

**Land adjacent Holland
Street & Paiges Lane,
Barnstaple**

**Archaeological Desk-
Based Assessment**

Client: WOODWARD SMITH CHARTERED
ARCHITECTS

AB Heritage Project No:10520

Date:31/03/2015

Land adjacent Holland Street and Paiges Lane, Barnstaple Archaeological Desk-Based Assessment

Client Woodward Smith Chartered Architects

Project Number 10520

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Rev Number	Description	Undertaken	Approved	Date
1.0	DRAFT	HS & ZE	AB	31/03/2015

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CONTENTS

1.	Introduction.....	1
1.1	Project Background	1
1.2	Site Location & Description.....	1
1.3	Geology & Topography.....	1
1.4	Proposed Development	1
2.	Aims & Methodology	2
2.1	Aims of Works	2
2.2	Methodology of Works.....	2
2.3	Assessment of the Cultural Heritage Resource	3
2.4	Impact Assessment Criteria.....	4
2.5	Limitations	6
3.	Planning & Legislative Framework	7
3.1	Introduction.....	7
3.2	Statutory Protection for Heritage Assets.....	7
3.3	National Planning Policy.....	7
3.4	Local Planning Policy.....	8
4.	Archaeological Resource Baseline	11
4.1	Statutory / Non Statutory Designated Features	11
4.2	Non Statutory and Historic Environment Record Data.....	11
4.3	Previous Archaeological Works in the Study Area.....	11
4.4	Palaeoenvironmental Evidence	12
4.5	Archaeology & History Background	12
4.6	Historic Map Sources.....	15
4.7	Site Visit.....	16
4.8	Settings Review.....	26
5.	Archaeological Potential & Mitigation	30
5.1	Known Heritage Resource	30
5.2	Past Impacts within the Site Boundary	30
5.3	Potential Archaeological Resource.....	30
5.4	Predicted Impact of Proposed Development	30
5.5	Outline Recommendations	31
6.	References.....	32
6.1	Documentary Sources & Cartographic Sources	32

6.2	Electronic References.....	32
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FIGURES

- Figure 1: Site Location Map
Figure 2: Cultural Heritage Features Map

PHOTOS

- Photo 1: View of Garage entrance facing south east
Photo 2: View of cottage front facing south east
Photo 3: Rear view of garage and barn facing North West
Photo 4: Rear of the barn, viewed from the east.
Photo 5: Courtyard at the rear and the rear of the cottage, viewed from the south east.
Photo 6: Garage interior taken from the entrance facing south east
Photo 7: North eastern wall of the garage/store, viewed from the south east.
Photo 8: Garage interior stairs facing west wall
Photo 9: The rear of the cottage, viewed from the south
Photo 10: Rear wall of the barn, viewed from the south.
Photo 11: Extension to the barn, viewed from the south west.
Photo12: Courtyard south eastern wall
Photo 13: Courtyard north western wall
Photo14: Additional exterior wall, viewed from the north east.
Photo 15: Additional exterior wall, viewed from the north.
Photo 16: View towards the castle [AB 8] from the proposed development site in the south west
Photo 17: The Cottage at No. 2 Holland Street [AB 40] within the context of the adjacent buildings on Holland Street, viewed from the north
Photo 18: View from the proposed development site towards rear of No. 9 Cross Street [AB 81]

APPENDICES

Appendix 1	Gazetteer of Cultural Heritage Features	1
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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Woodward Smith Chartered Architects to produce an Archaeological Desk-Based Assessment covering the proposed development at land adjacent to Holland Street and Paiges Lane (see Figure 1).
- 1.1.2 This report includes a description of the baseline conditions; an examination of available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site or its immediate vicinity. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development covers an area of c. 0.02 hectares and is centred at approximately SS 5567 3321 within Barnstaple Town Centre.
- 1.2.2 The proposed development site is bounded by Paiges Lane, Holland Street and housing to the south.
- 1.2.3 The proposed development site is currently occupied by a two storey garage / store and a cottage that face onto Holland Street, along with a converted barn and a courtyard area to the rear of the cottage.

1.3 Geology & Topography

- 1.3.1 The bedrock geology of the proposed development site consists of Pilton Mudstone Formation - Mudstone. Formed in a local environment previously dominated by shallow seas. The superficial geology is recorded as Taw River Terrace Deposits, 1 Member - Gravel, Sand and Silt. Formed locally by an environment previously dominated by rivers (BGS 2014).
- 1.3.2 The surface of the land within the proposed development site is flat.

1.4 Proposed Development

- 1.4.1 The proposed development consists of plans to demolish an existing store and cottage on site, followed by the erection of a mixed use development, including a retail unit and 6 residential apartments.

2. AIMS & METHODOLOGY

2.1 Aims of Works

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Methodology of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Institute for Archaeologists' Standard and Guidance for Desk-Based Assessment (1994, latest revision November 2012).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
- Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2012
- 2.2.3 The Devon Historic Environment Record (HER) is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. For reporting purposes the HER information and data from all other sources listed below, have been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
- The Heritage Gateway (www.heritagegateway.org.uk) for information from English Heritage National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A)
 - The English Heritage website professional pages, particularly the National Heritage List For England
 - A site-walk over on the 25th March 2015
 - Additional relevant documentary and online historic sources
- 2.2.4 Information from these sources was used to understand:
- Information on statutory and non-statutory designated sites
 - Information on heritage assets recorded on the Devon HER

- Readily accessible information on the site's history from readily available historic maps and photographs
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary
- The impact of proposed development on the known and potential archaeological resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.2.5 During consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and Stephen Reed (Archaeologist, Devon County Council), on the 5th of March 2015, it was agreed, given the location and form of development, that the Archaeological Desk-Based Assessment would examine heritage records within c. 100m of the proposed development site boundary.

2.2.6 During consultation between Hannah Simpson (Assistant Consultant; AB Heritage) and Collette Hall (Conservation Officer, Mid Devon), on the 6th of March 2015, Collette appraised AB Heritage's approach and it was agreed, that given the stage of the proposals and the unknown significance on site, the proposed Desk Based Assessment would go ahead as intended. This was also agreed with Stephen Reed (Archaeologist, Devon County Council).

