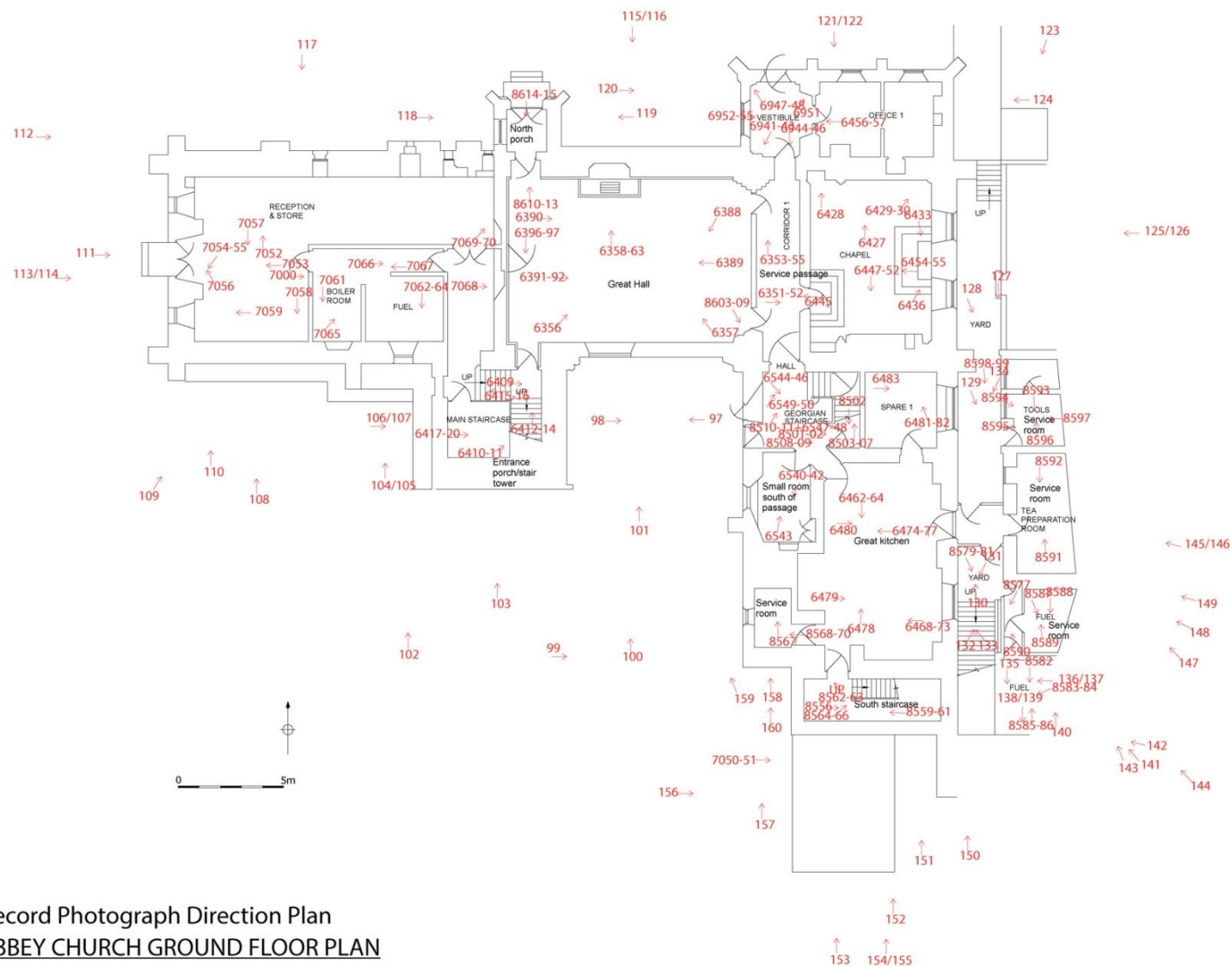
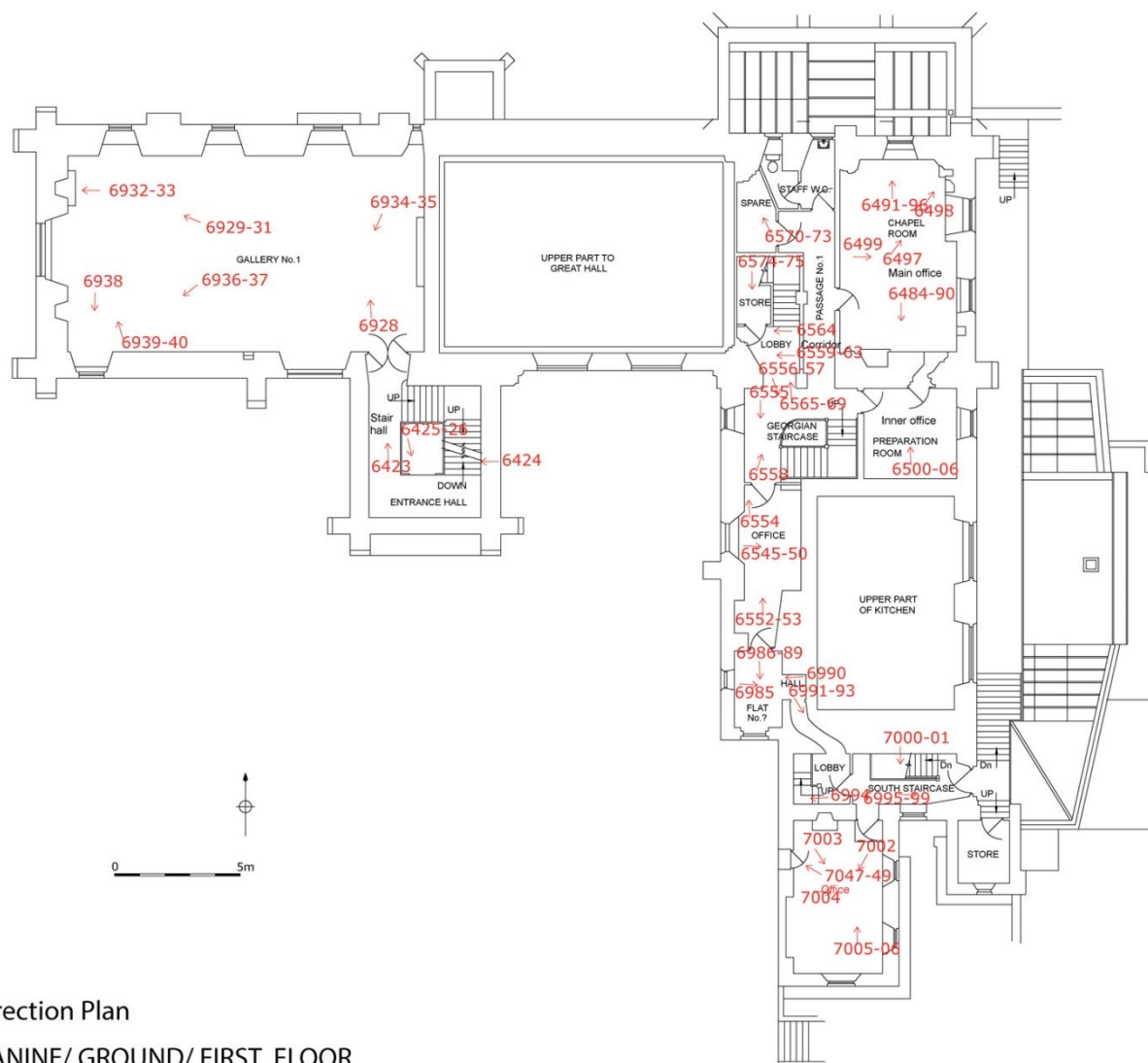


Fig 77 Photo direction plan - Abbey Church: Ground floor.



Record Photograph Direction Plan

ABBEY CHURCH MEZZANINE/ GROUND/ FIRST FLOOR

Fig 78 Photo direction plan - Abbey Church: Mezzanine floor.

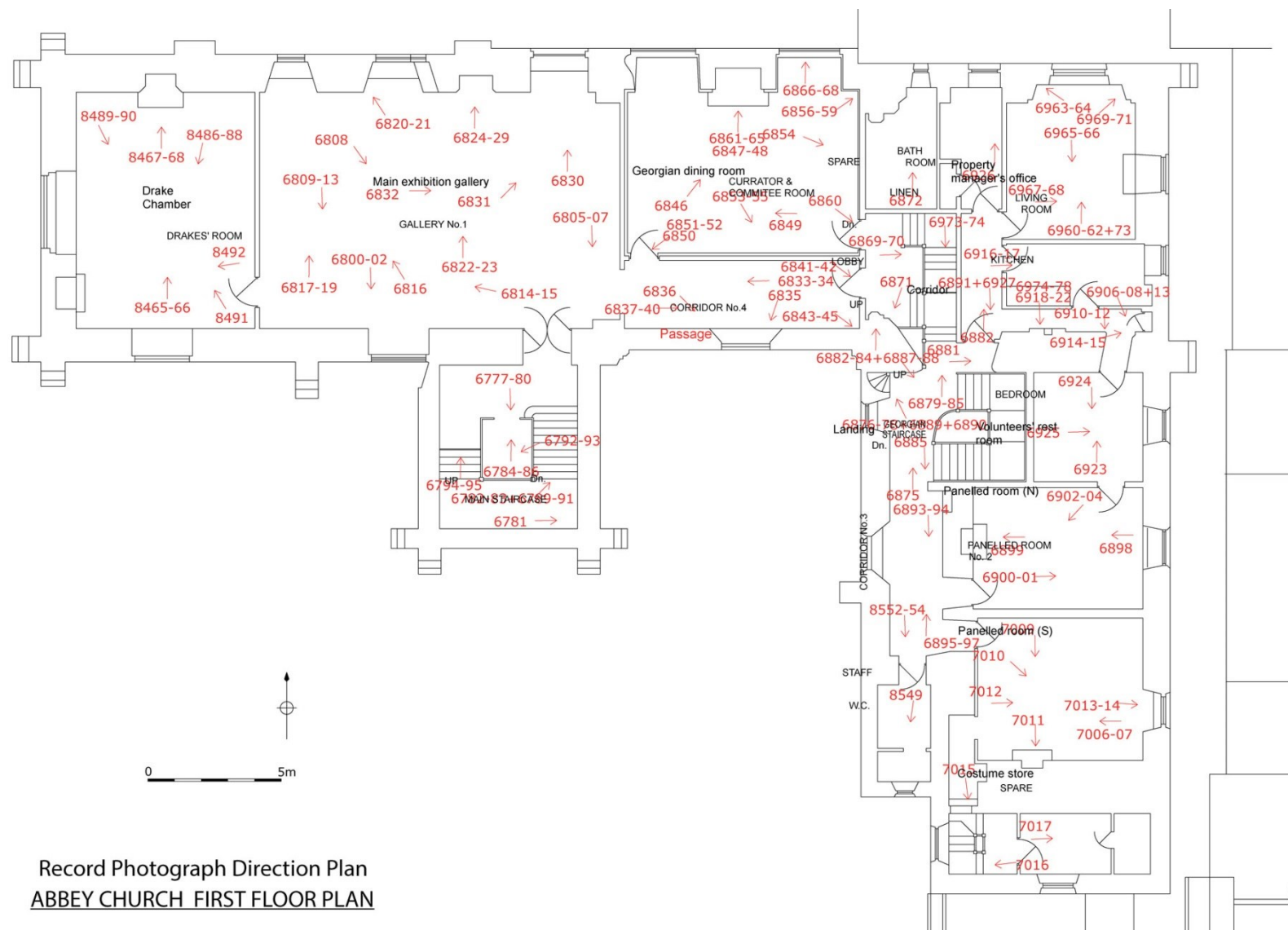


Fig 79 Photo direction plan - Abbey Church: First floor.





# Record Photograph Direction Plan

## GREAT BARN

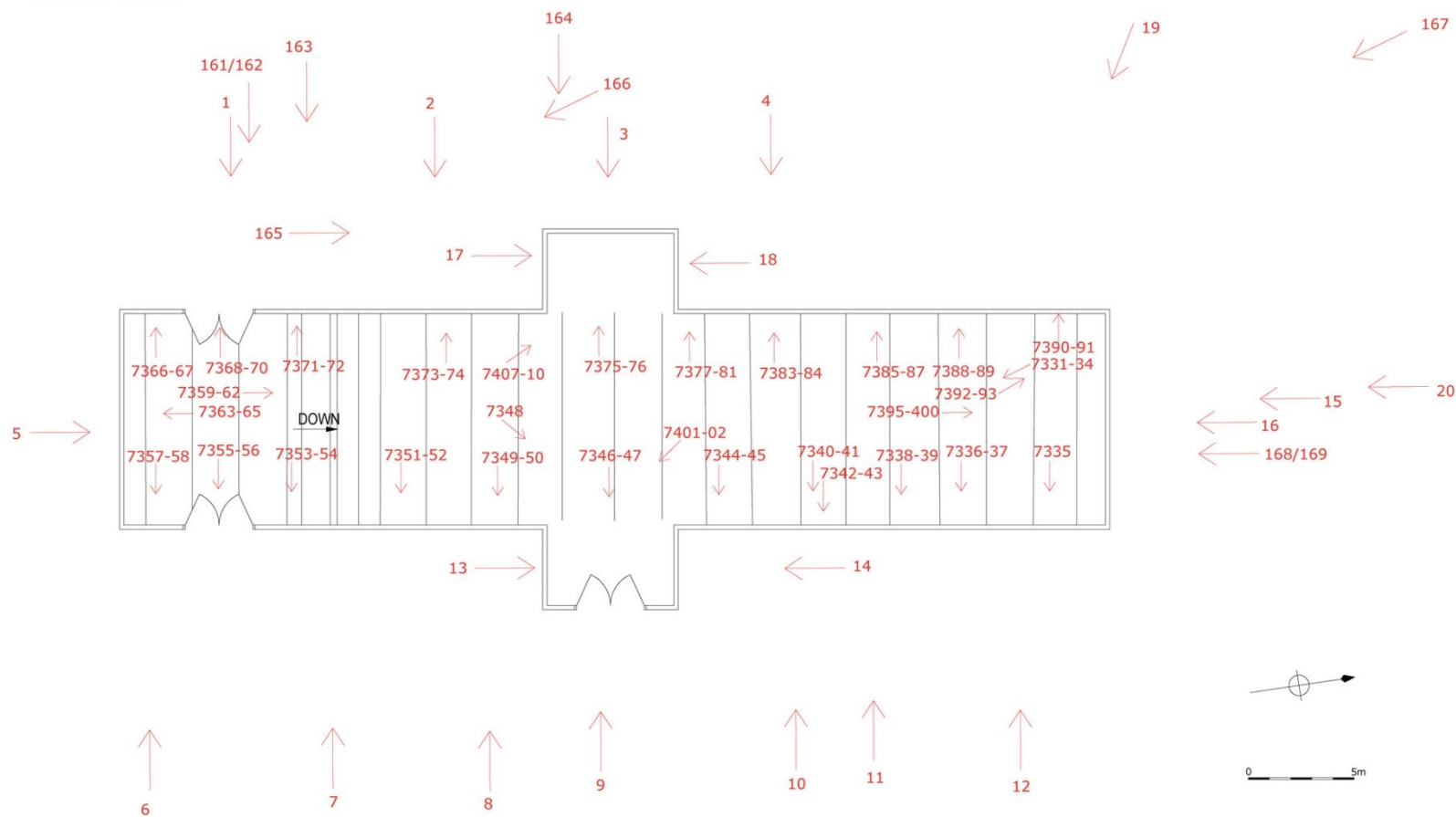


Fig 81 Photo direction plan – Great Barn.

## Record Photograph Direction Plan

### LINHAY

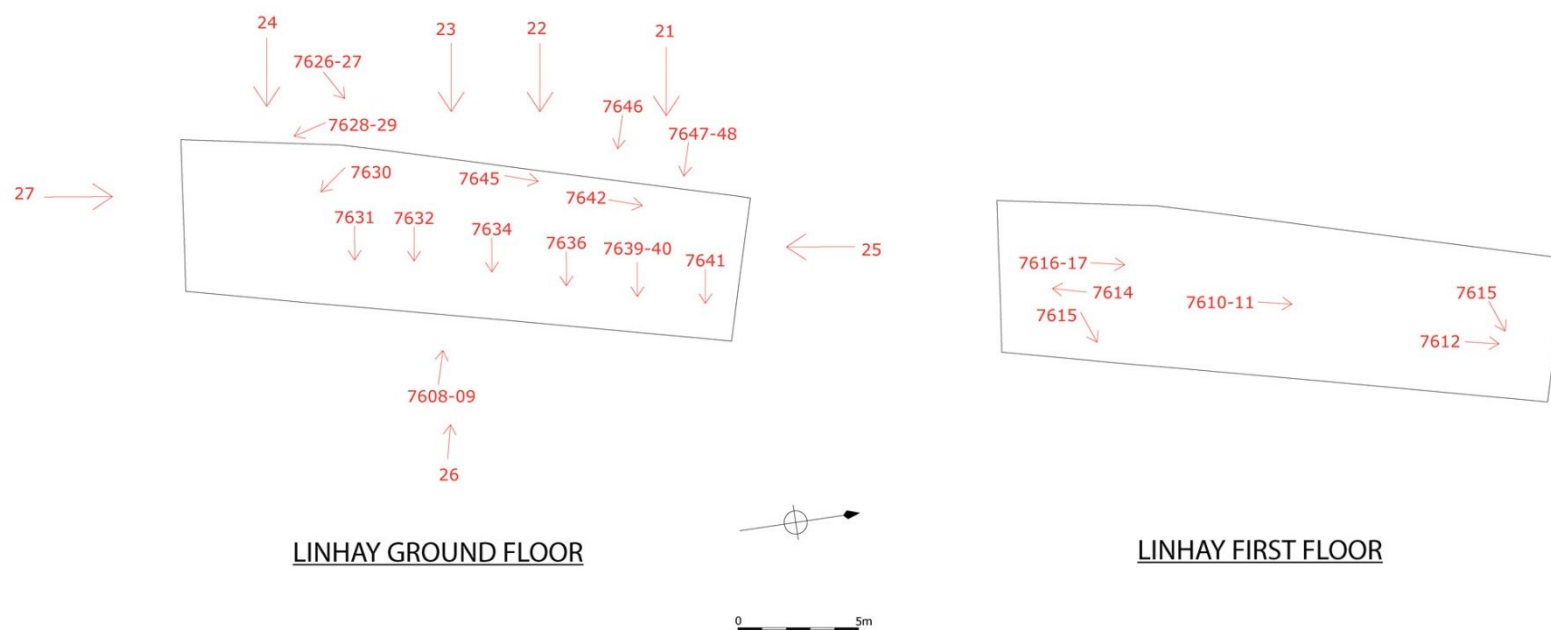


Fig 82 Photo direction plan – Linhay.