2.3 Assessment of the Cultural Heritage Resource

2.3.1 This desk-based assessment contains a record of the known and potential cultural heritage resource of an area. In relation to buried archaeological remains, where there is a potential for encountering a particular resource within the application site this is assessed according to the following scale:

Low	-	Very unlikely to be encountered on site
Medium	-	Possibility that features may occur / be encountered on site
High	-	Remains almost certain to survive on site

2.3.2 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.3 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.4 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Major impacts fundamentally changing the baseline condition of the receptor, leading to total or considerable alteration of character or setting – e.g. complete or almost complete destruction of the archaeological resource; dramatic visual intrusion into a historic landscape element; adverse change in the setting or visual amenity of the feature/site; significant increase in noise; extensive changes to use or access.
MEDIUM	Impacts changing the baseline condition of the receptor materially but not entirely, leading to partial alteration of character or setting – e.g. a large proportion of the archaeological resource damaged or destroyed; intrusive visual intrusion into key aspects of the historic landscape; or use of site that would result in detrimental changes to historic landscape character.
LOW	Detectable impacts which alter the baseline condition of the receptor to a small degree – e.g. a small proportion of the surviving archaeological resource is damaged or destroyed; minor severance, change to the setting or structure or increase in noise; and limited encroachment into character of a historic landscape.
NEGLIGIBLE	Barely distinguishable adverse change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.5 Limitations

- 2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Woodward Smith Chartered Architects, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (March 2015) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.
- 2.5.4 During the production of this report no detailed, complete geo-rectified site boundaries were made available to AB Heritage.
- 2.5.5 It should also be noted that during the site visit, access was not possible to the interior of the cottage or the barn.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project. Legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

3.4 Local Planning Policy

North Devon Local Plan – Adopted July 2006

Chapter 12 : Barnstaple Action Plan - Historic Environment

- 3.4.1 Barnstaple is one of the major historic towns in the South West. It contains a large number of listed buildings, the most important of which include the Castle Mound, the Long Bridge, St Anne’s Chapel and St Peter’s Church. A schedule of all listed buildings is available in the ‘List of Buildings of Special Architectural or Historic Interest’ published by the Department for Culture, Media and Sport. Castle Mound is also a Scheduled Ancient Monument. The pattern of the town is Saxon or early medieval in origin. The town is unique in having two medieval suburbs at Pilton and Newport.
- 3.4.2 Barnstaple contains six Conservation Areas (including The Town Centre - Which is currently being revised but was originally submitted in 1985).
- 3.4.3 In addition to the Conservation Areas, there are other historic areas within the town. These include the terraced Victorian and Edwardian houses on either side of Vicarage Street and Richmond Street, at Pulchrass Street, Barbican Road, Fort Street and Hills View.

Within the town centre of Barnstaple and the District Centres of Newport and Pilton, Archaeological deposits are of prime importance and are generally sited close to the surface making them extremely vulnerable. It is especially important to prevent the further erosion of the ancient streets and burgage pattern within the town. Any proposals within the urban area of Barnstaple will need to be assessed against Policy ENV14 and may require an archaeological evaluation of the site prior to any development commencing.

Torridge District Local Plan – Adopted September 2004-2011

Policy ENV1: Conservation Interest

- 1. Development will be expected to effect the following:
 - a. to protect or enhance the distinctive architectural, historical, archaeological, geophysical, landscape, geological, ecological, and hydrological attributes, characteristics, and features of the area; and

- b. to incorporate conservation and where possible enhancement measures within the overall scheme design, layout, and phasing where an appropriate assessment establishes conservation priorities; and
 - c. to maintain or where possible enhance biodiversity, the richness of wildlife habitats, and the variety of natural interest.
- 2. Where the benefits of development outweigh the conservation interest, built and /or natural environmental loss and disturbance shall be minimised and any mitigation measures required to offset such effects may be secured by a planning condition or by a planning obligation.

Policy ENV2: Development affecting Historic Buildings and Structures

- 1. Development proposals, including works, which affect a Listed Building or its setting will be determined having regard to the desirability of preserving the building, its setting, or any features of special architectural or historic interest that it possesses.
- 2. Development affecting a building of local importance will be permissible provided that the general architectural or historic character will not be harmed and the removal of features that contribute to the character, appearance, and architectural or historic interest will be avoided.

Policy ENV3: Development affecting Conservation Areas

- 1. Development within a Conservation Area, or affecting its setting or views into or out of the area, will be permissible where:
 - a) it preserves or enhances the special character or appearance of the Conservation Area; and
 - b) important features are retained and enhancements are incorporated where agreed; and
 - c) it does not involve demolition of important buildings or structures unless it is demonstrated clearly that they cannot be preserved intact and that there is no scope for beneficial use.
- 2. Development involving demolition within a Conservation Area will be permitted only where appropriate redevelopment proposals have been agreed and implementation secured within an agreed timescale.

Policy ENV4: Archaeological Preservation

- 1. Development will be permissible provided that:
 - a) nationally important archaeological remains and their settings are not affected adversely; and
 - b) archaeological remains of local importance are preserved in situ with appropriate restoration or enhancement; and /or

- c) where physical preservation cannot be achieved and the case for the development outweighs the case for preservation, appropriate arrangements are made for the examination, recording, and reporting of the remains prior to and during development.
- 2. Where archaeological potential is suspected, a planning condition will be imposed to require that adequate provision shall be made for assessment, recording, and reporting of archaeological remains discovered during development, and for their physical preservation where appropriate.

4. ARCHAEOLOGICAL RESOURCE BASELINE

4.1 Statutory / Non Statutory Designated Features

Within the Proposed Development Site

- 4.1.1 There is one known statutory designated feature within the proposed development site, this comprises the Barnstaple Conservation Area **[AB 100]**, which extends across the proposed development site and the entire study area.
- 4.1.2 There are no registered Scheduled Monuments, Listed Buildings, or World Heritage Sites (or sites included on the Tentative List of Future Nominations for World Heritage Sites) within the site of proposed development.

Within the Study Area (adjacent to)

- 4.1.3 Within the surrounding study area and adjacent to the proposed development site, there are:
- 1 Scheduled Ancient Monument, Barnstaple Castle **[AB 8]**, c. 70m to the north west of the proposed development site.
 - 2 Grade II* Listed Buildings of Three Tuns Inn **[AB 33]**, c. 100m east of the proposed development along Barnstaple High Street; and 8 Cross Street **[AB 41]**, c. 70m south east of the proposed development.
 - 24 Grade II Listed Buildings **[AB 10, 25-27, 30, 32, 34, 39-40, 43, 47, 54, 56, 58, 75, 79-81, 84-88, 93, 95]**, which are shown on Figure 3. The closest to the site is:
 - 2 Holland Street (Garage at east end of The Anchor Public House) **[AB 40]**, which was built in the 17th Century and lies adjacent to the south west of the proposed development site;
 - There are no World Heritage Sites.

4.2 Non Statutory and Historic Environment Record Data

Within the Proposed Development Site

- 4.2.1 The proposed development site falls within an area of High Archaeological Potential within the historic Medieval core of Barnstaple.
- 4.2.2 There is one known non statutory recorded feature within the proposed development site. 4 Holland Street **[AB 89]**, is recorded on the HER as a 20th century building with a metal girder roof and few internal partitions. The HER goes on to note the site is of no historic interest; however, this is assessed further in Section 4.7.

4.3 Previous Archaeological Works in the Study Area

- 4.3.1 There is one archaeological event which covers the area of proposed development and is recorded on the Devon Historic Environment Record. Castle Car Park Desk Based Assessment [EDV1370] was undertaken in 2003 over a large study area, which included the

site of proposed development. The report concluded potential from all periods and noted previous events within the study area (despite limitations) have potential for the recovery of archaeological features and deposits.

- 4.3.2 There are 21 events recorded within the study area including eight Archaeological Watching Briefs, three Historic Building Recordings, nine Excavations and one site visit.

4.4 Palaeoenvironmental Evidence

- 4.4.1 There is no palaeoenvironmental evidence recorded on the Devon Historic Environment Record.

4.5 Archaeology & History Background

The Prehistoric (c. 500,000 BC – AD 43) and Roman Period (AD 43 – AD 410)

- 4.5.1 There are no known cultural heritage features dating to the Prehistoric and Roman periods within the bounds of the proposed development site.
- 4.5.2 There is however evidence adjacent to the proposed development site on Paiges Lane [AB 21], c. 40m to the north east of the proposed development site. In 1977 trial excavations fronting Paiges Lane [AB 21] and Holland Street stripped 600 square metres to the natural layer. At a depth of 7 metres, beneath deposits of pebbles and silts, an ancient shoreline with pebbles, gravel and seaweed was found against a buried cliff. Evidence for Bronze Age occupation was found in the form of charcoal, flints, black and white stones and a few sherds of decorated Bronze Age pottery. In 1974 a Prehistoric hearth (Bronze Age) and flint scatter [AB 2] were excavated c. 40m north east of the proposed development site.
- 4.5.3 Evidence of Prehistoric Barnstaple is modest and widespread; further evidence of Prehistoric activity [AB 1] c.200m north north west of the proposed development site. A total of 174 prehistoric worked flints [AB 1] were also recovered during an excavation to the north of 'The Castle'. Flints were found in the fills of several later Saxon graves. These were initially interpreted as grave goods but could simply have been part of the grave fill.

There is no evidence of Roman features or occupation within the proposed development site or in the Study Area.

The Medieval Period (AD 410 – AD 1536)

- 4.5.4 Documentary evidence implies that settlement at Barnstaple [AB 4] originated in the late Saxon period, with *Beardastapol* referenced in association with *Piltun* (Pilton) as one of the four defended 'burhs' in the Burghal Hidage of AD 913. The strategic placement of the town, at the lowest bridging point of the navigable River Taw, provided links via the Bristol Channel with Wales, Bristol and Ireland, enabling its development as a significant trading centre.
- 4.5.5 Barnstaple's origin as a Saxon burh [AB 5] (or defended town), is reflected in the modern street plan, with a spinal High Street and narrow streets such as Holland Street (on which the proposed development site sits), extending at right angles from it. Evidence of late Saxon boundary ditches [AB 6 & AB 11], were also uncovered at Gammon Walk and Tuly Street

[AB 18] respectively and Burgage plots and buildings recorded from the Medieval town [AB 14, AB 10, AB 13, AB 16].

- 4.5.6 The most substantial evidence so far revealed for the existence of Saxon Barnstaple consists of the Saxon cemetery [AB 3] on land subsequently appropriated for the castle moat and rampart [AB 8].
- 4.5.7 The Scheduled Barnstaple Castle and the later Norman motte and bailey [AB 8] was probably founded c. 1068-1069, but not mentioned in documents until 1113. Initially a probable timber and earth motte and bailey castle, the timber keep was rebuilt in stone by Judhel of Tomes, some time before 1113, with further developments in stone thought to have been undertaken after 1136 by Henry de Tracey. The walls of the castle were reduced in height in 1228 and were ruinous by 1326 [AB 8].
- 4.5.8 A mint [AB 9] was established in the town in c. 927AD but the exact location remains unknown. The importance of the town in the late and early Medieval periods is further attested in the Domesday Survey of 1086, which records a substantial settlement held by King Edward.
- 4.5.9 Paiges Lane and Holland Street, as we now know them, have been the focus of Medieval settlement throughout this period [AB 7]. Both streets lie close to the Castle, Market and Quay which makes the proposed development a likely site of occupation during this time. Holland Street itself is said to derive its name from the presence of the Holland family, who are recorded in 1319, but the street appears to be part of the Saxon Street Plan, the north-west quadrant was partly industrial, with engineering works being recorded, including a well [AB 20] and bell casting pit [AB 19] possibly successively occupying the same site. Holland Street, in its original form, no longer exists due to road widening over the last 300 years.
- 4.5.10 Paiges Lane [AB 21], in its original position also functioned as a back lane to the High Street properties. The name is believed to derive from a former owner, and was recorded in 1463. During excavations in 1977 two Saxon boundary ditches [AB 7] were found, c. one metre wide and at right-angles alongside later, large post-holes containing 'earliest Norman' pottery. This evidence was followed by a series of insubstantial buildings and 12th and 13th century rubbish pits. A layer of soil up to 35 centimetres thick over most of the site contained 12th and 13th century pottery and suggests that the land was used for orchards or paddocks at this time [AB 7].