Record Photograph Direction Plan

MONASTIC FARM BUILDING GROUND FLOOR

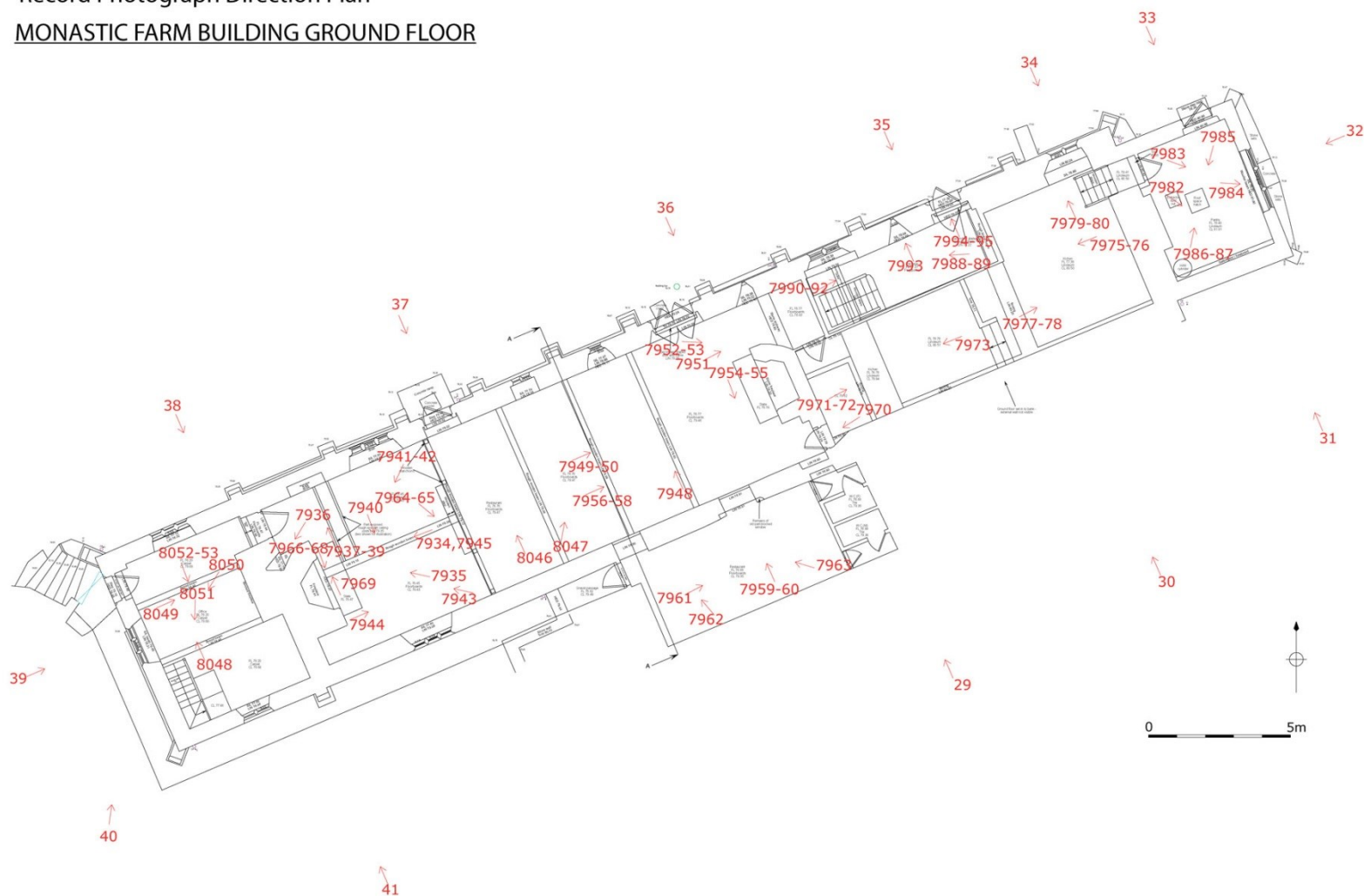


Fig 83 Photo direction plan – Monastic Farm Building: Ground floor.

Record Photograph Direction Plan

MONASTIC FARM BUILDING FIRST FLOOR



Fig 84 Photo direction plan – Monastic Farm Building: First floor and attics.



Record Photograph Direction Plan  
OXSHEDS GROUND FLOOR



Fig 85 Photo direction plan – Oxsheds.

Record Photograph Direction Plan

CIDER HOUSE GROUND FLOOR

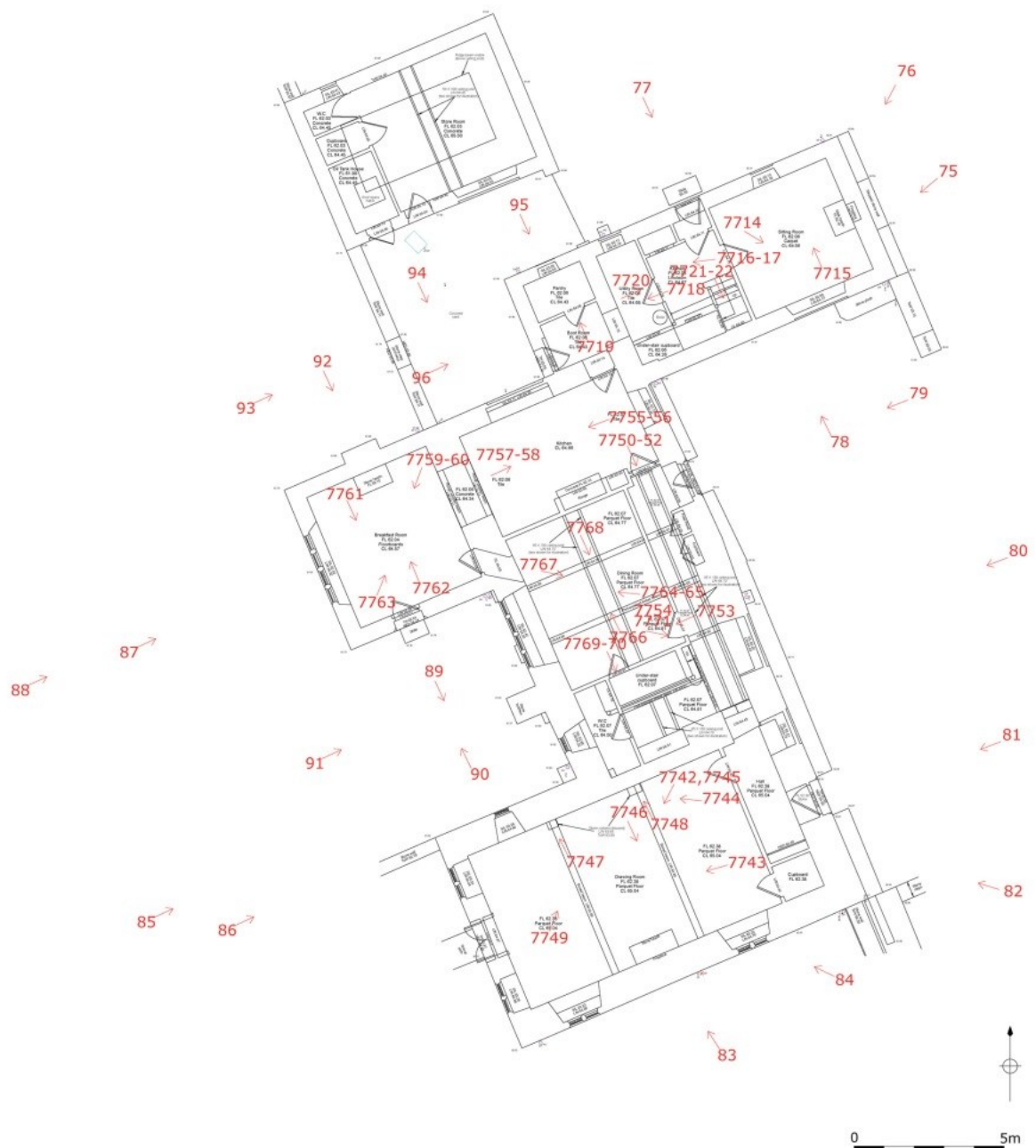


Fig 86 Photo direction plan – Cider House: Ground Floor.

# Record Photograph Direction Plan

## CIDER HOUSE FIRST FLOOR



Fig 87 Photo direction plan – Cider House: First Floor.

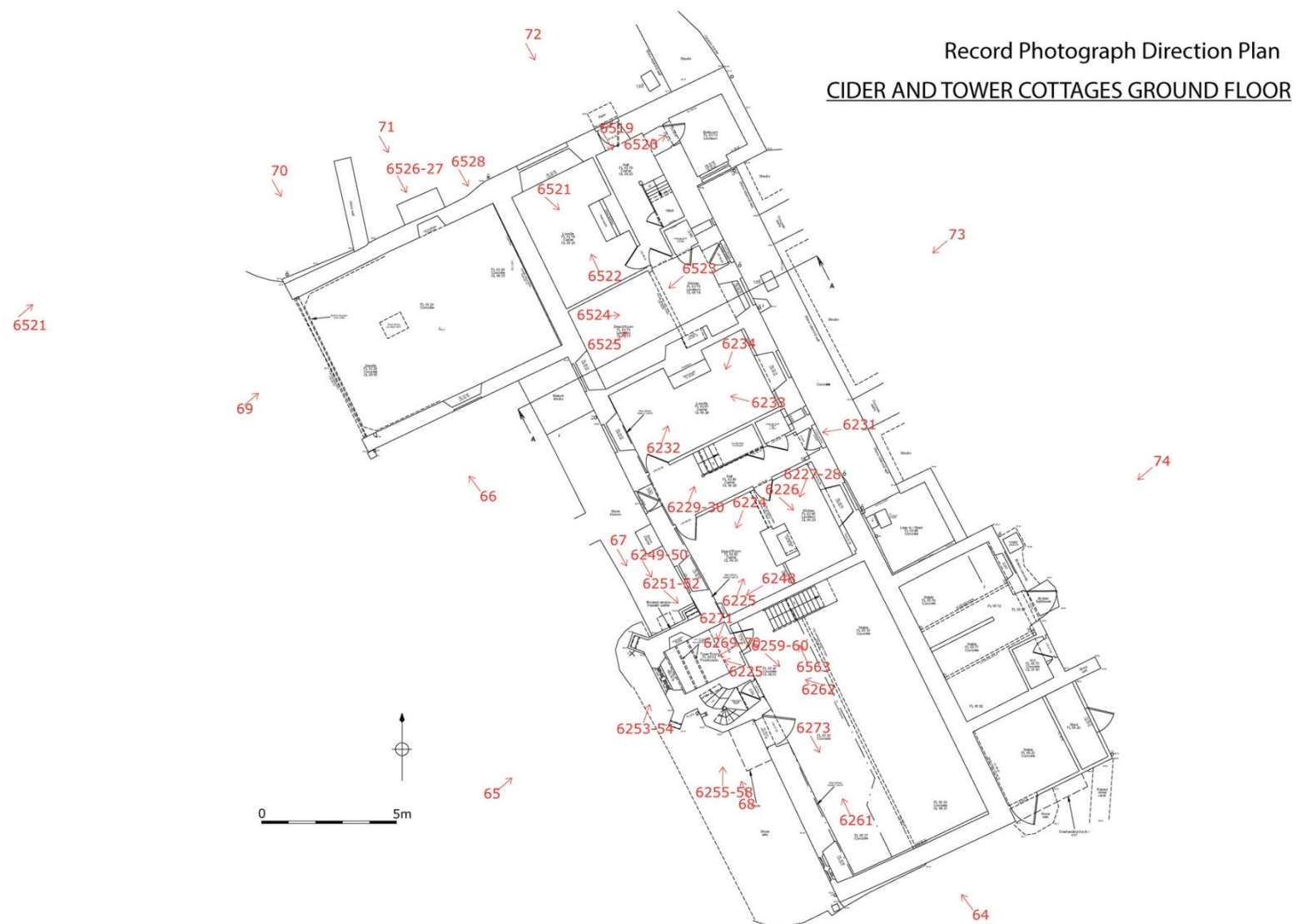


Fig 88 Photo direction plan – Cider and Tower Cottages: Ground Floor.







# 11 Appendices

## 11.1 Chronology of key images and maps

*Stuart Blaylock*

The abbreviation ms(s) refers to 'manuscript(s)' and pp to 'pages'.

Date	Notes
Late 15 <sup>th</sup> century	Map of Dartmoor attributed to RAMM, Exeter (Nicholas Pearson Associates 2001, fig 2, left); schematic representation of the abbey church (Somers Cocks 1986; illustrated in National Trust 1991, 9).
c1539	Buckland Abbey represented on a harbour chart of the south-west of England (British Library [BL] L Cotton MS Augustus 1 i 35-36, 38-39; Stuart 1991, 77 and pl 1).
16 <sup>th</sup> century (mid)	Buckland Abbey church represented on the map of Dartmoor (Ravenhill and Rowe 2000, 4-5).
1676	Anonymous ms. map in PWDRO (70/323): MS map of Buckland Monachorum 1676, including Place Barton and Maristow (Ravenhill and Rowe 2002, 116 [no 2/48/1]).
1734	Samuel & Nathaniel Buck's engraving of 1734 is a key source for the cloister buildings and those to the north (Somers Cocks 1977, no 291). Fig 19.
1765	Benjamin Donn's map of Devon (Ravenhill 1965).
1769	Gilbert (alias George) Aislabie's survey: said to be formerly 'hanging on the wall' at Buckland, but seemingly now lost, perhaps destroyed in the fire in 1938? Known from Brooking-Rowe's tracing published as Brooking Rowe 1876, pl. 1 (B-R's original drawing is in the DHC: ref. P&D 08053, SD ['small drawing'], see Ravenhill and Rowe 2002, 389). Fig 11.
1784-86	William Gardner's map undertaken as part of the OS survey of Plymouth and its surrounding area. Surveyed between 1784-86 at a scale of six inches to the mile: No 18 part III. A large monochrome photographic print is held by the WSL/DHC (ref. L7999). The footprint of the abbey buildings is largely a repeat of that on Aislabie's much larger drawing, with the notable exception of the buildings of the east cloister range, which had gone in the intervening years. Fig 12.
1793	Rev John Swete painted two watercolours of the Great Barn and abbey church, dated 18 <sup>th</sup> and 19 <sup>th</sup> April 1793 respectively (Gray and Rowe 1997, Volume 1, 151-53); the latter is especially useful for fenestration subsequently altered. Swete claims that this is the 'South-west' side of the house, ie the view is the west front and south side of the nave, but there are gaps and inconsistencies in this which need to be addressed. Nevertheless the view is important for showing the south elevation before the addition of Cockerell's pseudo transept. The view of the Great Barn appears to be the north end of the west elevation, with the north-east buttresses of the abbey church depicted in the right foreground (Swete himself says as much: 'western front, as it [sic] seen from the lawn near the mansion, of which a buttress is introduced in the foreground over a shrubbery, chiefly of yews' (Gray and Rowe 1997, 151). Figs 20 and 21.
1798	Anonymous watercolour of Tower House (private collection; published by Allan 2006, fig 3); useful for showing earlier fenestration, secondary roofs to tower and stair turret (see also Cockerell's sketches in his letter: Appendix 11.2.3); work to south similar to

Date	Notes
	surviving and work to north different to surviving, assisting in dating/phasing.
1809	First edition one-inch Ordnance Survey map published (Harley and O'Donoghue 1977). Fig 13.
1823	HS Storer's engraving 'South View of Buckland Abbey' (Somers Cocks 1977, no 294; illustrated in Nicholas Pearson Associates 2001, fig 6, upper left). Fig 23.
c1830	An anonymous watercolour 'Buckland Abbey, c1830'. Given to the NT by Peter Childs [sic] of County Hall in 1987. Formerly on display in the Drake Chamber, but removed in the recent rearrangement to accommodate the new portrait of Drake; currently in store in the Tower Room. Shows the Drake Chamber apparently without panelling. Fig 24.
1831	Watercolour by John White Abbott (1763–1851) of the Great Barn, inscribed on reverse: 'Buckland Abbey, Devon, Sept 20 1831' and signed with monogram. Hanging on the wall of the Georgian corridor. Much the most accomplished (as well as the earliest) of several similar views (see 1839a, 1839b, c1850, below). Shows the engine house and lean-to against the east wall of the Great Barn, and a group of granite stones including a cross in the foreground (illustrated in guidebook: National Trust 2003, 47). Fig 25.
1832/1849	Thomas Allom's steel engraving of the house from the south 'Buckland Abbey, Devonshire, the seat of Sir Trayton Fuller Eliott Drake, Bart' (Somers Cocks 1977, no 300; illustrated in Nicholas Pearson Associates 2001, fig. 6, upper right). Fig 26.
1833	S Condry's steel engraving of the house from the south-west 'Buckland Abbey, Devonshire, the seat of TTF Eliott Drake, Esq.' (Somers Cocks 1977, no 301; illustrated in Nicholas Pearson Associates 2001, fig 6, lower right). Fig 27.
1833	Unidentified engraving 'Buckland Abbey, the seat of Sir JA Drake' (illustrated in Nicholas Pearson Associates 2001, fig 6, lower left).
1839a	'Buckland Abbey, Sept 21 1839' by Robert Hurrell Froude; pencil and wash drawing, 203 x 239mm. DHC stock no: P&D 08935; location MD. Purchased from J Willis Price, 1937 (Kent Kingdon Trustees). This is a view looking along the north wall of the Monastic Farm Building west towards the Great Barn. Nicholas Pearson Associates 2001, fig 7, top left. Fig 28.
1839b	'Barn at Buckland Abbey, Sept 21 1839' by Robert Hurrell Froude; pencil and wash drawing, 203 x 250mm. DHC stock no: P&D 08936; location LD. Purchased from J Willis Price, 1937 (Kent Kingdon Trustees). This is a view looking north along the east wall of the Great Barn, showing a lean-to structure abutting the elevation south of the transept, and a horse engine house abutting the wall to the north. Nicholas Pearson Associates 2001, fig 7, top right. Fig 29.
1842	'Buckland Abbey, Apl 1842' by Robert Hurrell Froude; watercolour painting, 219 x 305mm. DHC stock no: P&D 08954; location LD. Purchased from J Willis Price, 1937 (Kent Kingdon Trustees). This is a view looking west across the pond to the Tower House on the right and the tower of the abbey Church, centre left; the cart shed is visible in the foreground, otherwise other buildings are obscured by trees. Nicholas Pearson Associates 2001, fig 7, bottom left. Fig 30.
1842	Tithe Map of Buckland Monachorum parish. Illustrated in annotated

Date	Notes
	map of the estate with Tithe-map field names in Nicholas Pearson Associates 2001, fig 8; see also Barber 1984 and Allan 2006) (Fig 13). The accompanying apportionment was completed in 1843 hence the date of c1843 for the Survey referenced within this report.
1846	Steel engraved vignette of the porch of Tower House entitled 'Belfry, Buckland Abbey' jointly published by JL Commins of Tavistock and Rock & Co (Somers Cocks 1977, no 306). The 'belfry' is in fact the stair turret of the porch. Fig 31.
c1850	'The Barn, Buckland Abbey [1850?]' Ink and wash drawing, 152 x 239mm; style of Edward Ashworth? DHC Stock no: P&D 40033; Location MD. Not illustrated by Nicholas Pearson Associates 2001. Fig 32.
1875	Various pencil drawings for (?by) J Brooking Rowe's article on 'The Cistercian Houses of Devon: Buckland. DHC P&D 08049-58 inclusive, SD ['small drawings'], or MD ['medium drawings']. Fig 34.
c1880	Undated photograph in PWDRO of the Great Barn with the engine house still <i>in situ</i> (but the lean-to structures to the south of the east transept removed). Ref: PWDRO 3642/2905/501.
1884	First edition Ordnance Survey 1:2500 (twenty five-inch) map, sheet Devonshire sheet 111.12 (Fig 14).
1890	First edition Ordnance Survey six-inch map sheet Devonshire 111.SE.
1895/1900	<p>Photographs of the buildings in WSL collection stored by size, so LPh (large: x3); MPh (medium: x5); SPh (small: x3); there may be more. Some of these are illustrated in Nicholas Pearson Associates 2001, figs 11-12. The following are especially notable:</p> <p>'Buckland Abbey, exterior, 1900; photograph 104 x 163mm; control no. P&amp;D 40801; Location SPh.' A very clear view of the buildings from the north; has been pasted into an album at some time.</p> <p>'Buckland Abbey, exterior, 1895; photograph 250 x 300mm; accession no. P&amp;D 08068; Location LPh.' Looking SE across Cider House to the Abbey Church and Barn; includes earlier roofs to Abbot's Tower.</p> <p>'Buckland Abbey, exterior, 1895; photograph 195 x 243mm; control no P&amp;D 00760; Location LPh.' Abbey church from the north-east, showing the north wall with heavy plant growth.</p> <p>'Buckland Abbey, exterior, 1895; photograph 185 x 244mm; control no P&amp;D 00761; Location LPh.' A distant view from the north-west, looking over the Cider House.</p> <p>'Buckland Abbey, exterior, 1895; photograph 188 x 243mm; control no P&amp;D 00758; Location MPh.' The south elevation viewed through cedar trees left and right; important for the glimpse it gives of the south transept arch with its earlier fenestration (above). Particularly useful for showing the filling of the south-transept arch with its earlier fenestration, and establishes a <i>terminus post quem</i> for the rebuilding of this feature, established on grounds of materials and appearance by this assessment. Figs 43 and 35.</p> <p>'Buckland Abbey, exterior, 1895; photograph 193 x 242mm; control no P&amp;D 00759; Location MPh.' The Abbey church seen from the north-west with the west front in the centre. This appears to show a range with a large three-light 16<sup>th</sup>-century window in its west wall, running west from the south-east range: something of this sort is suggested by the Aislabie map of 1769, but not by the 1842 Tithe Map or the first edition of the OS 1:2500 map, so if there was another range</p>

Date	Notes
	there (a) it has to have been omitted from the Tithe Map and gone by 1884, since it certainly would have been shown on this large-scale survey; (b) implies that this photograph is significantly earlier than stated. Figs 36 and 37.
1906	Second edition Ordnance Survey 1:2500 (twenty five-inch) map, sheet Devonshire sheet 111.12. Fig 16.
1911	A useful photograph published by Elliot-Drake 1911, vol II, opp. 274, showing the abbey from the south-west, with relatively little vegetation against the south wall of the nave (although the cedar tree to the east obscures the area of the south transept, etc).
1912	Various drawings listed in WSL online catalogue, one of which is attributed to AW Everett, so all of this date could be by him: need to check the style and content. On inspection these are original pencil drawings for the lithographed illustrations for Brooking Rowe's 1875 article (see above, 1875), and so are probably not Everett's work.
1916	First <i>Country Life</i> article (Weaver 1916); the most useful set of point-in-time photographs. See Fig 17 for plan.
1947-48	Photographs of reconstruction in Plymouth City Museum, especially useful for showing the extent of rebuilding of the south wall in the vicinity of the new stairs, and for showing features revealed and the removed or obscured by the new work (refs: PCM 6/11/5/334-342).
1953	Ordnance Survey 1:2500 (twenty five-inch) map, national grid. Fig 18.