At least four stone buildings were erected in c. 1300-1350 on Paiges Lane [AB 21] which may have originated in this period. A building of c. 1450-1500 on Holland Street may have been a shop with a metal working area at the rear. *The Post Medieval Period (AD 1537 – AD 1900)*

- 4.5.11 Barnstaple continued to prosper in the Post Medieval period. The Great and Little Quays were constructed in the 16th and 17th centuries to service trade which continued to expand to *accommodate the export of wool and pottery and the importation of tobacco, wine and spices*. The scale of overseas trade dropped in the late 18th century and Barnstaple became dependent upon a more local economy; its importance as a regional agricultural and marketing centre did not diminish.

- 4.5.12 The remains of a stone wall observed within Tuly Street **[AB 60]** may be associated with a possible quay **[AB 97]**. A Potter's Quay is known to have existed on the near bank of the River Yeo. This was in use in the 17th Century, surviving until 1757 and the creation of North Walk **[AB 95]**.
- 4.5.13 In 1557 Barnstaple became an incorporated borough and a period of further growth and development is witnessed over the next century by the fact that the population nearly doubled between 1560 and 1640. This growth was probably centred around increased overseas trading. The survival of buildings from the area detailed in Appendix 1 demonstrate the existence of a wealthy merchant community in the 17th century. The proposed development site is bounded by properties dating to this period on Paiges Lane, Holland Street, and properties on Castle Street and Cross Street.
- 4.5.14 The Medieval buildings on Paiges Lane **[AB 21]** were altered c.1680-1730 and became a row of 8-10 cottages. The Holland Street properties were rebuilt and properties dating to this period include **[AB 40, AB 47, AB 49 & AB 50]**.
- 4.5.15 Number 2 Holland Street **[AB 40]** is a Grade II Listed building which lies adjacent to the site of proposed development to the south west. Formerly listed as a Garage at east end of The Anchor public house (the Anchor Public House not included) and as Holland Street (South side) The Pit Stop (formerly the Golden Anchor):garage at east end only). The Cottage has now been converted to garage, now forming eastern end of a public house (not included) and abuts the south west of the proposed development site. The cottage dating from the 17th century is made from probably of stone or cob. The building **[AB 40]** is a rare survival of a small 17th century cottage, and though altered retains enough of its original shape and character to be of significance. It is shown as a separate dwelling in John Wood's map of 1843; there are no grounds for thinking it was originally part of a larger house. It is therefore possible that the site of proposed development may have also been occupied by a similar building during this period.
- 4.5.16 Activity in other industries was also on the increase; the pottery industry became particularly important and also played a prominent part in overseas trade. Kilns have been found in this area, most of which date to the 17th-century **[AB 24, AB 28, AB 37, AB 48, AB 60 & AB 63]**.

The Modern Period (AD 1901 to present)

- 4.5.17 Barnstaple continues to develop throughout the Modern period, the proposed development site certainly becomes occupied during this period with the addition of a 20th Century cottage at 4 Holland Street **[AB 89]**. It is not certain if the current cottage replaced an earlier dwelling like that of **[AB 40]**, which lies adjacent to **[AB 89]**. The period from which any such earlier building belongs is also uncertain; however, the remains of walling alongside in Paiges Lane may be the remnants of earlier buildings on the site, see Section 4.7.
- 4.5.18 During this period many more infrastructure and industrial buildings and services are constructed which enable the town to develop into the Modern era. Additions include Warehouses **[AB 77, AB 87 & AB 91]**, a Cattle Market **[AB 82]**, Electricity Works **[AB 86]**, and a Railway Station **[AB 93]** and railway **[AB 94]**.

4.6 Historic Map Sources

Survey of the Lands in Barnstaple belonging to Litchdon Almshouses and Horwood's Almshouses, 1779 (Plate 1)

- 4.6.1 The earliest map that shows the area of proposed development site is from a survey carried out in 1779 (Plate 1). However, this does not show the proposed development site is a large amount of detail. The main streets of the town are depicted along with blocks representing houses. Paiges Lane is not shown on the map at this date.



Plate 1: Survey of the Lands in Barnstaple belonging to Litchdon Almshouses and Horwood's Almshouses, 1779. Location of proposed development site circled in red.

Barnstaple Parish Tithe Map, 1843 (Plate 2)

- 4.6.2 The earliest map that shows the proposed development site in any level of detail is the parish tithe map of 1843. This shows that the proposed development site is situated on the site of up to six former buildings that were associated with buildings that once fronted onto Holland Street. This map shows that Paiges Lane, then named as Pages Lane, was formerly located some distance to the north east.

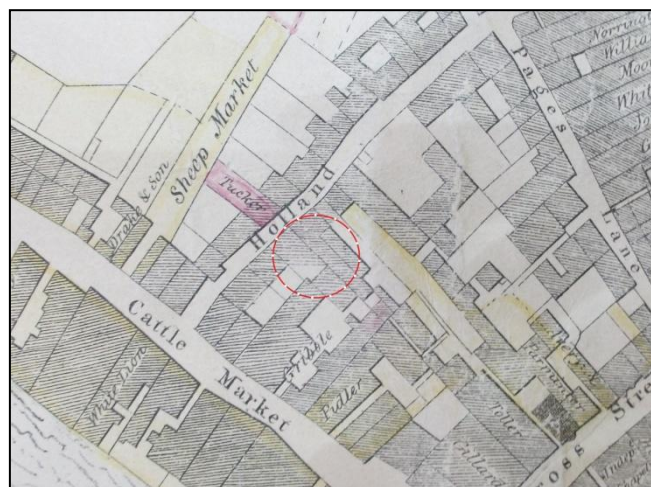


Plate 2: Barnstaple Parish Tithe Map, 1843. The area of the Proposed Development Site is outlines in red.

1st edition 1:500 OS & 2nd edition 25" OS Devon Map Sheet 13:2, 1889 & 1904

- 4.6.3 The 1st edition of the 1:500 OS map and the 2nd edition of the 25" map both show the proposed development site much as it was depicted on the parish tithe map. The proposed development site is located in the position of up to four main buildings with at least two associated outbuildings. Paiges Lane is still shown located some distance to the north east.

Map Borough of Barnstable (Holland Street) Clearance Area 1961

- 4.6.4 This map shows that a large area located c. 200m to the north east of the proposed development site was earmarked for clearance in 1961. This area included several buildings located along the eastern end of Holland Street, several buildings along what was formerly Paiges Lane and the associated out buildings and gardens to the rear of the properties. The garage/store building is shown on this map, with the earlier walls forming the rear of the building clearly visible.

Map of the Castle Mound Area c. 1970

- 4.6.5 This map shows the area to the north east, on the corner of Holland Street and the former Paiges Lane has been cleared. The area of the proposed development site is shown much as it is on the modern map, with the garage/store, barn and cottage with the courtyard to the rear.

4.7 Site Visit

- 4.7.1 A visit of the site was conducted on Tuesday 24th March 2015 by Kerry Kerr-Peterson (Assistant Project Archaeologist) and Tom Cloherty (Archaeological Technician). The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. All descriptions are from initial inspection purposes and do not constitute historic building recording.
- 4.7.2 The proposed development site is currently occupied by a two storey garage/store and a cottage that face onto Holland Street and a converted barn and a courtyard area to the rear. The proposed development site is bounded by Paiges Lane to the north east, Holland Street to the north west and existing housing to the south.
- 4.7.3 The interior of the garage/store was accessed via a modern garage entrance (Photo 1) from Holland Street. The courtyard area to the rear was accessed via a door at the south east corner of the garage/store (Photo 3).
- 4.7.4 At the time of the site visit, the interior of the cottage (Photo 2) on the western side of the site was inaccessible, as was the upper storey of the garage/store.



Photo 1: View of Garage entrance facing south east



Photo 2: View of cottage front facing south east



Photo 3: Rear view of garage and barn facing North West



Photo 4: Rear of the barn, viewed from the east



Photo 5: Courtyard at the rear and the rear of the cottage, viewed from the south east

Garage/Store

- 4.7.5 At the north western end of the garage/store, the north eastern and north western walls (Photo 6) are wooden panelled with wooden windows. A modern garage door has been inserted into the north western wall (Photo 1). The western wall, adjacent to the cottage, is a mixture of rendered stone, brick and modern breeze blocks (Photo 8).
- 4.7.6 The scar of a former roof line is visible on the western wall (Photo 8). A breeze block interior annexe is located in the south west corner of the garage/store (Photo 6). This provides access from the garage/store to the courtyard at the rear. There is a hole in the western wall into the adjacent cottage (Photo 6 & 8). The floor is mostly concrete (Photo 6).



Photo 1: Garage interior taken from the entrance facing south east

- 4.7.7 The rear of the north eastern wall and the south eastern walls consist of a mixture of brick and stone sections (Photo 7). A blocked doorway is present in the north eastern corner of the garage/store (Photo 7). The north eastern wall is capped with pan tiles on the exterior (Photo 3).



Photo 7: North eastern wall of the garage/store, viewed from the south east

- 4.7.8 The north western section of the garage/store is two storeys, accessed via a wooden staircase with a wooden first floor (Photo 8). The upper storey is supported by steel girders and concrete pillars. The entire garage/store has a corrugated asbestos roof (Photo 7 & 8).



Photo 8: Garage interior stairs facing west wall

The Cottage

- 4.7.9 The cottage is located on the south western side of the garage/store (Photo 2 & 9). It is constructed of painted brick with a pitched slate roof with ridge tiles. There are wooden windows on the front elevation. There is a two storey extension at the rear, the upper storey of which is slate hung on the exterior (Photo 9). The western wall of the cottage has been constructed against the wall of the adjacent cottage [AB 40] (Photo 2). The interior of the cottage was not accessed during the site visit.



Photo 9: The rear of the cottage, viewed from the south

The Barn

- 4.7.10 The two storey barn is situated adjacent to the south eastern corner of the garage/store (Photo 3, 4 & 10). The north eastern side of the barn is constructed from a mixture of stone and brick (Photo 4). The south western side is painted brick with a wide entrance and wooden windows with wooden lintels (Photo 10). The barn appears to originally have extended further to the south east but has a modern brick south eastern elevation (Photo 4). The interior of the barn was painted brick. The upper storey of the barn was not accessed during the site visit.
- 4.7.11 An extension appears to have been constructed on the north western side of the barn (Photo 12). This appears to be constructed from modern breeze blocks with a flat roof. A small annexe is located adjacent to the barn, in the north western corner of the courtyard (Photo 14).



Photo 10: Rear wall of the barn, viewed from the south

The Courtyard

- 4.7.12 A rectangular concrete courtyard is located adjacent to the rear of barn, on the south western side of the building (Photo 10, 12 & 13). There is evidence of modern drainage present beneath the concrete.
- 4.7.13 The courtyard has c. 2m high, concrete capped walls (Photo 12) running along the south eastern and north western boundaries (Photo 13). These are constructed from a mixture of rendered stone and brick. The north western wall has a large blocked up entrance leading from the adjacent cottage **[AB 40]** (Photo 13).



Photo 11: Extension to the barn, viewed from the south west



Photo 12: Courtyard south eastern wall



Photo 13: Courtyard north western wall

Additional Exterior Walls

- 4.7.14 Two additional walls are located along the northern side of the garage/store (Photo14). These include a one located on the corner of Paiges Lane that has a mixture of stone and brick construction measuring c. 2.5m high and c. 4m long. Immediately adjacent to this on the south eastern end is an additional section of wall (Photo 15), again constructed from stone and brick sections. This is c. 1.5m high and continues to the south east as the north eastern wall of the garage/store.



Photo 14: Additional exterior wall, viewed from the north east



Photo 15: Additional exterior wall, viewed from the north

4.8 Preliminary Visual Appraisal

- 4.8.1 An early review of potential visual links was carried out for selected key statutory heritage features within the study area. The purpose of this preliminary appraisal was to gain an early understanding of potential future constraints associated with any development (as outlined in Table 2) upon designated features.

- 4.8.2 The key statutory designated heritage features selected for the appraisal are listed in Table 4, these were selected based on inter-visibility with the proposed development site.

Table 4: Cultural Heritage Features Appraised

AB No.	Description	Status	Reason
8	Castle comprised a Norman motte with shell keep and two baileys and moat.	SAM	Designated and inter-visibility with the proposed development site
40	2 Holland Street,	Grade II LB	Designated and inter-visibility with the proposed development site
81	9 Cross Street, Post office	Grade II LB	Designated and inter-visibility with the proposed development site
100	Barnstaple Town Centre Conservation Area	CA	Designated

LB: Listed Building SAM: Scheduled Ancient Monument CA: Conservation Area

Barnstaple Castle [AB 8]

- 4.8.3 Barnstaple Castle **[AB 8]**, is located c. 80m north west of the proposed development site. As a Scheduled Ancient Monument it is a heritage feature of national importance (see Table 1).
- 4.8.4 There is inter-visibility between the castle motte on the south east side of the castle and the north east part of the proposed development site that faces onto Holland Street (Photo 17).
- 4.8.5 The area surrounding the castle includes the adjacent grass bailey, and a modern car park, which is situated on the south east side (Photo 16) between the castle motte and the proposed development site. Additional car parking and Modern and Post-Medieval buildings surround the castle on all sides, including the department store adjacent to the proposed development site on Paiges Lane.
- 4.8.6 The proposed development will replace existing buildings that are already incorporated into views to and from the castle, not significantly altering the overall character of the townscape surrounding the castle mound.