## 11.2 Transcripts of published accounts and documents relating to repairs to the buildings

*Stuart Blaylock*

### 11.2.1 Nicholas Rowe: A description of the condition of the house in 1754

This is a quotation from a letter of Mr Nicholas Rowe, the 5th Baronet's estate manager at Buckland, dated 1754 (published in Elliott-Drake 1911, 274-75; see also *ibid*, 237 for Rowe):

'To see this place makes me, if possible, lower than before. It rains into all the rooms of the house. Part of the ceiling of the room where you dine has fallen down. The gardens look wild, but your trees thrive. The Hind, the little I've seen of him, seems to manage things very well. They'll make between two and three hogsheads of cyder. This week will finish it .... As to this place, you know there has been nothing done to the house for a long time; I mean the part that is inhabited. The Hind intends to new heile it in the spring. Now if your mother and you would rough-cast it [p 275] and paint the sash windows at your mutual expense, it might save it. But the hall ceiling, I fear, will come down too.

As to the new room, how the ceiling came to fall I don't know. I fancy the outside pointing has lessened the dampness, though, indeed, till this last winter the room was never without constant fire and the hind will have one often. I fancy he will do very well.' After this partial re-roofing and rough-casting seems to have been done and to have staved off further decay (*ibid*, 275).

The 'Hind' (or sometimes 'Hine') makes frequent appearances in the mid-18<sup>th</sup> century correspondence; this is now a word confined to Scottish English, meaning a farm servant, but seem to have had both a wider currency, and a wider application in the past, in this context perhaps meaning a farm steward or bailiff (OED).



### 11.2.2 William Marshall (1745–1818)

Extracts from William Marshall's *The Rural Economy of the West of England* (1796).

Marshall's account appears to have actually been written while he was staying at Buckland in July–September 1791.

p 235–6 'About seven miles from Plymouth, the Valley of the Tavey opens; and the road, extremely unlevel, dips down to BUCK-[p 236] LAND PLACE; situated somewhat below the midway of the slope; at the head of a "Combe" or inferior Valley; in the case shallow, and spreading wide as it descends.

The situation is naturally recluse, and is now rendered truly so by long neglect. The remains of the Priory is the present habitation; and has been a residence of the FAMILY OF DRAKE, from the time of the CIRCUMNAVIGATOR, who purchased it.

Some half century ago, much planting has been done, round the site of the Monastery; and, during the last twenty or thirty years, scarcely a bough has been touched. The tower of the Priory, with a monastic barn of extraordinary size, and with various Gothic buildings, the remaining Offices of the Monastery, are seen (in the immediate approach through a grove of trees which fill the head of the Valley with a sullen gloom, as in a forest, far distant from the haunts of men.'

p 237 July 14. Rode over the DEMESNE LANDS of BUCKLAND PLACE. The buildings are beset on every side with tall groves (and some of them overhung with large0grown trees, which are injurious to their roofs and liable to crush them in their fall), except on the lower side, to the West, where the Valley is choaked up with fruit trees, for some distance below the house; which is thus involved continually in a damp and stagnant air; unfit for men or animals to breathe. An over stocked rookery, which occupies a considerable part of these groves, is rendered, by this close atmosphere. Offensive it he extreme.

But, bursting from this gloom, one of the first farms in the Islands is entered. It contains near eight hundred acres of land: lying on every side of the house; but [p 238] chiefly below it. Almost five hundred acres (including hedges, &c) are in cultivation; the rest in old woodlands, groves, and orchard grounds.

Near thirty acres of the lower grounds of the Valley, over which a principal part of the cultivated lands are spread, have long been imperfectly watered, but a rill that rises in the uppermost part of the farm, and falls down the Valley into the Tavey; which forms the western boundary of the farm, for more than a mile.

The upper part of The Valley of the Tavey is a steep-sided dell; hung with wood on either side; having a narrow meadowy bottom. The very Wye and its banks! Winding in the most picturable manner; with here and there a rugged rock rising above the coppice wood; its limits, with respect to this farm, closing, in a narrow secluded part, with a salmon weir, thrown across the river; forming a cataract of no mean effect. The lower part of the Valley is more open; the river terminating , within sight from the lovely swelling grounds of this monastic demesne, in a winding estu-[p 239]ary; which is there margined with steep banks, -feathered to the water, with the woods of Maristowe.'

p 256 description of the Salmon Weir

p 295–6 'Coated buildings' re Roughcast (sometimes false jointed to resemble dressed stone work); stucco, etc.

p 307–08 '1792. Sept 24. The MONASTERY BARN of this place is perhaps the first to be found, at this day, in the Island: not in respect to size, though it is large, but in regard to the state of preservation, – both of its walls and its roof.

This Barn, having been built under the Pack-horse plan of Husbandry, was most inconvenient for carriages; having only one pair of doorways, in the middle of it; with a passage through, and a thrashing floor on either side of the roadway. The width of the barn (namely twenty seven feet in the clear), not permitting wagons to turn within the area , the Corn has ever been thrown from the waggons upon the floors, and thence

flung, from hand to hand, to wither end of the barn! Which is a hundred and fifty feet in length.

The obvious method of improvement was to break out doorways, towards the [p 308] ends, so as to divide the whole length of the barn into six bays or mowsteads, with a floor between each two, in the English manner: and arduous task, which is now executing; and which will render it one of the first barns in the Kingdom.

The labor of cutting these doorways is nearly equal to that of cutting through solid rock, of equal thickness; namely three feet. The cement is of an extraordinary quality: as hard almost as granite; especially on the north side of the building. That of the South or rather South-West wall is much more friable: a circumstance which has been observed in other old buildings of this place; and which is entitled to Philosophic enquiry.'

p 317, Minute 29 'Laying out Farmeries': SEPTEMBER 30. FARM BUILDINGS. Where a blank is given [...]few difficulties can arise in laying out a Farmery.'

But where the site is given, -where there are principal buildings already fixed on the spot, -and these on awkward ground, and in awkward situations with respect to each other, as they are on this farm, it requires great study and invention to render the yards and additional buildings convenient , or commodious.

In this case, the capital barn, already mentioned, is situated between the dwelling house, and a range of spacious office buildings, -on the side of a steep hill; the [p 318] the out buildings above, --- the house below--- the barn; --- with other offices, at a considerable distance.

The desirable object here, was to collect the whole into a compact form, in the immediate vicinity of the barn. And this has been effected, by forming a semi-octagon yard, in front of the principal range of buildings; and inclosing it with a line of cattle sheds; the area of the yard being formed into a receptacle for the dung of the sheds and stables.

This form of a farm yard, though I have been led to it by circumstances, cannot perhaps be improved; even where a blank site is given, except by that of a compleat octagon.

[one further paragraph on the virtues of an octagonal yard omitted]

p 351 'Farmery at Buckland': 'March 12 [1793]. In the Autumn of 1791, I designed and set out, and have now brought into a train of finishing, a suite of FARM YARDS and BUILDINGS, on a large scale. See MINUTE 29 [above, p 317].

I have not leisure to register, in detail, the minutiae of this improvement; but a few particulars strike.

A DUNG YARD of a semi-octagon form, inclosed, on one side, by a line of stables and farm offices; with opposite gates and a carriage road, by the side of the latter; is, in every point of view, in which I have yet seen it, very eligible.

BATTERING FOUNDATION WALLS. The surface of this yard, by reason of the form of the ground (see p 317), necessarily rises, in one part of it, nine or ten feet, above the road, which passes on the outside of the sheds; consequently the weight of [p 352] earth , increased by the weight of the sheds, and that of the cattle they may contain, rendered it necessary to counteract the inward pressure; and this has been effectually done, by carrying up the foundation of the back wall of the sheds, so as to lean against the load, and thereby to act as a general buttress against the pressure. This foundation wall lessens from four feet at the base to two feet at the floor of the sheds, and level of the yard; not with a straight line of inclination; but with a gentle curvature, resembling that of the spreading base of a well grown tree.

[paras on proper width of sheds and stalls, paving, dung pits, drainage and watering with a 'made rill' p 352-8, omitted]

p 352 'The PILLARS of these sheds are of oak, and eight inches square, set upon blocks of moorstone; out of which arise short iron pins, to keep the feet of the posts in their places; the tops of the stones declining gently from the pins; to prevent any water [p

353] from lodging upon them; and thereby to elude, as much as possible, the decay of the timber.'

### 11.2.3 Samuel Pepys Cockerell (1753–1827)

There are several documents relating to Samuel Pepys Cockerell's repairs at Buckland (DHC 346M/E66: 'Particulars of work it may be advisable to do at Buckland'; 'Letter from Cockerell to Lord Heathfield', 1801; 'Account of Cockerell – work at Nutwell and Buckland.'). These are transcribed below. According to Colvin (2008, 268), he made 'minor' alterations to Buckland Abbey for the 2nd Lord Heathfield in 1801; 'Cockerell was an able architect whose work is often interesting and original. [...] at Tickencote in Rutland he made a serious if not very scholarly attempt to restore a twelfth century church in a Romanesque style.' (*ibid*, 266).

Particular of works which it may be advisable to do at Buckland by Samuel Pepys Cockerell (DHC 346M/E66 [apparently undated, but c1795–96])

Transcription with original capitalisation and spelling (only long 's's are corrected); occasionally punctuation is added or amended for clarity.

'It is intended only to fit up this House merely for an occasional residence for a month or two at a time, to have spacious & cheerful access to the Master apartments & convenient communications to the servants offices.

If there is a good dining Parlour or common room, a Pleasant Drawing Room with a Master Bed room & two dressing rooms that will be sufficient on the first floor, especially if a Cabinet Master Apartment can be got near it. ----- And three more Master Bed Chambers will situate in other parts ----- at all Events no alteration must be attempted to the character of the Building.

The alterations already made to the Ground seem to intend the Carriage entrance on the Hill south of the House, to go down a very steep & almost dangerous slope round the West & enter to the North in the North West corner of the great Hall by a mean doorway & the Hall has been lately refitted accordingly ----- but there cannot be any Habitable rooms on the ground floor so that it should seems, one goes down this Hill merely to enter this Hall to go up a staircase of 32 steps to the Habitable Rooms. -----  
--

Therefore If a staircase about 16 feet square or 16 by 20 feet was built on the South side it will serve as the best possible communication from the great Hall to the Master Apartments & by dividing the flights it will give handsome cheerful access to every part as well as the most convenient communication from the Servants [fo. 2] Offices & to the Cellar.

The old Court on the South side of the Hall must remain & the wall on the East side of the new Staircase which serves as a principal buttress to that part of the old Building will be preserved and added to, a covered passage will be made on the south side of that court from the offices to the new staircase & to the cellars under that end of the Building which maybe made very convenient ----- the present large & gloomy Parlour at the East End of the Hall may be divided & form very good Housekeepers & Butlers Rooms near the Kitchen or a Servants Hall -- & the Offices will thus be altogether.-- The Bedrooms immediately over this Parlour and the Dairy are low & might be form three or four good Servants rooms close to the offices & be entirely detached from the Master Apartments and the Bed Chambers over then which are lofty & very fit for Master Apartments contain three very good Bed Chambers & one Dressing Room. There are Garrets over these Bed Chambers which might be fitted up for Farming Servants & would probably contain room enough for that establishment, but a Staircase must in that case be made at the South end of this Wing for those Servants to be kept distinct from the House & if it should be thought absolutely necessary another Kitchen may be added at that end with a cellar under it sunk into the Hill so as to keep the present Kitchen entirely to the Master part of the House.

There is an Entresole Story between the cellars before mentioned and the Principal floor 10 feet high [fo. 3] which would make a very good Stewards Apartment, & two of the

Rooms which have been rather curiously fitted up in the stile of the 16th Century might be preserved & want little more than scraping over the initial work -- these might form a Cabinet Evidence Room & would communicate with the new Staircase & be within easy access from the Master Apartments over -- & if necessary another and separate communication might be made from the Hall to the Hind or Stewards Apartment so as to keep him & every one resorting to his Office entirely out of the Principal Staircase.

The Master Apartments on the Principal floor will be en suite Consisting a the West end of a Drawing Room 26 feet by 18 feet with a very fine West Prospect -- a Bed Chamber & two dressing rooms between that and a common room or dining Parlour 26 by 20 feet, the present steps from the passage down to the Office Bed Rooms before mentioned to be taken away and an easy flight of Stairs to be made up to the Bed Chambers over the Office Wing before mentioned but if these should not be thought sufficient a Suite of Master Apartments be formed within the grey roof over the Eating Room [interpolation: Drawing Room &c also a small stairs be taken off the end of the small Dressing Room next the Eating Room] to lead them, but this would be expensive & may be done at any future time at the same charge as at present & is therefore not recommended unless such an addition becomes absolutely necessary ----- this great roof should therefore only be kept dry & tied in where necessary.

*Letter from Samuel Pepys Cockerell to Lord Heathfield at Hile Street, Berkley Square, London, dated 27.iv.1801, regarding progress of the works at Buckland. (DHC 346M/unnumbered: in file with E59, E61-E67)*

Seven pages in all; as before, original spelling and capitalisation; some punctuation added for clarity.

Nutwell

Monday 27 April

My Lord

I trouble your Lordship with this from home, that you may settle some points which require Your determination & you will please to direct my Clerk (McKay) who will wait on Your Lordship if will please to send for him to write to Ovens direct & not stay for my return to London.

I find this place in very high order & beauty & the alterations in the Grounds [?] of last year looking as if they had been made 7 years, upon the most thorough examination of the floor of the Stewards Room there is no appearance of Dry rot, but as there is evident damp towards the wall against the passage between the Chimney and the window, I will have part of the Ground taken out & Scoria [slag] from the Iron Foundry & as much Smith's ashes as can be got to be laid in that & in other places where this damp is prevalent & I have also increased the number & size of the air holes through the external & internal walls to create a more free & general circulation of air throughout [& under the floors of] all the lower apartments.

I find the floor of the Housekeepers Room very dry & sound [fo. 2] except on the side against the old building at about the middle of the room or nearly under the steps leading from Your Lordships dressing room down to the Library passage ---- here it is wet under the floor & a rot had recently taken place & spread under three or four Boards of the floor, but has not done any serious mischief. I shall take out this Ground & used ashes --- so also in the Bath & Butlers Rooms [& Man's Bedroom] whereso a disposition prevails for its removal if not effectably Guard [?] against & I shall in these rooms also multiply & enlarge the apertures for the admission of air. In short I shall take every possible means of preventing its renewal every where & shall order several hinged boards to be fixed in the floors in order to assist in examination & occasional airing of the parts most likely in appearance to encourage the growth of this pestilent mischief & so as I hope to secure the house against a revisitation of it.

I found Buckland looking very respectable & in its proper Character, the Roughcast done according to my directions by Phillips last summer having already the character of age & rust upon [fo. 3] it, but some other parts not having near so good an appearance, which Phillips excuses himself for on acco[un]t of some directions given

him by W, Marshall in contradiction to those listed &c from me.----- I think it would tend more to your Lordships satisfaction if your operation were to be so classed, as that each should be distinctly under the direction of the persons mostly likely to do it in the [most convenient &] best manner & am persuaded that this agricultural arrangement (as well of the Buildings as the Farming) cannot be better done than by W. Marshall but he must excuse me for doubting his knowledge of domestic arrangements of another character & his taste in decoration. ----- I beg to recommend Your Lordship to have the remainder of the Roughcast stained in different tints as well as it can now be done, for much of it is at present of the tone of a newly repaired Village Cott instead of a Venerable [?] of an abbey whose character and features denotes the possession of many generations & the idea of which it appears to have been your intention to maintain ----- the slate pavement looks particularly well & I am sure will [fo. 4] please, the staircase window is enclosed with paper----- I beg to recommend colouring the wall a warm (but not yellow) stone colour, so also the walls of the passage upstairs between the Principal rooms -----they have made sad work of the communications up & down from the East end of that passage expressly contrary with the plan I had fixed with Your Lordship, but (as I understand from Owen[?]) according to Mr Marshall's orders----- Your Lordship with please to determine what papering to give to the new & old Eating Rooms --the Green Flock cannot be taken off whole even in part, so as to make either of the rooms compleat & must therefore be new papered. I should recommend a general plainness of character in the paper & rather a light colour but of as clothing warm appearances & of the dado's to be painted somewhat in a tone with the paper to give an appearance of height ----- I also recommend the oak wainscoting of the West room to be rubbed or brushed over with oil varnish; it is now of various shades & that will bring it into one even full & rich colour with out disguising the oak as any paint wo[ul]d do.

[fo. 5] The East Garrets are finished but there is not any chimney to either of them, I understand from Owens Your Lordship wishes for a chimney in one of them, to serve occasionally as a Lazarett [?] in case of the House [?] of a servant. ----- It is possible to build a chimney in the smaller room by the stairs over the old dairy, or if you prefer it a small room for the purpose might be parted off within the old Tower abo' 11.6 by 10 ft very lofty & a chimney be built in it having the flue conducted into the chimney at present in that Tower & formerly used for a Laundry fire, there must in this case be a small window broken out in the East face of this tower between the Battlements & the slope of the roof of the adjoining garrets, please to determine which shall be done. ---  
--

I find a good deal of dripping & drift of rain from the South side of the building & round what was the Bell Court which it would be advisable to collection in Tinned Gutters and conduct down by Wood Trunks ----- if so about 25 yds of 5 inch tinned Copper Gutters should be ordered.