Photo 16: View towards the castle [AB 8] from the proposed development site in the south west

No. 2 Holland Street [AB 40]

- 4.8.7 The Grade II Listed cottage at No. 2 Holland Street [AB 40] lies immediately adjacent to the south west of the proposed development site, and can be appreciated as part of the streetscape of the historic buildings of Holland Street. As a result, there is direct inter-visibility between the cottage and the proposed development site (photo 17).
- 4.8.8 Due to the close proximity of No. 2 Holland Street to the site of proposed development, any works proposed will need to be carefully designed to manage change appropriately.



Photo 17: The Cottage at No. 2 Holland Street [AB 40] within the context of the adjacent buildings on Holland Street, viewed from the north

No. 9 Cross Street [AB 81]

- 4.8.9 The Grade II* Listed post office at No. 9 Cross Street [AB 81] is located c. 10m to the south east of the proposed development site. The building faces onto Cross Street to the south east of the proposed development site. There is limited inter-visibility between the upper floor of the rear of the post office and the proposed development site.
- 4.8.10 As a result of the primary facade facing away from development, and the limited inter-visibility between the site and post office, the changes proposed are unlikely to introduce significant change to the character, streetscape or significance of this heritage asset.



Photo 18: View from the proposed development site towards rear of No. 9 Cross Street [AB 81]

Barnstaple Town Centre Conservation Area [AB 100]

- 4.8.11 The proposed development site is located within the Barnstaple Town Centre Conservation Area [AB 100], the setting of which can be considered to be the general townscape of the central region of Barnstaple. Where works are proposed these should be undertaken in-line with guidance contained in Policy ENV3 of the Torridge District Local Plan (Section 3), to ensure suitable design is progressed.

5. ARCHAEOLOGICAL POTENTIAL & MITIGATION

5.1 Known Heritage Resource

- 5.1.1 There is one known non statutory recorded feature within the proposed development site, in the form of 4 Holland Street [AB 89]. This has been recorded on the HER as an entirely 20th century building of no historic interest; however, Collette Hall (Conservation Officer) has suggested the historic interest is actually unknown and that the specific form, function and importance of the structure needs detailed assessment.
- 5.1.2 The surrounding study area contained a number of heritage features, dating from the Prehistoric to Modern periods, but the area is mainly dominated by Medieval and Post Medieval townscape features.

5.2 Past Impacts within the Site Boundary

- 5.2.1 The town has been continually developed and re-developed since the Early Medieval period onwards. This situation is likely to be reflected on the site of proposed development where past construction, such as that of 4 Holland Street [AB 89], may have partially truncated surviving archaeology; however, due to the anticipated depth of below ground remains and the localised nature of such past impacts, it is possible archaeology from all periods still survives.

5.3 Potential Archaeological Resource

- 5.3.1 Based on the above information it is concluded that there is a medium potential for the recovery of archaeology dating to all periods within the limits of proposed development. While it cannot be confirmed at this time, the perceived value of the above features are likely to be of local-regional (in line with Table 1).

5.4 Predicted Impact of Proposed Development

- 5.4.1 The proposed development consists of plans to demolish an existing store and cottage [AB 89] on site, followed by the erection of a mixed use development, including a retail unit and 6 residential apartments.
- 5.4.2 No construction methodologies have been made available at the time of writing; however, where intrusive groundworks are undertaken these have the potential to directly impact both below ground archaeology, as well as the site of 4 Holland Street [AB 89].
- 5.4.3 The proposed works do, if inappropriately progressed, have the potential to impact on the character setting of the Grade II Listed structure of 2 Holland Street [AB 40], and the site of the wider Barnstaple Conservation Area [AB 100]. However, given the existing townscape and character of these features, and the current information available on proposed design, it is unlikely that there would be a significant alteration to the streetscape overall (with the proposed works tying in more so with the existing character of the area in a number of the surrounding properties (e.g. such as at the Marks & Spencer's retail store on Holland Street / Paiges Lane).

- 5.4.4 The individual site of 2 Holland Street **[AB 40]**, a Grade II Listed building dating to the post-medieval, does have a variation in form, as well as its function from what is proposed, but also what is currently on site and in the surrounding area. It forms a part of the overall streetscape, albeit a pocket that ties into the wider area, lying next to the deteriorating and dilapidated existing cottage of 4 Holland Street **[AB 89]**. Any impacts in relation to setting are concluded to be low (comprising minor severance, change to the setting or structure... and limited encroachment into character of a historic landscape), in-line with Table 2, on a structure of regional importance (see Table 1), which would result in a minor adverse significance of effect.
- 5.4.5 A similar situation exists with potential impacts on the wider Barnstaple Conservation Area **[AB 100]**. As Photos 16 - 18 show the area already has a range of design styles and forms within the area. The proposed works would remove an older part of the past townscape but, once again, this would comprise an overall low impact (resulting in minor severance, change to the setting or structure... and limited encroachment into character of a historic landscape), in-line with Table 2, on a structure of regional importance (see Table 1), which would result in a minor adverse significance of effect.

5.5 Outline Recommendations

- 5.5.1 With regard to the below ground archaeological resource it is proposed that an archaeological evaluation is undertaken in advance of proposed development. This would allow for the investigation of any potential archaeological material beneath the ground surface of the proposed development site and the development of an appropriate mitigation strategy. This may include but is not limited to an archaeological excavation.
- 5.5.2 With regard to the above ground heritage resource on-site, in the form of 4 Holland Street **[AB 89]**, it is proposed that a programme of historic building recording survey be progressed, to allow for the initial recording of the structure, determine the likely importance of the feature, and develop a suitable mitigation strategy, where appropriate.
- 5.5.3 In addition, to the above ground heritage resource, it is advised that any design works should be progressed in-line with Policies ENV2 (Development affecting Historic Buildings and Structures) and ENV3 (Development affecting Conservation Areas) of the Torridge District Local Plan. These works should be developed in consultation with the Mid Devon Conservation Officer, to ensure appropriate progression of design works.