That Court should be paved with river pebbles very sharply cemented[?] to a drain in the centre & a sloping course of stone or slate be laid down from it up to the walls thus [small sketch of a slate at an angle against the base of the wall], [fo. 6] the same sort of sloping stone should be laid along the south side of this building with a channel of pebbles to carry off the water which will run down in hard rains from the Hill against that front. I think there should not be any steps up the bank from this Court.

The Shed Stables for Hacks[?] at the back of the intended Saddle Horses Stables is built & the roof is on but not slated ----- it is rather small & will not serve more than 4 or at most 5 Horses standing nor lodge more than three, I think therefore it should not have any stalls.

Proper directions are given for the division of the intended Coach Horse Stables but there is not any Harness Room ----- a good one might be built at the lower end behind the Coach Houses, with a lean to or shed roof about 10 foot wide, it wants only a side & an end wall.

I think the Saddle Room in the other Stable (formerly a very handsome exterior) adjoining the little Tower stairs should be fitted with Saddles Tress & Bridle Pinns & the



walls lined up to a proper height ---- & as your Lordship has now a view of the turret &c from your principal rooms it is worth considering whether you would decorate it & fit up the space over the Saddle Room as lodging room for a Groom, there is a compleat stone stairs leading to it which only requires the ancient door to [fo. 7] be opened ---- that stairs which finishes very handsome with Battlements &c & is seen from your windows has at present a very clumsy spreading roof over it, slightly bearing upon the battlements thus [ink sketch of the current roof]. It might be taken off & a smaller & very neat Gothic Turret for fancy Pigeons be placed on this old Tower, which would have a good effect fromt he two North Rooms [second sketch showing a design].

I have not time at present before this Post to copy these observations, I must therefore request Your Lordship to allow my Clerk to copy them & to write against each Your Lordships determinations respectively & to forward it to Mr Over for his direction, as I think he will go to Buckland again before I shall be able to write to him after my return to London which will be a week hence.

I have the honour to be  
My Lord  
Your Lordships  
Most obed[ient] servant  
S P Cockerell

P.S. I have directed the necessary alteration to the Warm Bath which is very easy & simple

Lord Heathfield

### **11.3 Further notes on the architectural fragments**

*Stuart Blaylock*

Many of the architectural fragments at Buckland are stored in the open air, in overgrown conditions, where they are vulnerable to casual mechanical damage, frost damage, and even to theft. As a matter of some urgency they should be collated, numbered and catalogued properly, so that the collection can be properly assessed. It should preferably be stored in one place in improved conditions. Ideally the collection would then be studied to maximise the potential of the architectural fragments to contribute to the story of the abbey buildings. This was also one of the recommendations of a previous investigation of this subject (Blaylock 2004).

Sally Whitfeld (Head Gardener) was helpful in providing information on the subject of architectural fragments.

#### **Quarry**

The main collection (NT 109943) is in the gardeners' compound in the quarry (NT 109813) having been moved here from the loft of the Linhay some years ago. The dump is overgrown with ivy, brambles and nettles with individual fragments covered in moss and lichen, making it hard to identify given blocks or see any characteristic details that might aid identification. At least two fragments of window tracery can be seen. They are all believed to be numbered (which implies a catalogue or a list) but very few of the numbers are visible.

Two colour print photographs in the James Barber deposit at Plymouth City Museum show some groups of numbered architectural fragments, which may, or may not, be the same collection. PCM photograph nos: 234–35 (Record photograph nos: 7527–28) but there was no catalogue entry for these photographs.

#### **School Room**

A small dump in the yard behind the School Room (NT 109944) comprises a piece of large window tracery, a smaller tracery fragment, and the quatrefoil basin of a piscina published by Gaskell Brown (1995, fig 24). This piece is upended and at risk of damage by abrasion with other pieces, and well illustrates the threat to the architectural fragments if something is not done about them. These are here because they were once separated out as specimens for use in the School Room, and have since found their way outside (James Breslin, personal communication). They were in the School Room in 2004, according to the listing of that year (Blaylock 2004, item 5) (see also Record photograph nos: 7271–73).

### **Cider House garden**

A group of fragments that originate from the Cider House and the work of previous owners have been moved to near the gardeners' compost bins (based upon consultation with Bertie and Bryony Hancock). These comprise of several fragments, including a part of window tracery, a moulded arch block, and other window sill fragments (NT 109888).

The garden of Cider Cottage has a number of architectural fragments (NT 109895), including:

- (i) an elvan pot quern at the north end of the west retaining wall from front door to lawn; octagonal, broken; steeply chamfered spout on one face defined by flanges to either side (see Record photograph nos: 6529–31).
- (ii) The kerb running from the opposite (E) retaining wall SE/E to the gate of the rear yard is nearly all made up of architectural fragments, some are just dressed blocks, but also including channelled blocks, string course blocks, window sills and mullion fragments (Record photograph nos: 6532–37).
- (iii) a granite block on the opposite corner of the lawn: featureless, but probably an architectural fragment.
- (iv) The kerb on the E side of the path (ie opposite to (ii)) is also made up of architectural fragments

### **Various**

There are many other loose fragments singly or in groups around the Abbey grounds, and built into abbey buildings, these include a number of loose fragments beside the north side of the precinct/boundary wall on the enclosed trackway down to Tower and Cider Houses (NT 109883); occasional fragments in the stream bed (NT 109936). Individual items are sometimes re-used for decorative purposes, such as the pot quern and trough from an apple crusher re-used in the fountain of the Cider House Garden (NT 106422).

### **Abbey Church**

A number of architectural fragments are on display in the second floor gallery in the Abbey Church, including three Beer stone carved gable ornaments (possibly from the gabled upper stage of the chimney above the south wall of the nave: where they are visible in early 20<sup>th</sup> century photographs, but which has been reduced in height and simplified since), others include another large tracery fragment, an elvan mortar, and assorted window jambs and mullion fragments. Ten fragments in all. (See Record photograph nos: 7186–90).

Architectural fragments discovered in earlier phases of work were built into the altar of the chapel in 1916; these include tracery fragments, an ornamented spandrel, and numerous shaft and mullion fragments, plus some further tile fragments (see Record photograph nos: 6433–36); they also need a detailed listing and analysis. The chapel also houses two sculpted heads built into a wholly later niche in the south wall (Record photograph nos: 6449–52), which also houses a fragment of an English medieval alabaster panel; two fine rib-vaulted niches (south wall, west end) in Beer stone: also perhaps imported (Record photograph nos: 6457; 6459–62), and a collection of assorted fragments supporting the stoup (another re-used mortar (Record photograph nos: 6454–56). Earlier photographs from the 1980s record rather more pieces in the

chapel, some of which are now recognisably those displayed elsewhere; some of which cannot now be recognised (Record photograph nos: 7893–7902).

Shirley Blaylock's notes also mention 'Approximately 3 boxes of misc. material stored here [in the Tower Room]. Those examined briefly include: [... pottery sherds and bone fragments] (c) a box of small fine (Beer?) stone fragments retrieved from chimney stack by James Barber, some quite friable. (Blaylock 2004, item 6c); and the yard behind the kitchen, where there were a few stone fragments (where I also saw a couple of window fragments in 2016) (*ibid*, item 7).

### Stables

Three architectural fragments are built into the north gable of the Stables (NT 109799) on the east side of the visitor entrance courtyard: a tracery fragment in the apex of the gable; and a window sill fragment, plus a block bearing an incised 'X', possibly a mason's mark (see Record photograph nos.: 7274–77).

## 11.4 The National Trust Archive Index and Deposition Form

1. Title of Project					
Buckland Abbey, Devon – Rapid Archaeological Assessment and Historic Building Recording					
2. Project Short Description					
<p>Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to undertake a rapid archaeological assessment of 14.3 hectares of its estate centred upon Buckland Abbey, including a detailed historic building record of eight of its historic buildings.</p> <p>This assessment builds on the comprehensive work of previous surveys to provide an up-to-date archaeological assessment and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines with an additional historic building recording stage. The results will feed into the Conservation Management Plan (CMP) for the property.</p> <p>The project had two main components.</p> <p>A detailed historic building record of the Abbey Church, Great Barn, Linhay, Monastic Farm Building (Restaurant and Visitor centre; Infirmary/Guesthouse), Oxsheds, the Cider House, Cider Cottage and Tower Cottage.</p> <p>A rapid field assessment of the entire project area to record each monument or structure and building including Place Barton house, the Cart Shed, Stables, Shippon (School Room) and South Lodge.</p> <p>Overall, the assessment identified 167 buildings, sites and features and provides a statement of significance for the property.</p> <p>Recommendations include further measured survey of the historic buildings; targeted dendrochronological analysis; the creation of a digital archive including material from Plymouth City Museum; the completion of a comprehensive inventory of all the historic images of Buckland; an up-to-date comprehensive geophysical assessment of the lawn and garden; the further assessment of architectural fragments, the maintenance of an inventory and to have an agreed procedure if further fragments are found and to have a preferred location where they can be stored; further research into the water management on the property; further geological research into the quarries; and for the remaining parts of the Buckland property to have an archaeological assessment.</p>					
3. Project					
Excavation	N/A	Watching Brief	N/A	Survey	<b>X</b>
Other (please specify) ...Historic Building Recording					
4. Location					

NT Property, NT Region ...Buckland Abbey, South West Region NGR SX 48746 66812 County Devon District West Devon					
<b>5. Creators</b>					
Name of Originating Organisation/Person - Cornwall Archaeological Unit Address of Originating Organisation Fal Building, Old County Hall, Truro, Cornwall, TR1 3AY... Project Manager Jo Sturgess					
<b>6. Dates</b>					
Project Start 1 <sup>st</sup> May 2016 Project End 15 <sup>th</sup> November 2016 Archive Deposition Date .....					
<b>7. Archive Contents</b>					
Item	Description	Format	Media	Scale	Copyright and Source
Report	Report	Word and PDF	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Report	Report	A4	<b>Paper</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
GIS shapefile	ArcGIS shapefile of sites and monuments recorded by assessment	ArcGIS shapefile	<b>Digital</b>	1:1000 to 1:2500	Cornwall Archaeological Unit and National Trust (created by CAU)
NT HBSMR xls table	Full NT HBSMR table	Excel	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Assessment photographs	Digital colour photographs (with an accompanying excel table forming an inventory)	Jpeg and excel	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Historic Building Recording (HBR) photographs	External elevations of buildings covered by HBR (with an accompany excel table forming an inventory)	Jpeg and excel	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)

Historic Building Recording (HBR) photographs	Internal room detail of buildings covered by HBR	Jpeg	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by Stuart Blaylock for CAU)
Historic Building Recording (HBR)	Annotated drawings and phase plans of external elevations of buildings covered by HBR	AutoCAD	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
Documentary research photographs	Stuart Blaylock's record shots of documentary sources inspected during the HBR. Uncatalogued.	Jpeg	<b>Digital</b>	N/A	Cornwall Archaeological Unit and National Trust (created by Stuart Blaylock for CAU)
HBR fieldwork notes	Stuart Blaylock's fieldwork notes and sketches	paper	<b>Paper</b>	N/A	Cornwall Archaeological Unit and National Trust (created by CAU)
<b>8. For Cirencester Use Only</b>					
Archive Process Date .....	Date Accessioned into Wanydyke .....	EVUID .....		Archive ID .....	

## 11.5 The National Trust Project Recording Form



### THE NATIONAL TRUST Project Recording Form

**NT Region:** South West **NGR:** SX 48746 66812

**NT Property:** Buckland Abbey

**Project Name:** Buckland Abbey, Devon – Rapid Archaeological Assessment and Historic Building Recording

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**Activity Type:**

Landscape Survey; Historic Buildings Survey

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**Date Started:** 01/05/2016 **Originator:** Cornwall Archaeological Unit

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## Reason for Project:

- Improve the understanding of the character, distribution, extent and importance of archaeological remains.
- Make recommendations to enhance the management of the property.
- Improve the historic building record for the principal buildings to provide a base source of information from which any future actions/development can be informed and measured.
- Undertake a rapid assessment of the historic landscape and its value expressed in a statement of significance

**Description:**

Cornwall Archaeological Unit (CAU) was commissioned by the National Trust to undertake a rapid archaeological assessment of 14.3 hectares of its estate centred upon Buckland Abbey, including a detailed historic building record of eight of its historic buildings.

This assessment builds on the comprehensive work of previous surveys to provide an up-to-date archaeological assessment and historic building record for the project area to Level Three of the National Trust Historic Landscape Survey guidelines with an additional historic building recording stage. The results will feed into the Conservation Management Plan (CMP) for the property.

The project had two main components.

A detailed historic building record of the Abbey Church, Great Barn, Linhay, Monastic Farm Building (Restaurant and Visitor centre; Infirmary/Guesthouse), Oxsheds, the Cider House, Cider Cottage and Tower Cottage.

A rapid field assessment of the entire project area to record each monument or structure and building including Place Barton house, the Cart Shed, Stables, Shippon (School Room) and South Lodge.

Overall, the assessment identified 167 buildings, sites and features and provides a statement of significance for the property.

Recommendations include further measured survey of the historic buildings; targeted dendrochronological analysis; the creation of a digital archive including material from Plymouth City Museum; the completion of a comprehensive inventory of all the historic images of Buckland; an up-to-date comprehensive geophysical assessment of the lawn and garden; the further assessment of architectural fragments, the maintenance of an inventory and to have an agreed procedure if further fragments are found and to have a preferred location where they can be stored; further research into the water management on the property; further geological research into the quarries; and for the remaining parts of the Buckland property to have an archaeological assessment.

Inputted onto NTSMR: ~	NTSMR	Site	Activity	ID	No:
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*To be filled in at end of Project*

**Date Finished:** .....

**Location of Archive Deposit:** .....

## Contents of Archive:

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## Finds/Archive

**Arrangements:**

.....

**Report Title:**



Buckland Abbey, Devon – Historic Building Recording and Rapid Archaeological Assessment by Stuart Blaylock and Peter Dudley.....

**Distributed to:**

Heelis (2 copies) ~ Digital Copy to Heelis ~ Regional Office ~  
Property Manager ~ NMR ~ Property Staff ~

Other:

.....  
.....  
.....

## 11.6 Project Design

### Summary description

Buckland Abbey with its associated buildings, landscape and historic features, located near Buckland Monochorum, Yelverton, Devon has been identified as being in need of archaeological assessment and survey in order to better inform both its current management and interpretation and a forthcoming Conservation Management Plan.

The survey area at Buckland Abbey relates to that defined by the Scheduled Monument (site centered on NGR SX 4872 6677). The historic built complex comprises the Abbey, Tithe Barn, Cider Cottage, Oxsheds, Carthouse, Linhay, Guesthouse (Infirmary), Cider House, Tower Cottage, Place Barton Farmhouse, Red Oak Cottage, North Lodge, South Lodge and three small outbuildings/farm buildings. This makes a total of sixteen historic buildings.

Buckland Abbey was one of the last Cistercian houses to be founded in England in 1278 and it was also the most westerly. The Great Barn is one of the largest medieval barns remaining in the country. The presence of quarries from which stone was derived for the construction of the abbey is also an unusual feature. The abbey was converted into an Elizabethan mansion by Sir Richard Grenville and subsequently became the home of Sir Francis Drake. Grenville's adaptation of the abbey church into a dwelling, rather than the more usual adaptation of part of a claustral range, is of interest. In particular, the conversion of the presbytery, the most sacred part of the abbey, into a serving area between the hall and kitchens, demonstrates an aggressive invasion of the secular into a sacred space which gives an insight into the emergence and growth of rationalism and secularism following the Reformation, and Grenville's understanding and interpretation of these trends in thought (Parry 2015).

In order to fully assess and understand the archaeological resource an assessment of the historic landscape together with an historic building record within the main built complex of the abbey has been requested.

### Aims and objectives

The aim of the project is to produce an archaeological assessment and historic building record which will provide an understanding of the development of the buildings and landscape, assessing the significance of various elements and providing guidance on future management of the project area and its features.

The key objectives of the work are to:

- Assess the character, distribution, extent and importance of the archaeological remains which exist in the area.
- Enable the understanding of the archaeological and historical development of the property and identify areas where more detailed information is needed to enable decisions about future management recommendations.
- Achieve an integrated body of knowledge about the historic environment of the project area to enhance understanding.
- Inform future decisions to protect and manage the archaeological resource.
- Illustrate and inform the understanding of the phased development of the buildings individually and within the setting of the property.
- Create a rapid assessment of the historic landscape and its value resulting in a statement of significance.

## **Methods statement**

### **Prepare project design**

A project design for the archaeological assessment and building survey (in accordance with CIFA guidelines) will be prepared, submitted to and agreed in writing by the National Trust before the work is carried out.

### **Review of current information and archive research**

This first step will assemble information from all existing archives and records and carry out research on other accessible and relevant primary and secondary documentary and map sources, aerial photographs and previous surveys or historical research relating to the project area, to the history of ownership, development of the historic buildings and landscape and historic building and land uses, and to the relevant wider context for these.

Archives to be consulted for documentary sources, including maps and pictorial material, will include those specified in the project brief and any others that are found to be relevant.

**NB.** In order to keep the project time budget within bounds it is proposed that documentary research would focus principally on sources likely to provide substantive detail about specific features/buildings within the project area and the development of the historic landscape – maps and surveys, visitor descriptions, pictorial depictions and antiquarian and topographical accounts, for example – and would not extend to speculative ‘trawls’ through correspondence, accounts and similar records unless these are clearly signposted as potentially useful.

Copies of maps from each historic period will be used where available to show the evolution of the historic buildings and landscape. Historic Ordnance Survey maps (scale 1:2500) will need to be purchased from Landmark.

### **Archaeological assessment**

A rapid walkover survey will be carried out to locate and record previously unidentified archaeological and historic features (including historic boundaries and buildings), check the survival of those indicated by documentary sources and mapping and describe and assess sites already known.

The assessment will be undertaken in accordance with the National Trust Level Three Survey, as outlined in the document *'The National Trust Historic Environment Survey Guidelines 2000'*. Existing NT HBSMR will be used and new numbers requested from the NT Archaeologist.

All parts of the defined survey area will be examined as far as is practicable and safe. The work will be conducted in pre-defined blocks to ensure comprehensive coverage

and recording will be carried out on pre-prepared base mapping bearing details of known and documentary sites. Hand-held GPS units will be used to provide location details; where these are less effective under tree cover or close to buildings locations will be estimated or measured in from nearby fixed features shown by current or historic mapping.

The following data will be recorded for all identified features:

- Location
- Monument type
- Description and rough dimensions
- Estimated period / date
- Condition
- Brief details of any specific management recommendations
- Photograph
- Sketch plan for complex features where appropriate

The results of the fieldwork will be collated to produce a gazetteer/inventory and map of all identified archaeological and historic landscape features on the property. This will also provide interpretation and references. The information will be added to the final report and entered onto a National Trust template for transfer onto the National Trust Historic Buildings and Sites and Monuments Record.

Reporting on the assessment will include the gazetteer/inventory and associated feature location map, an interpretation of the historic and archaeological development of the property, a statement of significance and a statement of guiding principles for the future management and maintenance.