6. REFERENCES

6.1 Documentary Sources & Cartographic Sources

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6.2 Electronic References

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Appendices

Appendix 1 Gazetteer of Cultural Heritage Features

CA: Conservation Area

SM: Scheduled Monument

MDV: Devon HER

HLC: Historic Landscape Character Area

AHAP: Area of High Archaeological Priority

(Surrey)

LB: Listed Building

NHLE: National Heritage List for England

AB No	AB Period	Type	Description	NGR
AB1	Prehistoric	ARTEFACT SCATTER	Prehistoric flints from Castle Green, Barnstaple	SS 5556 3338
AB2	Prehistoric	ARTEFACT SCATTER AND HEARTH	Prehistoric Flints, Paiges Lane, Barnstaple	SS 5571 3324
AB3	Medieval	CEMETERY	Saxon Cemetery at Barnstaple Castle	SS 5556 3338
AB4	Medieval	SETTLEMENT	Barnstaple	SS 5569 3327
AB5	Medieval	BURH	Anglo Saxon Burh at Barnstaple	SS 555 333
AB6	Medieval	BOUNDARY DITCH	Medieval Boundary Ditch in Gammon Walk, Barnstaple	SS 5568 3337
AB7	Medieval	SETTLEMENT	Medieval Settlement, Paiges Lane, Barnstaple	SS 5573 3323
AB8	Medieval	CASTLE, MANSION HOUSE, BAILEY, MOTTE, MOAT, IRON WORKS	Barnstaple Castle comprised a Norman motte with shell keep and two baileys and moat.	SS 5555 3335
AB9	Medieval - Post Medieval	MINT	Barnstaple Mint	SS 55 33
AB10	Medieval - Post Medieval	POST OFFICE	10 Cross Street, Barnstaple	SS 5570 3316
AB11	Medieval	BOUNDARY DITCH	Medieval Boundary Ditches, Tuly Street, Barnstaple	SS 5565 3337
AB12	Medieval - Post Medieval	QUAY	Castle Quay, Barnstaple	SS 5561 3322

AB No	AB Period	Type	Description	NGR
AB13	Medieval - Modern	HOUSE	9 Castle Street, Barnstaple	SS 5563 3317
AB14	Medieval	BURGAGE PLOT	Burgage Plots on High Street, Barnstaple	SS 5577 3327
AB15	Medieval	PIT	Medieval Pit, Castle Green	SS 5551 3331
AB16	Medieval	BUILDING	Building to rear of 65-68 High Street, Barnstaple	SS 5570 3335
AB17	Medieval	POTTERY KILN	Medieval Pottery Kiln, Barnstaple	SS 5561 3335
AB18	Medieval	ROAD	Tuly Street, Barnstaple	SS 5563 3337
AB19	Medieval	BELL CASTING PIT	Medieval Bell Pit, Paiges Lane, Barnstaple	SS 5571 3322
AB20	Medieval	WELL	Post Medieval Wells and Pits, Paiges Lane, Barnstaple	SS 5571 3322
AB21	Medieval - Modern	ROAD	Paiges Lane, Barnstaple	SS 5573 3323
AB22	Medieval - Post Medieval	MARKET	Pig Market, Castle Street, Barnstaple	SS 556 332
AB23	Medieval - Post Medieval	GALLOWES	Castle Green Gibbet, Barnstaple	SS 556 332
AB24	Post Medieval	KILN	Pottery Kiln No. 1, Tuly Street, Barnstaple	SS 5559 3338
AB25	Post Medieval - Modern	HOUSE	7 Cross Street, Barnstaple	SS 5573 3319
AB26	Post Medieval - Modern	HOUSE	4 Cross Street, Barnstaple	SS 5575 3319
AB27	Post Medieval - Modern	INN	Golden Fleece Inn, Tuly Street, Barnstaple	SS 5568 3332
AB28	Post Medieval - Modern	POTTERY WORKS	Post Medieval Pottery Works in Barnstaple	SS 5561 3339
AB29	Post Medieval - Modern	HOUSE, HOTEL	69 High Street, formerly the Trevelyan Hotel	SS 5572 3333
AB30	Post Medieval - Modern	HOUSE	6 Cross Street, Barnstaple	SS 5573 3319
AB31	Post Medieval - Modern	HOUSE	7 Castle Street, Barnstaple	SS 5565 3316
AB32	Post Medieval - Modern	HOUSE	25 Castle Street, Barnstaple	SS 5568 3317

AB No	AB Period	Type	Description	NGR
AB33	Post Medieval - Modern	INN	The Three Tuns, 80 High Street, Barnstaple	SS 5576 3323
AB34	Post Medieval - Modern	BATH HOUSE	Heritage Centre, Barnstaple	SS 5568 3312
AB35	Post Medieval	FINDSPOT	Waste Dumps from North Walk Pottery, Barnstaple	SS 5557 3338
AB36	Post Medieval	HOUSE	14 Tuly Street, Barnstaple	SS 5564 3338
AB37	Post Medieval	FINDSPOT	17th century pottery from North Walk, Barnstaple	SS 5552 3335
AB38	Post Medieval	HOUSE	8 Castle Street, Barnstaple	SS 5564 3316
AB39	Post Medieval	HOUSE	2 Castle Chambers, 26 Castle Street, Barnstaple	SS 5568 3316
AB40	Post Medieval	HOUSE	2 Holland Street, Barnstaple	SS 5566 3321
AB41	Post Medieval	HOUSE	8 Cross Street, Barnstaple	SS 5572 3318
AB42	Post Medieval	BELL CASTING PIT	Bell Casting Site adjacent to Barnstaple Castle	SS 5563 3335
AB43	Post Medieval - Modern	HOUSE	3 Cross Street, Barnstaple	SS 5576 3320
AB44	Post Medieval - Modern	INN	Dolphin Inn, Castle Street	SS 5562 3317
AB45	Post Medieval - Modern	HOUSE	11 Castle Street, Barnstaple	SS 5561 3318
AB46	Post Medieval - Modern	BUILDING, STABLE	Building to rear of 68 High Street, Barnstaple	SS 5570 3334
AB47	Post Medieval - Modern	HOUSE, SHOP	8-11 Holland Street, Barnstaple	SS 5573 3329
AB48	Post Medieval - Modern	POTTERY WORKS	Rendles Pottery, North Walk, Barnstaple	SS 5559 3340
AB49	Post Medieval	HOUSE	25 Holland Street, Barnstaple	SS 556 332
AB50	Post Medieval - Modern	BUILDING	18th-19th Century Buildings in Holland Street, Barnstaple	SS 5568 3322
AB51	Post Medieval - Modern	PRISON	Barnstaple Prison	SS 5565 3336
AB52	Post Medieval - Modern	TERRACE	Row of Terraced Houses on the west side of Potters Lane, Barnstaple	SS 5561 3338