### **Historic building record**

The intention of the project is to produce the equivalent of a Level 3 historic building survey, as defined by Historic England. The buildings to be recorded include all the important and listed historic buildings within the project area that appear to predate the 19<sup>th</sup> century. Important 19<sup>th</sup> century buildings which will not be included as part of the building survey, include the two lodges, Place Barton and Red Oak Cottage. Those to be recorded are as follows:

- **Abbey** (CAD plans and elevations exist)
- **Cider House** (CAD plans and elevations exist)
- **Oxsheds** (CAD plans and elevations exist)
- **Guesthouse (Infirmary)** (CAD plans and elevations exist)
- **Tithe Barn** (CAD plans exist and drawn plans and elevations)
- **Cider Cottage** (CAD plans and elevations exist)
- **Tower Cottage** (CAD plans and elevations exist)
- **Linhay** (Drawn plans exist)

It should be noted that although the two lodges, Place Barton, Red Oak Cottage the Cart shed, the stables, the toilet block south of the Guesthouse (Infirmary), the garage to the south of Place Barton and the linhay west of the Cider House are also part of the historic complex, they will be recorded as part of the landscape assessment rather than included in the building survey.

## Pre-fieldwork

- Familiarisation with the archive research already undertaken as part of the initial phase of works.
- All existing AutoCAD drawings and drawn plans will be supplied by the National Trust. These will be printed for use in the field.

## Fieldwork- all buildings

- Photographs (including a scale in each frame) will be taken of all external building elevations where AutoCAD elevation drawings do not exist. These will be printed to scale in the office and then taken to site for annotation along with all the other digitised drawings.
- Colour photographs of the exterior and interior of the Abbey and Cider House along with the interior room spaces and architectural details of all the other survey buildings will be taken with a digital camera (at a resolution of 8 million pixels or higher). Photographs will include a metric scale bar, except where Health and Safety considerations make this impractical. Plans showing directions from where each photograph was taken will be produced.
- Descriptions of all the buildings will be made in note form and by annotation of plans and elevations to record its fabric and construction, its phased development through time and architectural details. The interiors will be described room by room.
- The following details will be added to annotated drawings and photographs:
  - All openings
  - All blocked openings
  - Changes in build
  - Structural relationships where clear
  - Permanent fixtures
  - Any other significant features
- Written descriptions for each building will include the following:
  - Exterior:
    - Roof**, shape, covering materials, style
    - Walls**, materials, any blockings, lintels, recesses, abutments/relationships to other walls/ structures, features
    - Chimneys**- materials shape, pots, etc.
    - Anything else of relevance**
  - Interior (where possible)- a room by room record referenced to numbered plan including:
    - Ceilings,
    - Walls,
    - Floors,
    - Fireplace,
    - Doors, windows and other fixtures
    - Roof structure
    - Machinery or evidence for its former existence

## Post-fieldwork tasks

### Report

A report will be written in accordance with the brief to summarise the results. Printed copies of the report will be made available to the National Trust, other paper copies will be sent to local archives and national archaeological record centres.

The completed report will include the following:

- **Contents List**
- **Summary**
- **Introduction:** Project background, objectives and scope, methodology, site description, topography, geology, present day state, ownership, designations
- **Archaeological and Historical Background:** to include a synthesis of the development of the historic landscape and its changing land use, tracing the development of the property from the earliest known evidence to the present day including as far as possible agricultural use. Assess the relationship of the NT property to the surrounding landscape and produce a statement of the archaeological and landscape significance of the property
- **Assessment survey results:** to include summary descriptions of all sites including farm buildings (such as the cart shed, stables, adjacent toilet block and the lincay next to Cider House which are not included in the building survey), cross-referenced to relevant location plans and site inventory.
- **Building survey results:** Giving descriptions of all 8 buildings cross-referenced to relevant drawings and photographs. It will include the following:
  - The historic background to the buildings. Including historical relationship to other buildings in the vicinity, building uses and related processes and the wider landscape context.
  - Description of the buildings as existing and inventory of details. This will include the interior and exterior of the building and a description of its current relationship with others in the complex.
  - Interpretation and significance of the buildings. This will include an analysis of the architectural structure, historic phasing, changing function and dating.
  - An analysis of current condition and risks
- **Discussion and Management Recommendations:** to include review of existing land/building use and management issues, recommendations for future management. This will include site specific work where appropriate, highlight features that have been identified as crucial to the historic integrity and that must not be lost, and any that might be less significant, access, interpretation and presentation and potential future archaeological work including monitoring.
- **Acknowledgements**
- **Bibliography**
- **Archive:** contents and location, an archive recording form and archaeological project record form will be completed. The index to the photographic archive will also be included.
- **Site Inventory:** a full inventory of gazetteer sites on the property. To include unique NT HBSMR reference number (and HER/NMR where relevant), NGR, site type, period, description, condition, management (present and recommended).
- **Illustrations:** to include a site location map, map showing extent of area designations, Historic Land Characterisation mapping, historic maps, plans, illustrations and photographs (including relevant aerial photographs), map(s) illustrating all sites identified in the site inventory, site photographs, building elevations and plans as well as annotated photographs of elevations where appropriate (see samples supplied below).
- **Appendices:** Although the brief specifies a separate report on the Building Record to be added as an appendix, this section of the project will form the bulk of the report. Therefore it seems more appropriate to add the building record to the main text. This of course can be reverted if required.

**Once a draft of the report has been completed it will sent to the National Trust for discussion and a review meeting will be held before final completion.**

## Archiving

All site materials will be prepared for long term storage. This will include:

- Finalisation of measured drawings.
- Filing of digital colour photographs and limited image editing (eg, composition, lighting) where appropriate.
- Archiving of paperwork.
- Completion of the English Heritage OASIS record (online access to archaeological investigations).
- Completion of the NT Project Recording Forms.

## Deliverables

A digital copy of the report will be sent to the client and CDs will be provided to include digital photos and any electronic drawings that have been created as part of the project.

Standardised electronic formats will include:

- DOCX Word processed material including the report and other site documents
- JPG Photographs, images
- DWG Measured drawings in AutoCAD 2007 format
- PDF Report copies, copies of drawings

## Project budget and scope

The project is costed to cover all the tasks stipulated in the brief for the archaeological assessment and building record. This includes surveys of all the buildings, which range from medieval and post-medieval buildings, to those which are of a much later nineteenth century date.

In the event, however, that it were possible to prioritize the most important buildings (Abbey, Cider House, Tithe Barn, Cider Cottage, Tower Cottage, Guesthouse (Infirmary) and Linhay), which will enable the main interpretation of the medieval and post-medieval history of the site, then it would be possible to reduce the costs of the project accordingly.

## Timescales

The report will be completed within three months following the completion of initial post fieldwork tasks.

*Jo Sturgess*

*Project Officer, Cornwall Archaeological Unit*

*20<sup>th</sup> November 2015*

## Cornwall Archaeological Unit

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## 11.7 Site Inventory

The following table is a summary of the full National Trust HBSMR table created by this assessment. The full NT HBSMR table includes previous NT identification numbers for each site and, where appropriate, current National Heritage List for England designation level and identification numbers, and Devon County Council HBSMR Monument Devon numbers. It also references the main map and published sources for each site.

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
104600	48723 66780	Abbey Church	ABBEY, CHURCH, HOUSE	The abbey church of Buckland built in the 13 <sup>th</sup> century, the nave, crossing and tower and choir/presbytery of which was fossilised in a 16 <sup>th</sup> century house built by Sir Richard Grenville after the Dissolution.	The abbey church of Buckland, of late 13 <sup>th</sup> century origin, with later medieval additions, the core of which (nave, crossing and tower and choir/presbytery) was fossilised in a mid-16 <sup>th</sup> century house. The transepts were removed when the building was converted to a dwelling by Sir Richard Grenville after the Dissolution. This required multiple alterations, including the division into four floors, the construction of a kitchen/service range, refenestration and the addition of fireplaces and chimneys. A further major phase in the late 18 <sup>th</sup> century stretching from 1770–1800 saw more refenestration and alterations to improve facilities and comfort, plus further similar changes on a smaller scale in the 19 <sup>th</sup> and early 20 <sup>th</sup> centuries. A major fire in 1938 entailed radical repairs to the roof and floors of the nave and crossing. Further alterations were made to prepare the house as a museum after acquisition by the National Trust/Plymouth City Museum in 1949.	MEDIEVAL (1066AD- 1540AD)	National Importance	listed building

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
104602	48767 66778	Great Barn	BARN	The Great Barn of Buckland Abbey is medieval in origin although its precise construction date is unknown.	The Great Barn of Buckland Abbey is medieval in origin although the precise date is unknown (previous estimates range from the late 13 <sup>th</sup> century to the 15 <sup>th</sup> century). Rectangular in general plan, constructed of elvan for dressings and local shale for walling. Measuring 50m x 10.5m and 12m high, the barn is twenty bays long, articulated by regularly-buttresses. It has slit windows in alternate bays and large transepts in the centre of each long elevation. The barn survives with minor alterations: the most prominent of which are the addition of large doorways inserted by William Marshall, the agronomist, at the end of the 18 <sup>th</sup> century to make more of the space usable to contemporary farming methods: a pair at the south end, one, in the east wall, at the north end. In the 19th century buildings were built against the exterior walls: a horse engine house to the north-east a mill to the north-west.	MEDIEVAL (1066AD-1540AD)	National Importance	listed building
182052	48790 66764	Linhay	LINHAY	Mid 19th century Linhay, open fronted with 11 bays and hayloft/tallet above.	Open fronted structure of 11 bays (the south end bay is enclosed). The front is supported on rubble masonry piers except where later removed in central three bays. Hayloft/tallet above. Mid 19th century date (first recorded on the 1st edition OS 1:2500 map of 1884) with various later alterations. Rectangular in plan. Rubble masonry fabric, with some re-used architectural features and fragments from elsewhere in the abbey (eg a slit window in the north gable).	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building
182055	48700 66809	Garden Retaining Wall	GARDEN WALL, WALL	Garden wall to the north of Buckland Abbey. Crenellated in places, it potentially fossilises parts of the claustral range associated with the medieval abbey.	A stone rubble wall approximately 3m in height which now forms a garden wall. It includes multiple phases of building including parts of former medieval monastic buildings, blocked doorways and arches. The eastern section of the wall is crenellated, most probably a later phase in the post-medieval period. The wall could fossilise the southern wall of the claustral range associated with the medieval abbey or be post-medieval in date. To the west it merges into garden wall NT 109864 and at its eastern end there is a clear build line with the later wall NT 109798. The wall was clearly recorded on William Gardner's map of 1784-86.	MEDIEVAL (1066AD-1540AD)	National Importance	listed building

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
182051	4880566815	Oxsheds	COW HOUSE	Model farm building for cattle designed in the 1790s by the agricultural commentator William Marshall.	Model farm building for cattle designed by William Marshall in the 1790s as a pendant to the Monastic Farm Building with a dung pit within the enclosure. Described in Marshall's Rural Economy of the West of England (1796). Semi-octagonal plan originally with open fronts supported on posts or rubble masonry piers to all but one (south-west end) bay, which was walled from the start. Radial stone dividing walls at intervals. Battered exterior retaining walls with four doorways exiting at high level. Fronts part enclosed with masonry in 19th century alterations. Continued as farm buildings until 1981 before being converted to a National Trust reception centre, shop units, and office in 1988.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building
183289	4881766791	Restaurant and visitor centre (Infirmary/Guesthouse)	BANK BARN, HOUSE	Medieval farm building constructed into the hillslope with several phases of alteration and additions including separation into a dwelling, the addition of a cottage and reconversion into an agricultural building by William Marshall in the late 18 <sup>th</sup> century.	Medieval farm building of 11 bays constructed into the hillslope to the south; front (North) elevation articulated by buttresses with slit windows in staggered ground- and first-floor arrangement. Originally a separated off domestic unit in the easternmost two bays (evidence of partition). Western six bays converted to domestic purposes in mid 16 <sup>th</sup> century (Grenville and St Leger badges on window stops, date this to 1564–81), with improved flooring and fenestration. Further conversion back to agricultural purposes in the late 18 <sup>th</sup> century by William Marshall. Addition of three storey cottage to the west and a single storey room to the east, with many re-used abbey architectural features also 1790s/c1800. Remained in farm use until 1981 (with 19 <sup>th</sup> and 20 <sup>th</sup> century additions to south); from 1988 it has accommodated the National Trust visitor entry, restaurant and shop.	MEDIEVAL (1066AD-1540AD)	National Importance	listed building
104620	4885666811	Place Barton	HOUSE, FARMHOUSE	Place Barton is a late 19th century farmhouse.	A large farmhouse later subdivided into several dwellings. First recorded on the 1884 OS map with the current footprint except for a portico added to the front in the early 20 <sup>th</sup> century. Rear wings to either side, possibly workers cottages or service rooms. Slate rubble walls with later cement pointing. Slate rubble surrounds to openings. Roof to main part of house hipped with pitched roofs to rear wings. Projecting eaves with modern rain water goods. Rear courtyard between wings with lean-to rooms added to sides.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
182050	48833 66828	Cart Shed	CART SHED	Cart shed forming part of the 19th century complex of farm buildings at Buckland Abbey.	A building, broadly rectangular in plan with slate rubble walls and incorporating earlier fragments of dressed granite including quoins and surrounds to ventilators. The east end of the building is angled and has seen phases of alteration including a reduction in the wall in the late 20 <sup>th</sup> century to allow easier vehicular access to the yard to the south. Gable ended slate roof with coping stones. The building was once open fronted with three bays divided by posts but is now enclosed by wood panelling and a central door, each with ventilation openings to top. Slits with dressed granite surrounds to the west and east elevations. The north or rear elevation is part of a retaining wall and due to the hillside is substantially higher than the front. The rear elevation shows evidence for the lean-to buildings that were recorded on the 1884 and 1906 OS maps. The elevation includes stranded projecting kneeler stones and two ventilator openings, however, the reveals open to the north, suggesting that this was once the front wall of building. It is possible that this was the L-shaped building recorded on the c1843 Tithe survey.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building
109797	48778 66823		SUNDIAL	A granite sundial probably dating to the early 20 <sup>th</sup> century stands in the garden to the north of the Great Barn.	A granite sundial, mounted on a two-step square base, with an octagonal shaft above and sundial to top. A sundial was recorded at the west end of the garden NT 109872 on the 1906 OS map and this sundial is likely to be the same one; perhaps re-sited in this position in 2000 with the re-landscaping of the garden.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
182053	48752 66728		GATEWAY , GATE PIERS	Pair of Grade II Listed granite ornamental gate piers forming an impressive gateway leading to the drive and lawn to the west of Buckland Abbey.	A pair of gate piers approximately 4m in height. Wall to either side. Listing description reads, 'Gate piers. C18 altered probably in C19. Granite ashlar square piers with reconstituted sandstone finials, which replace the original ones. The finial is pointed with a fleur-de-lys shape carved at the top, at the base of the finial is a cusped gable on each side.' Modern wooden gates hung to the west side of each pier. Pintles also on east side.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
106435	48827 66852		POND, POND, CASCADE	A polygonal shaped pond with cascade and smaller pond below form part of Buckland Abbey's water management system.	A polygonal shaped pond with cascade and smaller pond below (to the west). The larger pond was first clearly recorded on the c1843 Tithe survey but had possibly been extended and altered in area by the 1884 OS map. The 1884 OS map recorded a sluice and the smaller pond below. Water flows from the west end of the larger pond through a narrow sluice and falls approximately 2.5m down a cascade of seven granite steps to feed the lower pond. The outlet for the lower pond is at its north-west corner. The smaller pond is potentially earlier as a small circular feature is possibly recorded on William Gardner's 1784-86 map at this location. It is possible that the pond was altered under the instruction of William Marshall who undertook great changes to Buckland's water management in the 1790s.	UNCERTAIN	Regional Importance	Scheduled monument
109798	48790 66827		GARDEN WALL		A substantial garden wall constructed with slate rubble first clearly recorded on the c1843 Tithe survey. The wall abuts an earlier wall (NT 182055) at its north-west end and curves around to the south to abut the Great Barn.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	Scheduled monument
182054	48728 66909		GARDEN WALL, GATEWAY , GATEWAY	A stone-rubble garden wall enclosing the large walled garden to the north of the buildings complex at Buckland Abbey.	Garden wall enclosing the kitchen garden. The Listing description reads, 'Kitchen garden wall. Probably early C19. Stone rubble, of irregular roughly rectangular plan and built on sloping ground. The south-east section has a re-used 2-centred chamfered granite arched doorway approximately at the centre with rubble buttresses on the inside face of this section.' The wall also has three further gateways including a narrow one leading to the rear of Tower Cottage, a wider gateway in the north-west corner of the garden and a narrow gateway to the west of the potting shed. These gateways are built with slate rubble surrounds. Buck's 'East View of Buckland Abbey' dated to 1734 recorded the southern ends of the wall extending fully to wall NT 182055. This had been altered by William Gardner's map of 1784-86 with the demolition of the north range and the creation of the enclosed lane running down to the Cider House. This map evidence suggests that much of the walled garden could date to the 18 <sup>th</sup> century.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
104609	48719 66834	Tower Cottage	HOUSE, TOWER	A late medieval three-storey tower with a turret stair to south, probably once part of the Abbot's lodging, variously extended and altered in the 17 <sup>th</sup> , 19 <sup>th</sup> and 20 <sup>th</sup> centuries.	A late medieval three-storey tower with a turret stair to south, and unusual late-Perpendicular moulded framed decoration with carved fleurons. Adjoining south range probably 17 <sup>th</sup> century in date but with some medieval fabric in the east wall, including the roof line of a projecting possible oriel or solar shown by the Buck brothers in 1734. Probably part of the Abbot's lodging; the tower being a prospect tower rather than a porch, and oriented on the main approach to the abbey from the west (River Tavy). Cottage to the north rebuilt c1800 on the site of an older range, possibly medieval. Refitted to domestic use c1950.	To be completed	To be completed	listed building
104619	48714 66843	Cider Cottage	HOUSE, GARAGE	To be completed	Cottage forming a continuation to the north of Tower Cottage, with possible medieval origins, but probably wholly rebuilt for agricultural purposes c1800. Refitted for domestic use c1950 as a pair with Tower Cottage (asymmetrical on front elevation, but symmetrical layout to rear). Adjoining garage also c1800 in origin, amended and altered to current function c1950.	POST MEDIEVAL (1540AD-1901AD)	National Importance	listed building
104607	48680 66832	The Ciderhouse/The Gatehouse	INFIRMARY?, HOUSE	Complex building with medieval, 17 <sup>th</sup> century and later phases.	Complex building with medieval, 17 <sup>th</sup> century and later phases. The earliest phase a medieval range at the south, open to the roof, with blocked/reduced windows in east gable and north side wall showing this was open to the roof; provisionally identified as the infirmary hall. Long range to north extended in 17 <sup>th</sup> century with a domestic phase in 16 <sup>th</sup> /17 <sup>th</sup> century. Brewhouse (possibly medieval) excavated in the angle of this range and the modern north-east range in 2005. Extensively modified to modern domestic use c1950, involving reduction in length of former north end of barn, demolition of structures to south and west (from which only the long low Linhay survives in the garden to the west), new ranges to north-east and north-west, and total refenestration and refitting of interior.	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
104608	48678 66803		BUILDING	A sequence of substantial buildings excavated in 1984 in the Cider House gardens.	A sequence of substantial buildings excavated in 1984 in the Cider House gardens. These were extended and substantially altered during the monastic phase of Buckland but remained in use after the dissolution, with final demolition in the mid-late 18 <sup>th</sup> century.	MEDIEVAL (1066AD-1540AD)	Local Importance	Scheduled monument
109799	48841 66782	The Stables	STABLES	Stables forming part of the late 19 <sup>th</sup> century complex of farm buildings at Buckland Abbey.	A late 19 <sup>th</sup> century stables. First recorded on the 1884 OS map. Rectangular in plan and two storeys in height. Stables to ground floor and hay loft above. Slate rubble walls with brick surrounds to all openings. Rusticated granite quoins to three corners. Opening to hay loft on south side. Pitched slate roof with slates. Forming part of the north gable end are three architectural fragments: a tracery fragment in the apex of the gable; and a window sill fragment, plus a block bearing an incised 'X', possibly a mason's mark.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109800	48817 66769	Shippon (School Room)	SHIPPON, CALF HOUSE, STABLES	Farm building incorporating stables, a calf house and shippon, forming part of the late 19 <sup>th</sup> century complex of farm buildings at Buckland Abbey.	A late 19 <sup>th</sup> century shippon and calf house with stables. First recorded on the 1884 OS map. Rectangular in plan and two storeys in height. Stables or calf houses at ground floor to east and west ends with hay loft above. Slate rubble walls with brick surrounds and granite threshold to all ground floor openings. Rusticated granite quoins to corners. Opposing openings to hay loft above stables at each end. Wide door opening with granite step midway on north elevation. Narrower opposing doorway to south elevation. Narrow ventilators either side of door. Half hipped roof with slate.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109801	48647 66812		BUILDING, LINHAY	A much altered late 19 <sup>th</sup> century single-storey rectangular building standing in the Cider House Garden.	A single storey rectangular building with an open extension to west end (open to south and west sides). First recorded on 1884 OS map as a building with linhay extension to west end. Probably associated with cider production from the extensive orchards nearby. Part of a larger range of buildings but greatly altered in the late 20 <sup>th</sup> century (after the 1953 OS map). Slate rubble walls. The building has a door opening to the east gable end. The front elevation has slate rubble pillars with later inserted windows between them. Pitched roof with A-frame roof trusses with sawn timber and reused curved collars. Stubs of earlier tie-beams survive in each pillar. Door opening to field in the north wall towards the west end of walkway.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109802	48857 66795	Place Barton	GARAGE	A large double garage to the rear of Place Barton house.	A large double garage to the rear of Place Barton house. First recorded in its present extent on the 1953 OS maps. Built on the site of earlier buildings recorded on the 1884 and 1906 OS map. Slate rubble walls and cut into hillside on its south and east sides.	MODERN (1901AD-AD)	Minimal Importance	Scheduled monument
109803	48878 67007	North Lodge	LODGE	The North Lodge is a mid-19 <sup>th</sup> century lodge built at the entrance to the North Drive leading to Buckland Abbey. It is in private ownership.	Lodge. Altered and extended. First recorded on the c1843 Tithe survey. In private ownership.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	
109804	48877 67022	North Gate	GATEWAY	The gateway to the North Drive is formed by two finely dressed granite gateposts with ball-finials to top.	The gateway to the North Drive is flanked by two finely dressed square-section granite gateposts with small ball-finials to top. Possibly early 20 <sup>th</sup> century in date relating to the rearrangement of the entrance on the 1906 OS map, however, the gateposts could be reused from the earlier gateway shown on the c1843 Tithe survey and 1884 OS map.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109805	48787 67006	North Avenue?	TREE AVENUE, DRIVE	A tree-lined avenue forming the initial section of the North Drive.	Drive from North Lodge. Avenue lined with mature oak trees. Recorded on the c1843 Tithe survey.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	
109806	48793 67017		WALL	A mid-19 <sup>th</sup> century drystone wall forming the northern edge to the North Drive.	Drystone wall. Slate rubble horizontally laid with slate projecting coping stones to top. Approximately 1.8m high. First recorded on the c1843 Tithe survey.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	
109807	48724 66988	Red Oak Cottage	HOUSE	Red Oak Cottage is a modern bungalow with a detached double garage to south.	Modern bungalow with detached double garage to south.	MODERN (1901AD-AD)	Minimal Importance	
109808	48698 66993		GATEWAY , GATE POSTS	A gateway to the north-west of Red Oak Cottage formed by two rusticated granite gateposts.	A gateway to the north-west of Red Oak Cottage located in the position of a former section of the North Drive. It is formed by two dressed rusticated granite gateposts, each with a square cross-section, rounded tops and clean edges to all corners. Parkland fencing to each side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	
109809	48765 66955		ORCHARD , PLANTATION	A 19 <sup>th</sup> century small orchard, recently replanted, with an early 20 <sup>th</sup> century plantation added to its west side.	An orchard here was recorded on the 1884 OS map but named the 'kitchen garden' on the c1843 Tithe survey. The 1906 OS map recorded a small plantation on the west side of which trees survive. The orchard was replanted in the late 20 <sup>th</sup> century.	MODERN (1901AD-AD)	Local Importance	