AB No	AB Period	Type	Description	NGR
AB53	Post Medieval - Modern	TERRACE	5-7 Potters Lane, Barnstaple	SS 5561 3338
AB54	Post Medieval - Modern	HOUSE	24 Castle Street, Barnstaple	SS 5567 3318
AB55	Post Medieval - Modern	HOUSE	68 High Street, Barnstaple	SS 5572 3334
AB56	Post Medieval - Modern	HOUSE	The Red House, 23 Castle Street, Barnstaple	SS 5566 3318
AB57	Post Medieval - Modern	WAREHOUSE	Bentley Warehouse, 13 Castle Street, Barnstaple	SS 5559 3318
AB58	Post Medieval - Modern	HOUSE	75 High Street, Barnstaple	SS 5574 3328
AB59	Post Medieval - Modern	FIRE STATION	Fire Engine Station, Castle Street, Barnstaple	SS 5567 3312
AB60	Post Medieval	FINDSPOT	Preserved timber and Post Medieval Pottery from North Walk, Barnstaple	SS 5550 3320
AB61	Post Medieval	WALL	Post Medieval Wall in Tuly Street, Barnstaple	SS 5565 3337
AB62	Post Medieval	HOUSE	House belonging to Grace Beaple, Southgate Street, now High Street, Barnstaple	SS 5575 3325
AB63	Post Medieval	FINDSPOT	Preserved Timbers and Post Medieval Pottery from North Walk, Barnstaple	SS 5547 3329
AB64	Post Medieval - Modern	WAREHOUSE	Workshop or Warehouse close to Barnstaple Castle	SS 5561 3336
AB65	Modern	PUBLIC HOUSE, HOTEL	Monkey Island, formerly the Castle Hotel, Barnstaple	SS 5556 3324
AB66	Modern	HOUSE	17 - 19 now 19/19A Tuly Street, Barnstaple	SS 5569 3330
AB67	Modern	HOUSE	9 - 13 Tuly Street, Barnstaple	SS 5564 3339
AB68	Modern	HOUSE	10-12 Gammon Lane, now Gammon Walk, Barnstaple	SS 5566 3337
AB69	Modern	BUILDING	8 Tuly Street, Barnstaple	SS 5562 3341
AB70	Modern	HOUSE	85 High Street, Barnstaple	SS 5577 3321
AB71	Modern	HOUSE	17 Castle Street, Barnstaple	SS 5559 3323
AB72	Modern	ABATTOIR	Abattoir, Tuly Street, Barnstaple	SS 5564 3333
AB73	Modern	HOUSE	North Walk Place, Gammon's Lane, Barnstaple	SS 5565 3337

AB No	AB Period	Type	Description	NGR
AB74	Modern	GARDEN	Garden to east of Tuly Street, Barnstaple	SS 5566 3339
AB75	Modern	SCHOOL	27 Castle Street, Barnstaple	SS 5570 3314
AB76	Modern	PATH	Tower Walk, Barnstaple	SS 5560 3330
AB77	Modern	WAREHOUSE	Bonded Warehouse, Paiges Lane, Barnstaple	SS 5575 3321
AB78	Modern	WORKHOUSE, FACTORY	Dornat's Factory, formerly a Workhouse, Tuly Street, Barnstaple	SS 5563 3335
AB79	Modern	TERRACE	Queen Annes Court, Castle Street and Commercial Road, Barnstaple	SS 5566 3314
AB80	Modern	HOUSE	81 and 82 High Street, Barnstaple	SS 5576 3323
AB81	Modern	POST OFFICE	9 Cross Street, Barnstaple	SS 5571 3318
AB82	Modern	LIVESTOCK MARKET	Cattle Market south of Barnstaple Castle	SS 5564 3328
AB83	Modern	HOUSE	83 High Street, Barnstaple	SS 5577 3322
AB84	Modern	WAREHOUSE	21 and 22 Tuly Street and 14 Holland Walk	SS 5571 3328
AB85	Modern	LODGE	Castle Lodge, Barnstaple	SS 5550 3331
AB86	Modern	POWER STATION	Borough of Barnstaple Electricity Works	SS 5562 3317
AB87	Modern	WAREHOUSE	13 Tuly Street, Barnstaple	SS 5566 3335
AB88	Modern	SHOP	84 High Street, Barnstaple	SS 5577 3322
AB89	Modern	BUILDING	4 Holland Street, Barnstaple	SS 5567 3321
AB90	Modern	SCHOOL	Bell's School, Barnstaple	SS 5564 3336
AB91	Modern	BUILDING	Range of Industrial Buildings off North Walk, Barnstaple	SS 5551 3329
AB92	Modern	GATE	Gateway from Tuly Street to the Cattle Market, Barnstaple	SS 5567 3331

AB No	AB Period	Type	Description	NGR
AB93	Modern	RAILWAY STATION	Town Station, Barnstaple	SS 5555 3321
AB94	Modern	RAILWAY	The Barnstaple and Ilfracombe Railway, Barnstaple-Braunton Section	SS 5213 3448
AB95	Modern	QUAY	Barnstaple Town Quay	SS 5555 3318
AB96	Unknown	WELL	Well adjacent to sites of Dornat's Factory and the Cattle Market, Tuly Street, Barnstaple	SS 5564 3333
AB97	Unknown	QUAY	Quay at North Walk/Castle Street Barnstaple	SS 5556 3321
AB98	Unknown	CAUSEWAY	Castle Lane, Barnstaple	SS 5561 3335
AB99	Unknown	ROAD	Gammon Walk	SS 556 333
AB100		CONSERVATION AREA	Barnstaple Conservation Area	