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109810	48759 66922		GATEWAY , GATE POSTS ARCITECT URAL FRAGMENT	A narrow gateway with granite gate posts to either side, one incorporating a reused architectural fragment.	A narrow gateway with granite gate posts to either side. The gate post on the south side is a reused architectural fragment.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	
109811	48748 66962		WALL	A drystone wall, in places forming a revetment wall, enclosing the north and western side of the orchard.	A drystone wall but in places, a revetment wall, enclosing the north and western side of the orchard. Slate rubble horizontally laid with slate projecting coping stones to top. Approximately 1.6m high (max) although its height varies. The boundary was first clearly recorded on the c1843 Tithe survey but it is possibly visible on the Gardner map of 1784-86. A short section of alteration to the north-west corner of the boundary is shown on the 1884 OS map.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	
109812	48729 66923		PLANTATION, WALL	A plantation of deciduous trees created in late 20 <sup>th</sup> century in an area of earlier tree planting with a drystone wall forming its eastern boundary.	A plantation of deciduous trees created in late 20 <sup>th</sup> century in an area of earlier tree planting (see 1884 OS map). No trees were recorded in the area on the 1953 OS map. Recently thinned. The eastern boundary of the plantation is formed by a low drystone wall. This was first recorded on the 1884 OS map.	MODERN (1901AD- AD)	Local Importance	
109813	48807 66896		QUARRY	The largest and deepest of three quarries recorded on the 1884 OS map.	One of three quarries recorded on the 1884 OS map. This is the largest and deepest. The area was recorded on the c1843 Tithe survey as 'Lobby or Stock Hill Quarry' (TA 934). A modern workshop and separate store shed have been built within it.	MEDIEVAL (1066AD- 1540AD)	Local Importance	Schedule d monume nt
109814	48800 66902		WORKSHOP	Modern workshop building built within the floor of an earlier quarry.	Modern workshop. Pre-fabricated and constructed with metal panels.	MODERN (1901AD- AD)	Minimal Importance	

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109815	48802 66882		SHED	Mid-20 <sup>th</sup> century shed with later extension built within the floor of an earlier quarry.	Modern shed. Concrete-block built and recorded on the 1953 OS map, with a later corrugated iron extension added to the east side. Abuts earlier stone wall on its rear (south) side.	MODERN (1901AD-AD)	Minimal Importance	
109816	48854 66923		QUARRY	A large depression overgrown with trees is one of three quarries recorded on the 1884 OS map.	One of three quarries recorded on the 1884 OS map. Now a large depression with gently sloping sides overgrown with trees. The area was recorded on the c1843 Tithe survey as 'Lobby or Stock Hill Quarry' (TA 934).	MEDIEVAL (1066AD-1540AD)	Local Importance	Schedule d monument
109817	48905 66941		QUARRY, TRACKWAY	A large overgrown depression with a trackway leading to it from the traces of one of three quarries recorded on the 1884 OS map.	One of three quarries recorded on the 1884 OS map. A large irregular shaped depression with sloping sides overgrown with trees and shrubs. Traces of a trackway approaching the south-west corner of the quarry survive as low earthworks. The area was recorded on the c1843 Tithe survey as 'Lobby or Stock Hill Quarry' (TA 934).	MEDIEVAL (1066AD-1540AD)	Local Importance	Schedule d monument
109818	48836 66874		WALLED GARDEN	A 19 <sup>th</sup> century walled garden, rectangular in plan, enclosed by a drystone wall.	A walled garden, rectangular in plan, enclosed by a drystone wall which incorporates a stone-faced revetment wall at its west end. Formerly two gardens but now one, having been amalgamated since the 1953 OS map. The west half of the garden is earlier and was recorded on the c1843 Tithe survey. The east end had been added by the 1884 OS map. The location of the dividing wall survives as a slight earthwork and as build lines in the enclosing wall. The north side of the enclosing wall has collapsed in places. A modern informal path leads over part of the collapsed wall to the nearby quarry.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Schedule d monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109819	48860 66858		WALL	A short section of stone wall, probably early 20 <sup>th</sup> century in date.	A short section of stone wall. Slate rubble. Horizontally laid stone but vertically set to top. Cement pointing. Approximately 1m in height. Steps-down near stream with an archway for the stream. First recorded on 1906 OS map.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109820	48874 66864		COVERED WELL, BUTTER WELL	A late 19 <sup>th</sup> century well covered by a small stone-built well house dug into the hillside.	A well covered by a small stone-built well house dug into the hillside. Recorded on the 1884 OS map. Walls and roof constructed with slate rubble. A rectangular opening to the south-west end is formed by granite surrounds and threshold. The spring bubbles to the surface inside the enclosing well house which forms a space rectangular in plan. A slate shelf to the rear suggests use as a butter well.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109821	48924 66897	North East Drive?	DRIVE	Drive leading north-east from Place Barton house and dating to the late 19 <sup>th</sup> century but partially reusing sections of earlier trackways.	The North East drive leading to Buckland Abbey. The present drive was first recorded on 1884 OS map but a lane in this approximate location was recorded on the 1809 OS map and partially on Gardner's 1784-86 map. The later drive was possibly opened up to provide access to Place Barton house and farm buildings. The east end is flanked by parkland fencing.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109822	48903 66889		WATER CHANNEL	The path of the stream leading down to Buckland has been channelled by built stonework.	The natural stream leading down to Buckland (from the footpath down to the pond) has been channelled and enclosed by vertically set blocks of slate and the base of the stream lined with stones. The works to the stream have not been undertaken downstream of the footpath.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109823	48897 66883		BRIDGE, CULVERT	A 19 <sup>th</sup> century culvert forming a bridge across the stream.	The stream has been culverted to form a bridge for a trackway recorded at this location on the c1843 Tithe survey and 1884 OS map. The culvert has been built using slate rubble and has low retaining walls on its east and west sides. It was probably built to enable trackway NT 109824 cross the stream.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109824	48893 66904		TRACKWAY	Trackway linking the east side of Buckland's buildings with the North Lodge first recorded on the c1843 Tithe survey and 1884 OS map.	A trackway linking the east side of Buckland's buildings with the North Lodge was recorded on the c1843 Tithe survey and 1884 OS map. No longer extant, it also provided access to the quarry NT 109817.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109825	48914 66884		RAILINGS, GATE, KISSING GATE, KISSING GATE	Metal parkland fencing flanking the North East Drive and incorporating two kissing gates where the public footpath crosses the drive.	Metal parkland fencing flanking the North East Drive down to gateway NT 109826. Near to Place Barton house is a small gate and to the north, two kissing gates allow access on to the footpath. The fencing has five rails and the gate posts have 'Eddy and Sons, Kenn, Exeter' cast on them.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109826	48864 66851		GATEWAY	Gateway at the lower end of North East Drive marked by two dressed granite gateposts.	Gateway at the lower end of the North East Drive. No gate. Marked by two dressed granite gateposts, each with a square cross-section and rounded tops with incised 'X' to upper surface. Rusticated with clean edges to all corners. First recorded on the 1906 OS map.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109827	49067 66670	South Lodge	LODGE, FENCING	The South Lodge is an early 19 <sup>th</sup> century lodge with later additions and a small garden.	The South Lodge was first recorded on the c1843 Tithe survey. The original extent of building was still recorded on the 1906 OS map but it was extended on its eastern side and south-western corner by the 1953 OS map. There is a later porch and veranda to front. The garden to the south and west of the building was extended in the early 20 <sup>th</sup> century. Metal parkland fencing against South Drive.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109828	49077 66677	South Drive Gate	GATEWAY , GATE PIER	Pair of 18 <sup>th</sup> century Grade-II Listed ornamental gate piers forming the entrance to South Drive of Buckland Abbey.	Gateway and gate piers at entrance to South Drive, near to the South Lodge. Modern wooden gates. The Listing description reads, 'Gate Piers. Circa early C18, one restored in C20. Dressed granite. Square piers with ogee moulded cornice on which stands shaped neck with moulded base which is capped by a ball finial. The right-hand pier has had its cornice and neck replaced in identical design in the C20.'	POST MEDIEVAL (1540AD-1901AD)	Regional Importance	listed building
109829	49015 66779		WALL	Slate rubble wall forming the boundary of the Buckland estate against the Buckland Monachorum road.	A wall constructed with slate rubble forms the boundary of the core part of the Buckland estate against the Buckland Monachorum road.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	
109830	49008 66761		PUBLIC CONVENIENCE	Modern public conveniences.	Modern public conveniences built next to visitor car park.	MODERN (1901AD-AD)	Minimal Importance	
109831	48969 66770		FENCING, KISSING GATE	Twentieth century metal parkland fencing flanking the north side of the visitor car park and drive leading down to Buckland Abbey	Metal parkland fencing flanking the north side of the visitor car park and drive leading down to buildings. The fencing has five rails. A kissing gate at its far western end allows access on to the footpath. It has a post with an acorn- or bud-shaped finial. The western section of the fence bordering the field is probably later in date (possibly late 20 <sup>th</sup> century) and was created with the realignment of the field boundary here after the 1953 OS map. It has supports for an outrider line on its inner side to improve stock proofing. The eastern section following the car park is hidden by vegetation and peters out at the edge of the car park. This section of the boundary was recorded on the 1906 OS map.	MODERN (1901AD-AD)	Local Importance	Schedule d monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109832	48934 66731		FENCING	Modern parkland fencing.	Metal five-rail parkland fencing, imitating the style of earlier parkland fencing on the estate. Not recorded on historic OS maps and presumably built with the creation of the Trust's car park in this area in the 1987.	MODERN (1901AD-AD)	Local Importance	
109833	48914 66752		ARCHITECTURAL FRAGMENT	Small fragment of moulded granite reused as a kickstone.	A small fragment of granite reused as a kickstone to protect the grass verge. The fragment is moulded and has a drilled hole to one side.	UNCERTAIN	Local Importance	Scheduled monument
109834	48961 66760		ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT	Two architectural fragments have been repositioned either side of the drive down to the buildings at the edge of the visitor car park.	Two architectural fragments have been repositioned either side of the drive down to the buildings at the edge of the visitor car park. The southern fragment is granite, dressed to three sides and is possibly a reused jamb. The northern fragment is granite and dressed.	UNCERTAIN	Local Importance	Scheduled monument
109835	48908 66785		ARCHITECTURAL FRAGMENT?	A small undressed small fragment of granite, possibly a reused architectural fragment used as a kickstone.	An undressed small fragment of granite used as a kickstone for the grass verge to the side of the drive. Possibly a reused architectural fragment.	UNCERTAIN	Local Importance	Scheduled monument
109836	48922 66824		FOOTPATH	Footpath recorded on historic OS maps, visible as a faint earthwork.	A footpath was recorded on the 1884, 1906 and 1953 OS maps. The route is still in use and is visible as a faint earthwork cut into the hillslope towards the north end of the field.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109837	48939 66791		ENCLOSURE, SCARP, BANK (EARTHWORK)	Low and poorly defined earthworks associated with an Iron Age enclosure and medieval activity.	A series of poorly defined low scarps and platforms in the south end of the field are earthworks associated with an Iron Age enclosure and medieval activity. The area of the enclosure was plotted from aerial photographs and extended to the south of the field. It was partially excavated by archaeologists in the late 1980s. A linear earthwork marks the remains of a field boundary and the former east drive, both recorded on the 1884 OS map. Tree planting was recorded in the area on the 1884 and 1906 OS maps and this may have resulted in the poor definition of the earthworks.	IRON AGE (800BC-43BC)	National Importance	Scheduled monument
109838	48993 66799		BANK (EARTHWORK)	Earthworks associated with a former entrance to an 'east drive' leading to Buckland and the excavations undertaken in the area between 1984 and 1993.	Banks and trenches mark an area of archaeological excavation within the plantation. The trenches are in the location of a former gateway to the east drive recorded on the c1843 Tithe survey and 1884 OS map. The trenches have not been backfilled and are weathering out. These are associated with the archaeological investigations undertaken in the area between 1984 and 1993.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109839	48971 66872		DRAIN	A modern channel draining water from the Buckland Monachorum road.	A channel draining water from the Buckland Monachorum road. It runs from the road and passes down through the plantation to the North East Drive where it passes under the drive and is piped into the stream. At its northern end within the plantation is a gravel trap and inspection hatch. Only the far north end of the feature lies within the Scheduled Monument.	MODERN (1901AD-AD)	Minimal Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109840	48903 66781	East Drive?	DRIVE	A 19 <sup>th</sup> century trackway leading from the Buckland Monachorum road to the south-eastern corner of the buildings at Buckland has been partially incorporated within a modern route that forms part of the main visitor access to the Trust's property.	A trackway leading from the Buckland Monachorum road to the south-eastern corner of the buildings at Buckland was recorded on the c1843 Tithe survey and the 1884 OS map. The eastern section of the drive was removed by the 1906 OS map and the western section now forms part of the main pedestrian access for visitors to the property. Traces of the gateway on the Buckland Monachorum road are thought to survive in the boundary wall NT 109829 (see Gaskell 1995). Bettley <i>et al</i> excavated trenches across the western and eastern ends of the trackway (Sites F and J).	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109841	48896 66832		PRIVY HOUSE, FOOTPATH	An early 20 <sup>th</sup> century two-room privy house to the east of Place Barton house.	A two room privy house to the east of Place Barton house. Currently used as a storage shed and in a dilapidated condition. Slate rubble walling and slate pitched roof. The building is located within a cut into the hillslope and has a footpath leading to its western end. Door openings to the front (west) and to the south-east. First recorded on the 1906 OS map.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109842	48866 66834	Place Barton	GARDEN	Nineteenth century garden associated with Place Barton house.	The garden associated with Place Barton. First recorded on the 1884 OS map following the construction of the house. Terraced into gentle hillslope and bounded by stone walls. A footpath leading to the front of the house was recorded on the 1884 OS map and is still in use.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109843	48843 66775		GATE POST, GATE POST	Two rusticated granite gateposts to the side of the stables.	Two rusticated granite gateposts, each with a square cross-section, rounded top and clean edges to corners. Built to the side of the Stables, NT 109799.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109844	48822 66781		FARMYARD	Nineteenth century cobbled farmyard surrounded by former farm buildings.	Former farmyard surrounded by buildings. First recorded on the 1884 OS map and developed with nearby stables and shippon/stable block. The c1843 Tithe survey records the area as part of a house and out buildings. Part of the area is cobbled. The cobbling is formed by rounded pebbles of various rock types cut by later flagstone paths to enable easier access for visitors. Part of the courtyard was excavated as part of the archaeological work undertaken on the property between 1984 and 1993.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109845	48828 66787		GATE POST, GATE POST, GATE POST	Three well-dressed granite gate posts erected in the former farmyard at Buckland.	Three granite gate posts erected in former farmyard. All three are square in section and well-dressed but two are finer, being rusticated with rounded tops.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109846	48829 66784		TROUGH	Large granite water trough standing in the former farmyard at Buckland.	A large granite water trough converted to a bench with the addition of a wooden cover.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109847	48826 66789		PADSTONE	A small granite padstone standing in the former farmyard at Buckland.	A square granite padstone reused as a flower display.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109848	48819 66783		TROUGH	A small water trough standing in the former farmyard at Buckland.	A small rectangular granite water trough.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109849	48836 66793		GATE POST	A roughly dressed granite gatepost abutting the wall of the restaurant and visitor centre (Infirmary/Guesthouse) at Buckland Abbey.	A roughly dressed granite gatepost abutting the wall of the restaurant and visitor centre (Infirmary/Guesthouse). A modern wooden gate is hung from two pintle hinges on its western side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109850	48826 66806		GATE POST	A large, roughly dressed granite gatepost at the eastern end of the Cow House at Buckland.	A large, roughly dressed granite gatepost at the eastern end of the Cow House, abutting a short section of wall next to a buttress. A modern wooden gate is hung from two pintle hinges on its eastern side. An additional pintle hinge is located on its upper west side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109851	48794 66793		GATE POST	A large, roughly dressed granite gatepost at the western end of the Cow House at Buckland.	A large, roughly dressed granite gatepost at the west end of the Cow House. It abuts a short section of wall next to the gable end of the Cow House. Two pintle hinges on its western side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109852	48795 66785		MILLSTONE	A broken fragment of a finely dressed granite millstone reused as a step.	A broken fragment of a finely dressed granite millstone with a curved profile, reused as a step near the western side of the 'School Room' at Buckland.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109853	48792 66782		TROUGH	A polygonal, finely dressed granite water trough mounted in a slate revetment wall.	A polygonal, finely dressed granite water trough mounted in a slate revetment wall, reused as a step near the western side of the 'School Room' at Buckland.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109854	48846 66768		GATE POST, GATE POST	A pair of granite gateposts erected to the southern side of the stables at Buckland.	A pair of granite gateposts. The southern gatepost is finely dressed and rusticated with an 'X' incised to a slightly rounded top, with pintles to its northern side and a loop on the opposite side. The northern gatepost is roughly dressed, has drill marks, and has a pintle hinge on its eastern side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
104614	48797 66753		WALL	A slate rubble wall running from near the south-east corner of the Great Barn close to the south-west of the 'School Room'.	A slate rubble wall running from near the south-east corner of the Great Barn close to the south-west of the 'School Room'. The wall is approximately 2m to 3m in height, increasing in height to the west. It is in two sections as an opening to full height is located next to the south-west corner of the Linhay. There are six arrow slits in the wall; two in the W section. The openings are formed by dressed granite surrounds with angled reveals on the north side of the wall. The wall has a rounded top formed by slate rubble. It has been interpreted as a precinct wall associated with the medieval abbey but it is likely that the wall dates to the post-medieval and post-dissolution use of Buckland.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109855	48776 66750		CROSS	A granite octagonal cross shaft, originally from Plymouth, re-erected in a flower bed to the south of the Great Barn.	A granite octagonal cross shaft. Approximately 2m high, 0.3m wide at base tapering to 0.2m to top. Two drill holes on its south-eastern side. It now stands in a flower bed to the south of the Great Barn but was originally found during demolition works on Tavistock Road, Plymouth, opposite the city museum. It had been moved to Buckland by 1959.	MEDIEVAL (1066AD-1540AD)	Local Importance	Scheduled monument
109856	48782 66753		GATE POST?, ARCHITECTURAL FRAGMENT?	A tapering roughly dressed granite post, possibly a reused architectural fragment or former fence post.	A tapering roughly dressed granite post. The granite is much darker in colour than many of the other gate posts on the property. Possibly a reused architectural fragment or fence post evidenced by seven drill holes with the cuts stubs of ironwork on the southern side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109857	48755 66743		WALL, GATEWAY , GATEWAY , STEPS	A slate rubble wall incorporating two arched gateways and a smaller arched opening.	A slate rubble wall 3m to 4m high with a rounded profile to top. It incorporates the occasional granite block in its fabric. Gateways at either end. The gateway to the north is formed by an equilateral arch with slate surrounds. It has a small arched opening to the north, possibly built to allow for a drain or water channel. The gateway at the southern end of the wall is arched and used for pedestrian access. It has finely dressed moulded granite surrounds. The wall above has rounded granite fragments forming the wall top. Modern wooden gate. To the east of this gateway at ground level is a build line with the base of a wall projecting at a different angle. The gateway leads to nine steps, eight of which are formed by dressed blocks of granite, with slate rubble balustrades to either side. These are topped by finely dressed granite moulded coping stones. At its western end the wall abuts gateway NT 182053 and at its eastern end, it abuts the south-west corner of the Great Barn. Recorded on William Garner's map of 1784-86.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	Schedule d monume nt
109858	48750 66635		EXTRACTI VE PIT, ENCLOSU RE, ARCHITE CTURAL FRAGMEN T	A large extractive pit enclosed by a circular enclosure formed by a stone wall, with waste heaps of stone rubble and fragments of granite including gate posts and possible architectural fragments.	A large extractive pit enclosed by a circular enclosure formed by a stone wall. Planted as a copse on the 1884, 1906 and 1953 OS maps probably to hide the extractive pit. The pit has been partially backfilled and is overgrown. In places it is now used to dump waste materials including concrete fence posts and green waste. On the south-eastern side of the pit are two modern concrete block-built bays used occasionally as lime pits. Near to the lime pits is a waste heap of stone rubble including rounded pebbles (presumably from NT 109844) and fragments of granite including gate posts and possible architectural fragments.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109859	48750 66721		STATUE	A statue of a female figure located in area of scrub and woodland next to the garden wall at Buckland.	A statue of a female figure. Approximately 2m high. Located in area of scrub and woodland next to the garden wall NT 109864.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109860	48746 66714		STATUE	A statue of a male figure located in area of scrub and woodland next to the garden wall at Buckland.	A statue of a male figure. Approximately 1m high. Located in area of scrub and woodland next to the garden wall NT 109864.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109861	48755 66715		GATE POST, GATE POST, GATE POST, GATE POST, GATE POST	A group of five gate posts arranged in a group in an area of scrub and woodland at Buckland.	Five gate posts arranged in a group. Located in an area of scrub and woodland. One of the posts is finely dressed. Various heights. Some have pintles and catches.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109862	48735 66702		GATE POST?, ARCHITECTURAL FRAGMENT?	A roughly dressed granite post, possibly a gate post, architectural fragment or former fence post.	A roughly dressed post with drill marks, possibly a gate post. The granite is much darker in colour than many of the other gate posts on the property. Possibly a reused gatepost evidenced on its southern side by four drill holes with traces of ironwork, however, it could be a fence post or architectural fragment.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109863	48652 66725		GARDEN WALL	Substantial slate rubble wall enclosing the lawn, shrubberies and gardens to the west of Buckland Abbey.	A slate rubble wall from gateway NT 182053 to the north-west corner of the lawn, where it merges with wall NT 106437. It shows multiple phases of rebuilding with two types of build character visible: sections with horizontally laid courses but with vertically set slate rubble to top and those with rounded profile to top formed by slate stones bedded in mortar. Occasional supporting pillar. The wall is clearly recorded on William Gardner's map of 1784-86.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109864	48683 66746		LAWN, DRIVE, SHRUBBERY	Large lawn forming the grounds to the west of Buckland Abbey, and including shrubberies and a drive, all enclosed within a substantial garden wall.	To the west of House and enclosed by walls NT 106437 and NT 109864 is a large lawn area and drive leading to the front of the house. Shrubbery to edges which has been extended in depth in the late 20 <sup>th</sup> century. Recorded on the 1884 OS map but with coniferous trees planted on the lawn and further footpaths into the surrounding shrubbery. The c1843 Tithe survey records the area as TA 932, 'Shrubbery' but does not show the drive. The shrubbery to the northern side of the lawn has several mature yew trees.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109865	48663 66769		PLATFORM, PLATFORM, BANK	Two rectilinear platforms and surrounding earthwork banks survive in the area of the lawn to the north-west of Buckland Abbey.	Two rectilinear platforms formed by low banks between 0.1m to 0.3m high. Located in the NW corner of the lawn below the drive. The platforms are parallel to the garden wall to the north and the easternmost bank corresponds with a build line in the wall. However, the features could relate to the use of the garden and lawn. The area was cut by a footpath on the 1884, 1906 and 1953 OS maps linking to the shrubberies. Possibly associated with a former bowling green or croquet lawn?	UNCERTAIN	Local Importance	Scheduled monument
109866	48754 66753		WALL, GATEWAY	A substantial slate rubble wall built between Buckland House and an earlier wall enclosing the garden to the west of Buckland Abbey.	A slate rubble wall between 3m and 4m high between Buckland House and wall NT 109858, which it abuts. Rounded profile to top formed by slate rubble in mortar. At its northern end is a narrow gateway with a rounded arch with slate rubble surrounds.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109867	48746 66743		RETAINING WALL, STEPS	Nineteenth century slate rubble retaining wall incorporating two sets of granite steps formed.	Slate rubble retaining wall approximately 1.3m high. The wall marks a distinct change in ground level. At its northern end are two sets of steps formed by large blocks of dressed granite. Recorded on the c1843 Tithe Survey.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109868	48622 66756		BURIAL	Human remains uncovered from a medieval cemetery near the Abbey Church were reinterred next to the garden wall in 1994.	The human remains uncovered from a medieval cemetery to the south-west of the Abbey Church (see NT 109941) during drainage works in 1993 were reinterred here on May 12 <sup>th</sup> 1994. A plaque mounted on the wall NT 109864 reads, 'In 1993 building operations near the abbey revealed the graves of four members of the monastic community. Their remains were interred here in the presence of the abbot of Buckfast Abbey.'	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109869	48621 66759		ELECTRICITY SUB STATION	A modern electricity sub station.	A modern electricity sub station.	MODERN (1901AD-AD)	Minimal Importance	Scheduled monument
109870	48632 66766		ARCHITECTURAL FRAGMENT, STONE BLOCK	A rectangular dressed block, possibly a quoin and a granite lawn roller.	Two fragments of granite. A rectangular dressed block, possibly a quoin and a granite lawn roller.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109871	48750 66811		GARDEN	Garden to the north of the Great Barn, re-landscaped in 2000 but created in area of earlier gardens and green landscaping.	Garden. The mid-eastern section of the garden was recorded on Buck and Buck's 1734 'The East View of Buckland Abbey'. The garden was recorded on the c1843 Tithe survey as part of a shrubbery (TA 932). The 1884, 1906 and 1953 OS maps recorded it as an extension to the lawn. Re-landscaped in 2000 by the Trust to create a garden with a geometrical layout of lawns and flower beds, a fountain, a sundial and steps.	MODERN (1901AD-AD)	Local Importance	Scheduled monument



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109872	48769 66817		SCARP	A substantial but gentle break in slope to the north of the Great Barn.	A substantial but gentle break in slope approximately 1.5m high running in a N-S direction from the wall NT 106437 to the north-eastern corner of the Great Barn. A fence in the approximate location of the base of the scarp was recorded on Buck's 1734 'The East View of Buckland Priory'. It is possible that the feature marks the line of a former wall or building.	UNCERTAIN	Local Importance	Scheduled monument
109873	48747 66795		WALL, GATEWAY	A late 19 <sup>th</sup> century stone wall abutting the Great Barn and Buckland House.	A slate stone wall approximately 2m high forming the southern boundary of garden NT 109872. Abuts an earlier wall close to the Great Barn at its eastern end and at its western end, Buckland House. Late 19 <sup>th</sup> century in date as first recorded on the 1884 OS map. Towards the eastern end of the wall is a narrow gateway with supporting pillars to its south side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109874	48752 66786		WALL, GATEWAY, GATEWAY	Early retaining wall built between the Great Barn and Buckland House. Crenellated but possibly post-medieval in date.	A slate rubble wall approximately 2m high (on its northern face) retaining higher ground to the south. Crenellated with partially infilled crenellations and later build lines visible. Recorded on Buck and Buck's 1734 'The East View of Buckland Abbey'. The 1884 OS map recorded two small lean-to buildings built against the northern side of the wall. Altered at its western end. Towards the eastern end of the wall is a narrow opening with steps leading down to it from the south. At its western end is a later arched gateway with moulded granite surrounds, possibly reused from elsewhere at Buckland. Despite being crenellated it is probable that the wall dates to the post-medieval landscaping of Buckland.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109875	48751 66761		TANK	Large lead water tank embossed with motifs and panels and the date '1668'.	A lead water tank. Rectangular. Embossed with a panel design with different floral motifs to three sides. Dated '1668' and initial 'IS' to front. Stub of a pipe outlet to front.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109876	48760 66920		GATE POST	A large roughly hewn granite gate post.	A large roughly hewn granite gate post approximately 1.3m high. Pintile hinge on its southern side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109877	48781 66837		GATEWAY	The gateway marking the entrance for the enclosed trackway leading down to the Cider House and Tower House Cottages is formed by a pair of tall, finely dressed granite gateposts.	Gateway formed by a pair of tall, finely dressed granite gateposts. Rusticated with clean edges to all corners and rounded profiles to top. Pintle hinges on the western side of each post with a catch on the northern post. Modern wooden gate.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109878	48741 66866		WALLED GARDEN, RETAINING WALL, STEPS, GARDEN SEAT	A large walled garden first recorded in the 18 <sup>th</sup> century, divided by an internal retaining wall and incorporating a seat.	A large walled garden. The south-west corner of the walled garden was recorded on Buck and Buck's 1734 'The East View of Buckland Abbey'. Recorded on Gardner's 1784-86 map and shown as TA 930 'Garden' by the c1843 Tithe survey. Enclosed by a 3m high slate rubble wall (NT 182054). Two compartments; the east being larger and upslope. An internal subdivision is marked by a stone retaining wall built of slate rubble. This wall includes a seat built into it at its southern end and steps at its northern end. The difference in height between the two compartments is approximately 1m. The upper garden is partly under pasture and partly an orchard. The lower compartment is divided into a kitchen garden with walkways and beds.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109879	48743 66829		GARDEN SHED	A late 19 <sup>th</sup> century stone-built garden shed in the south-west corner of walled garden.	A small rectangular slate-rubble built garden shed in the south-west corner of walled garden. Corrugated roof sheets, probably asbestos cement. First recorded on the 1884 OS map.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109880	48719 66878		COLD FRAME	A early 20 <sup>th</sup> century cold frame reused as a flower bed.	A rectangular cold frame at the north-west end of garden first recorded on the 1906 OS map. It has slate rubble walls with cement to top showing the position of the former frame. Now used as a flower bed.	MODERN (1901AD-AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109881	48714 66871		INCINERATOR	A small garden incinerator built against the wall of the garden.	A small garden incinerator built against the wall of the garden. Brick and block built with cement render. A flue to the rear stands proud of the garden wall. It has a central fire bow with an opening for ashes below to front. Probably mid-20 <sup>th</sup> century in date.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109882	48722 66889		POTTING SHED	A 20th century potting shed with brick walls and a glass roof.	A long, rectangular potting shed abutting the garden wall to the rear. Brick walls with a glass roof. Earlier buildings on site recorded on the 1884 and 1906 OS maps.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109883	48731 66817		ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT	Four architectural fragments to the side of the trackway leading to the Cider House.	Four architectural fragments to the side of the trackway leading to the Cider House. The two fragments to the east include a moulded jamb and a dressed granite stone, possibly attached. The two fragments to the west protect a modern drain opening. A large dressed granite quoin acts as a protecting kickstone and a moulded narrow window lintel has been used as a surround to the drain opening.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109884	48726 66815		MOUNTING BLOCK	A two step mounting block built with dressed granite blocks to the side of the trackway leading to the Cider House.	A two step mounting block built with dressed granite blocks to the side of the trackway leading to the Cider House.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109885	48712 66830		TROUGH	A large, square dressed granite water trough to the front of Tower Cottage. Used as a planter.	A large, square dressed granite water trough. Used as a planter.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109886	48713 66893		STOREHOUSE	A single storey lean-to storehouse first recorded on the 1953 OS map but recently altered.	A rectangular storehouse built with slate rubble walls. Single storey lean-to with slate roof. First recorded on 1953 OS map but recently altered.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109887	48709 66887		ARCHITECTURAL FRAGMENT	A heap of several small architectural fragments of roughly square dressed granite blocks.	A heap of several small architectural fragments of roughly square dressed granite blocks.	UNCERTAIN	Local Importance	Scheduled monument
109888	48707 66888		ARCHITECTURAL FRAGMENT	A heap of several small architectural fragments including broken blocks of roughly hewn granite and a moulded springer of an arch.	A heap of several small architectural fragments including broken blocks of roughly hewn granite and a moulded springer of an arch.	UNCERTAIN	Local Importance	Scheduled monument
109889	48703 66897		FARM BUILDING	A modern wooden farm building.	A modern wooden farm building.	MODERN (1901AD-AD)	Minimal Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109890	48711 66869		MILLSTONE?, TROUGH?	A circular granite feature, possibly a very narrow millstone or a water trough for pigs.	A circular granite feature, approximately 0.9m in diameter with a central raised area. Possibly a very narrow millstone or a water trough for pigs.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109891	48701 66872		WATER CHANNEL, FOOTBRIDGE	Culverted stream and small stone-built footbridge at Buckland.	The stream running down from pond NT 106435 appears to emerge from a culvert under the walled garden NT 109879. The water channel is now edged by slate rubble retaining walls and flows for about 18m down to a drain. The channel is crossed by a modern footbridge. The lower end of the channel was recorded on the 1953 OS map suggesting that the east end has only recently been exposed.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109892	48683 66877		ARCHITECTURAL FRAGMENT	A moulded fragment of granite located in the grass verge next to a trackway.	A moulded fragment of granite approximately 0.75m long. Located in the grass verge next to a trackway.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109893	48693 66876		SCARP	A low scarp marks the traces of a 19 <sup>th</sup> century trackway and a later boundary.	A low scarp marks the eastern edge of a trackway recorded on the 1884 OS map. By the 1906 OS map this has been altered to form the boundary to an area of planting.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109894	48710 66857		GARDEN	Garden to the north of Cider Cottage was first recorded on the c1843 Tithe survey but altered to its present extent between 1884 and 1906.	A garden enclosed within a low wall to the north of Cider Cottage. Recorded on the c1843 Tithe survey and 1884 OS map but altered as the present extent of the garden was first recorded on the 1906 OS map.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109895	48714 66857		ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT, STONE VESSEL	Three worked stone fragments incorporated in the edging of a path in the garden of Cider Cottage.	Three worked stone fragments incorporated in the edging of a path in the garden of Cider Cottage. Includes a small square dressed granite block, a small fragment of moulded granite and a broken fragment of a base of a circular stone vessel.	UNCERTAIN	Local Importance	Scheduled monument
109896	48658 66876		GATEWAY	Gateway formed by a modern cast iron gate hung between two granite rusticated gate posts.	Gateway. Modern cast iron gate. Two gate posts each approximately 1.6m high, both of finely dressed granite, rusticated with clean corners and rounded profiles to top.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109897	48669 66860		POND	A modern shallow sub-circular pond.	A modern shallow sub-circular pond. The 1906 OS map recorded a small plantation here and the 1884 OS map shows the stream flowing through the area.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109898	48667 66855		GATEWAY	Narrow gateway with a modern wooden gate and granite gateposts to either side.	Narrow gateway. Modern wooden gate. Granite gateposts to either side, each approximately 1.3m high. The southern post is rusticated with clean corners and a rounded profile to top. The post to the north is assumed to be the similar but was hidden by vegetation.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109899	48693 66814		WALL, GATEWAY	High stone wall constructed with slate rubble and occasional fragment of granite, bounding the edge of the Cider House garden.	A stone wall constructed with slate rubble and occasional fragment of granite, some dressed. Approximately 3m high with a projecting rounded profile to top. Midway within the wall, is a gateway to the Cider House garden. This has modern metal gates with ornate decoration.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109900	48662 66809	Cider House Garden	GARDEN	Cider House Garden, a modern garden created in an earlier walled yard and location of monastic buildings.	Cider House Garden, a modern garden created in an earlier walled yard and location of monastic buildings.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109901	48690 66818		ARCHITECTURAL FRAGMENT	A moulded architectural fragment, possibly once part of window tracery, used as a stop for the gate leading into the Cider House garden.	A moulded architectural fragment, possibly once part of window tracery, used as a stop for the gate leading into the Cider House garden.	MEDIEVAL (1066AD-1540AD)	Local Importance	Scheduled monument
109902	48681 66813		TRACKWAY	A cobbled surface in the Cider House Garden is possibly the remains of the western (medieval) approach to Buckland Abbey.	A cobbled surface visible in the path into the Cider House Garden from the gateway. Visible for approximately 25m and possibly the remains of the western (medieval) approach to Buckland Abbey. The cobbling appears to extend under the flower bed to the north. A slot has been taken out of the cobbling, possibly the result of archaeological excavation in the mid-1980s. The trackway is shown on Allan's suggested plan of the claustral range (2006, fig 17).	MEDIEVAL (1066AD-1540AD)	Local Importance	Scheduled monument
109903	48686 66813		STONE BLOCK, STONE BLOCK	Two small granite lawn rollers placed on the edge of the shrubbery in the Cider House Garden.	Two small granite lawn rollers placed on the edge of the shrubbery in the Cider House Garden.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109904	48668 66823		ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT	Four granite water troughs used as planters mounted on top of stone wall between Cider House Garden and the Cider House.	Four granite water troughs used as planters. Mounted on top of stone wall between Cider House Garden and the Cider House. The two westernmost troughs are semi-circular and roughly dressed. The two to the east are finely dressed and circular.	UNCERTAIN	Local Importance	Scheduled monument
106422	48644 66801		MILLSTONE, POT QUERN	Garden feature reusing two unrelated dressed stone fragments - a granite cider millstone and a pot quern.	Garden feature reusing two unrelated dressed stone fragments. The base is formed by a large circular, granite cider millstone. Mounted on its central hub is a pot quern. It is octagonal with a gargoyle mask on one side. A circular opening exits through the opened mouth of the mask which is grasped by two hands.	UNCERTAIN	Local Importance	Scheduled monument
109905	48622 66802		PADSTONE, PADSTONE	Two granite padstones found either side of a modern wooden bench in the Cider House Garden.	Two granite padstones found either side of a modern wooden bench in the Cider House Garden.	UNCERTAIN	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109906	48613 66796		ARCHITECTURAL FRAGMENT?, SUNDIAL	A large granite block, possibly an architectural fragment or part of an apple press, re-erected as a post to support a sundial.	A large granite block, possibly an architectural fragment or part of an apple press. A large hole has been drilled in a central position within a substantial recess. The block has been re-erected as a post to support a sundial. It is cut and polished to top with a sundial centrally mounted within it.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	Schedule d monument
109907	48626 66784		GATE POST	A tall granite gate post re-erected in the Cider House Garden.	A tall granite gate post. Roughly dressed. Narrow drill marks. Loop on northern side. Covered by metal wire to help support a climbing plant.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	Schedule d monument
109908	48631 66785		STEPS, ARCHITECTURAL FRAGMENT?	A series of five granite fragments positioned to form low steps as part of the modern Cider House Garden.	A series of five low steps formed by rectangular dressed fragments of granite. These could be architectural fragments or gate posts reused as part of the modern garden.	UNCERTAIN	Local Importance	Schedule d monument
109909	48606 66784		GARDEN WALL, GATEWAY , GATEWAY	Stone wall enclosing the northern and western edges of the Cider House Garden.	The northern and southern edges of the Cider House garden are enclosed by a garden wall. The wall is constructed of slate rubble with the occasional fragment of roughly dressed granite. There are two gateways in the wall. In the north-west corner is a narrow arched gateway with slate rubble surrounds and a modern metal gate. Towards its south-west end is a wider gateway to full height.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	Schedule d monument
109910	48646 66789		ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT	Two large stone fragments used to form a foundation for a modern wooden bench in the Cider House Garden.	Two large, square, finely dressed stone fragments. The smaller stone (to the east) is granite. The larger stone is fine grained, moulded and chamfered. Both are used as a foundation for a modern wooden bench in the Cider House Garden.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	Schedule d monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109911	48619 66762		ARCHITECTURAL FRAGMENT, ARCHITECTURAL FRAGMENT, SEAT	Two large rectangular blocks of finely dressed granite both used to form a step up to a modern garden seat in the Wild Garden.	Two large rectangular blocks of finely dressed granite both used to form a step up to a modern garden seat in the Wild Garden.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109912	48641 66730	The Wild Garden	GARDEN	The Wild Garden is a modern garden of shrubs created in part of trackway NT 109914 next to the boundary wall NT 109864.	The Wild Garden is a modern garden of shrubs created in part of trackway NT 109914 next to the boundary wall NT 109864. The northern end of the garden lies within the Scheduled area.	MODERN (1901 AD - )	Local Importance	Scheduled monument
109913	48573 66762		TRACKWAY, BANK (EARTHWORK)	A former trackway, partly a hollow way that once formed the principal approach to the medieval abbey from the River Tavy, and at its eastern end, now used as the Wild Garden.	An enclosed trackway. At its western end it is a slight hollow way enclosed to either side by substantial stone-faced earth banks faced with large blocks of vertically-set slate rubble. At its far western end it is flanked by large mature oak trees but nearer to the Wild Garden there are large sycamore trees. The far eastern section of the track had become redundant and the Wild Garden has been developed within it. This had become redundant as track between the 1906 and 1953 OS maps and the western boundary of it was moved further to the west. This new boundary is formed by a slate stone wall. At the northern end of the Wild Garden are a series of banks which mark the former course of the trackway (see 1884 OS map). It is possible that the western end of the trackway is medieval in date and was part of the western approach to Buckland Abbey, leading up to the projected western end of trackway NT 109902.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109914	48664 66836		GARDEN	Modern garden to the front of the Cider House.	Garden to the front of the Cider House. It comprised two compartments which steps down to the north. The garden is enclosed by low stone walls constructed of slate rubble. The 1884, 1906 and 1953 OS maps recorded the area as part of an orchard.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109915	48668 66916		SCARP, TRACKWAY	The route of a trackway recorded on the c1843 Tithe survey and historic OS maps visible as an earthwork.	The route of a trackway recorded on the c1843 Tithe survey and historic OS maps is visible as an earthwork. The route of the trackway has varied slightly over time. A substantial scarp to the north may be related to an earlier route.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109916	48496 66895		WALL, SCARP	Substantial stone wall constructed with a stony scarp on its southern side, once the boundary of a large orchard.	Substantial wall constructed with slate rubble. Sections of rebuilding and collapse. On the southern side of the wall is a stony scarp approximately 1m in height. This was once the northern boundary of a large orchard recorded on the c1843 Tithe survey and historic OS maps.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
104616	48495 66852		BANK (EARTHWORK), PLATFORM	Earthworks covering an extensive area that form a mixture of features including platforms levelled into the hillslope, linear banks and hollows, which may be associated with the use of the Abbey and/or date to the post-reformation use of Buckland.	A series of earthworks covering an extensive area located to the north of the stream. The field was recorded as part of a large orchard on the c1843 Tithe survey and the 1884, 1906 and 1953 OS maps. The earthworks measure between 0.1m to 0.3m high and include a series of platforms levelled into the hillslope, linear banks and hollows. These features may be associated with the use of the Abbey or post-reformation use.	UNCERTAIN	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109917	48564 66782		TRACKWAY	Trackway recorded on the 1953 OS map, now visible as a low earthwork levelled into the hillslope.	A trackway crossing the southern edge of the field was recorded on the 1953 OS map. It is visible as a low earthwork levelled into the hillslope. At the western end of the field it is formed by a 2m wide, 0.3m deep hollow.	UNCERTAIN	Local Importance	Scheduled monument
109918	48460 66783		DITCH?, LEAT?, BANK (EARTHWORK)	Linear hollow and banks marking the remains of a ditch or leat in a field containing extensive earthworks.	A linear hollow approximately 75m long 0.45m deep and 1.25m wide with a slight bank parallel to it on its northern side. The feature is orientated along the hillslope and is probably the remains of a ditch or leat. To the north of the feature the slope falls away steeply to the marshy bottom. Towards the western end of the feature is a linear bank 0.1m high orientated N-S towards the stream.	UNCERTAIN	Local Importance	Scheduled monument
109919	48586 66819		HOLLOW	A linear hollow orientated N-S towards the stream in a field containing extensive earthworks.	A linear hollow orientated N-S towards the stream. Approximately 4m wide and 0.3m deep.	UNCERTAIN	Local Importance	Scheduled monument
109920	48628 66818		SCARP, LEAT?	Three linear scarps cut into the hillslope and orientated NE-SW led towards the stream to the west of the Cider House. The features could possibly be the remains of leats associated with water management in the valley bottom.	Three linear scarps cut into the hillslope, each approximately 0.7m high. The features are orientated NE-SW leading towards the stream to the west of the Cider House. The features could possibly be the remains of leats associated with water management in the valley bottom. Earthworks associated with trackway NT 109918 are found below the features but it is possible that the trackway here reuses and obscures an earlier linear feature.	UNCERTAIN	Local Importance	Scheduled monument



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109921	48556 66845		DITCH?, LEAT?	Linear hollow following the northern edge of a scarp may be the remains of a ditch or leat, and could be associated with the other extensive earthworks found within the field.	A linear hollow approximately 90m long follows the northern edge of a steep linear scarp. The scarp is probably natural. The hollow is orientated along the hillslope and its eastern section is recorded on modern OS maps as flowing with water, possibly an overflow and/or related to the nearby manhole (NT 109933). It is possibly the remains of a ditch or leat. At its far western end it feeds into a linear hollow associated with earthworks (NT 104616).	UNCERTAIN	Local Importance	Scheduled monument
109922	48490 66802		RETAINING WALL	Retaining wall possibly associated with the management of water in the valley.	A retaining wall 0.7m high tapering to 0.3m in height survives where the stream turns at a right angle. The wall is part of break in slope approximately 1.3m in height. Much of the wall is obscured by vegetation and the heights given relate to the western face but where visible the wall is faced with blocks of slate laid horizontally.	UNCERTAIN	Local Importance	Scheduled monument
109923	48521 66815		WATER CHANNEL	The route of the stream through the valley bottom has been retained to either side by low walls built with slate rubble.	The route of the stream through the valley bottom has been retained to either side by low walls built with slate rubble.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109924	48584 66894		TRACKWAY? DRAIN?	A linear earthwork, possibly associated with a trackway, water pipe or drain.	A linear earthwork orientated NW-SE cut into the hillslope as a level platform. Cut 0.2m into the hillslope on its northern side and a 0.3m high scarp on its southern side. Possibly a trackway leading up to a house recorded on the c1843 Tithe survey immediately north of the estate wall. At its south-eastern end the feature is a manhole so there is a possibility that this linear feature is associated with a water pipe or drain.	UNCERTAIN	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109925	48625 66892		TENNIS COURT	A redundant late 20 <sup>th</sup> century tennis court.	A tennis court levelled into hillside. Built in the late 20 <sup>th</sup> century (after the 1953 OS map). Redundant and now used as a children's play area for the residents of the Cider House.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109926	48393 66793		FIELD BOUNDARY, GATEWAY	A stone-faced earth bank or Devon hedge and a narrow gateway mark the western boundary of a former orchard in the valley bottom.	A stone-faced earth bank or Devon hedge, substantially built in the valley bottom marks the western boundary of the former orchard. It has an unusual kink in its alignment towards its northern end. There is a narrow gateway at SX 48402 66811. The opening measures approximately 1.5m wide and is slightly splayed on both sides to the eastern side.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109927	48386 66754		GATE POST, GATE POST, GATE POST	Two adjacent gateways marked by three granite gate posts.	Two adjacent gateways with three granite gate posts. The easternmost gateway is flanked by two gate posts; the eastern post has drill marks and is roughly dressed whereas the other post is dressed and square in section. The third gatepost is approximately 1.2m high, dressed and square in section.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109928	48710 66812		ARCHITECTURAL FRAGMENT	A square fragment of dressed granite leaning against the wall next to the trackway leading to the Cider House and Tower Cottage.	A square fragment of dressed granite leaning against the wall next to the trackway leading to the Cider House and Tower Cottage.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument
109929	48771 66729		GATE POST	Granite gate post, overgrown with ivy but possibly rusticated with clean edges.	Granite gate post. Overgrown with ivy but possibly rusticated with clean edges.	POST MEDIEVAL (1540AD-1901AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109930	48768 66722		FENCING	A short section of metal parkland fencing obscured by hedge.	A short section of metal parkland fencing obscured by hedge. Probably five rail like others on property.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109931	48646 66846		FENCING, GATE	Metal parkland fencing and gateway, probably a modern imitation of early 19 <sup>th</sup> century parkland fencing found elsewhere on the Buckland estate.	Metal parkland fencing. Five rail with a gateway flanked by iron posts with ornate finials to top. Cast iron gate with bracing at each corner. Not recorded on 1953 OS map so possibly a later imitation of parkland fencing found elsewhere on estate.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109932	48586 66863		MANHOLE	Modern manhole, presumably for inspecting a water pipe.	Modern manhole, presumably for inspecting a water pipe.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109933	48806 66710		PIT	Small pit recorded by Cotswold Archaeology during an archaeological excavation of seven trial trenches in area proposed as a new visitor's car park.	A small pit was recorded by Cotswold Archaeology during an archaeological excavation of seven trial trenches in area proposed as a new visitor car park. A sherd of medieval pottery was found at the base of the pit.	MEDIEVAL (1066AD-1540AD)	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109934	48948 66737		BANK (EARTHWORK)?	Possible low earthwork noted by an archaeological evaluation undertaken by Cotswold Archaeology in 1996.	A possible low earthwork noted by an archaeological evaluation undertaken by Cotswold Archaeology in 1996. A trackway was recorded in the area on the c1843 Tithe survey.	UNCERTAIN	Undefined	Scheduled monument
109935	48687 66838		BREWHOUSE	Excavation in the courtyard beside the Cider House revealed the well-preserved remains of a structure identified as a brewhouse, thought to be of medieval date and associated with the use of abbey buildings north of the cloister.	Excavation in the courtyard beside the Cider House revealed the well-preserved remains of a structure identified as a brewhouse, thought to be of medieval date and associated with the use of abbey buildings north of the cloister. The feature overlies the Great Drain, NT 109942.	MEDIEVAL (1066AD-1540AD)	Local Importance	Scheduled monument
109936	48708 66875		ARCHITECTURAL FRAGMENT	A moulded fragment of granite with a drill hole lying on the bed of the stream to the east of the footbridge.	A moulded fragment of granite with a drill hole lying on the bed of the stream to the east of the footbridge. Possibly a window or door jamb.	UNCERTAIN	Local Importance	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109937	48453 66805		POND?	A low lying area of springs and wet ground may mark the location of a former pond.	It is possible that the N-S orientated bank associated with feature NT 109918 relates to a former pond in this part of the valley. Barber recorded a bank on the northern side of the stream, however, the area was covered by rushes during the 2016 site visit. The springs here and the shape of the valley bottom would make an ideal place for a pond.	UNCERTAIN	Local Importance	Scheduled monument
109938	48417 66825		ORCHARD , APPLE TREE	A lone apple tree is all that remains of an extensive orchard recorded on historic OS maps.	A lone apple tree is all that remains of an extensive orchard recorded on historic OS maps. The c1843 Tithe survey recorded the field as TA 925, 'Old Orchard' and the area was recorded as an orchard on William Gardner's map of 1784-86.	POST MEDIEVAL (1540AD- 1901AD)	Local Importance	Scheduled monument
104611	48709 66800		CISTERCIAN MONASTERY	The remains of Buckland Abbey's claustral range survive underneath the lawn and green landscaping between the Abbey Church (NT104600) and the Cider House (NT 104607).	The remains of Buckland Abbey's claustral range survive underneath the lawn and green landscaping between the Abbey Church (NT104600) and the Cider House (NT 104607). The remains extend to the north of wall NT 182055. Buckland was founded as a Cistercian abbey in 1278 and dissolved in 1539 when the property was sold to the Grenville family. At the dissolution there was an abbot and 12 monks in residence and the inventory included, in addition to the church and claustral ranges, houses, buildings, barns, tenements, burial ground, pools, etc. Once dissolved the Abbey Church was converted to a substantial mansion house. Resistivity survey and trial trenching undertaken in the 1980s and 1990s to the north of the house has identified the buried remains of claustral buildings. The cloisters were probably situated on the north side of the church, not the usual south side, owing to space and slope. The 1734 drawing of the abbey by Buck and Buck showed a range running north from the north transept but this was largely demolished by the late 18 <sup>th</sup> century. The remains of an eastern range was detected by resistivity survey (Barber 1984) and following the excavation of the brewhouse (NT 109935) and great drain (NT 109942) Allan produced a suggested plan of the claustral buildings (2006, fig 17).	MEDIEVAL (1066AD- 1540AD)	Archaeological Potential	Scheduled monument

NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109939	48597 66745		FENCING	Late 20 <sup>th</sup> century parkland fencing forming the north-western edge of the Wild Garden.	Parkland fencing forming the north-western edge of the Wild Garden. The boundary was first recorded on the 1953 OS map and the fencing imitates the style of early 19 <sup>th</sup> century parkland fencing found elsewhere on the estate.	MODERN (1901AD-AD)	Local Importance	Scheduled monument
109940	48711 66758		CEMETERY	An archaeological watching brief undertaken during the ground works for a new drainage system recorded five graves in a narrow trench to the south-west of the Abbey Church.	An archaeological watching brief undertaken during the ground works for a new drainage system recorded five graves in a narrow trench to the south-west of the Abbey Church (Watts 1993). The graves have been interpreted as a potential burial ground. Four skeletons were revealed, possibly for lay brothers as one of the skeletons was of a juvenile. The graves were Christian, aligned E-W, with the skeletons interred with crossed arms. Finds from one of the graves suggests a date of c1200AD but this grave also cuts an earlier grave, suggesting to Watts that the burial ground was already in use by then. The burials were reinterred in the NW corner of the lawn next to the garden wall (see NT 109868).	MEDIEVAL (1066AD-1540AD)	Archaeological Potential	Scheduled monument
109941	48939 66768		LONGHOUSE?	The fragmentary remains of a possible longhouse cut into the inner bank and overlying ditch of the Iron Age enclosure NT 109837.	The fragmentary remains of a possible longhouse cut into the inner bank and overlying ditch of the Iron Age enclosure NT 109837. The building was revealed by archaeological excavation undertaken by Bettley <i>et al</i> in 1987 and 1988. The excavation recorded traces of walling, post holes, pits, gullies, a hearth and a stone robbing trench. Later disturbance made interpretation difficult but the building was estimated to measure 'over 9m long and 4m wide'.	MEDIEVAL (1066AD-1540AD)	National Importance	Scheduled monument



NT ID	NGR	Name	Monument Type	Summary	Description / Interpretation	Period	Significance	Designations
109942	4869266835		DRAIN	The surviving remains of a large, deep, straight stone-lined drain interpreted the drain serving the monk's redorter underlie the front courtyard of the Cider House.	The surviving remains of a large, deep, straight stone-lined drain with large flat capstones were revealed during the excavation of the brewhouse in the front courtyard of the Cider House. The drain underlies the brewhouse and was refurbished when the brewhouse was built. Its runs north-south along the eastern edge of the courtyard but probably extends beyond the courtyard to the north and south, towards the Abbey Church and the location of the postulated claustral range. Allan interpreted the drain as serving the monk's redorter.	MEDIEVAL (1066AD-1540AD)	National Importance	Scheduled monument
109943	4880766892		ARCHITECTURAL FRAGMENTS	Heap of architectural fragments including at least two fragments of window tracery.	Heap of architectural fragments including at least two fragments of window tracery, noted by Stuart Blaylock within quarry NT 109813.	UNCERTAIN	Local importance	
109944	4881766760		ARCHITECTURAL FRAGMENTS	Heap of architectural fragments to the rear of the 'School Room'.	Heap of architectural fragments to the rear of the 'School Room'.	UNCERTAIN	Local importance	Scheduled monument

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