



LAND BETWEEN HIGHWEEK STREET AND BACK ROAD

Newton Abbot
Devon

Building Recording



June 2006

Hereford Archaeology Series 693

EXCAVATION • RESEARCH • GEOPHYSICS • ARCHITECTURAL SURVEY

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Cover picture: Structure 3. Interior showing locations of former floor (blocked beam-slots) and wall (edge of whitewash).

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Land between Highweek Street and
Back Road
Newton Abbot
Devon

(NGR SX 8561 7128)

Building recording

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Building recording

1. Summary.

The project arose in response to a commission from ASM Properties Limited to carry out archaeological investigations to satisfy a condition on planning permission for development of several locations to the south of Bradley Lane, Newton Abbot.

This phase of the archaeological works took the form of recording prior to demolition of the standing fabric of boundary walls and a stone building between the former Post Office Yard, Highweek Street and Back Road. The buildings were considered representative of structures once common in Newton Abbot, but largely swept away. Recording took the form of photographic record and drawn survey.

East/west Structure 1 formed a southern boundary to a leat, backfilled or culverted by 1939. The wall was probably shown on the earliest cartographic source (early 19th century), but since the leat served Sherborne Mill (known to be in existence in the 14th century) there is a possibility that the wall was medieval in origin. Structure 2 comprised the much-modified remains of a rectangular enclosure known to have been built before 1842, whilst Structure 3 was a two-storey building which was probably designed to house livestock on the ground floor with a hay store over. The interior of the building had been thoroughly stripped and little evidence survived for past usages. Also, the ubiquitous nature of the materials and the utilitarian character of the design and construction techniques meant that it was difficult to define construction and modification dates more closely. .

The site archive will be deposited with the Royal Albert Memorial Museum, Exeter.

2. Introduction.

The project came in response to a commission from ASM Properties Limited to carry out archaeological investigations to satisfy a condition on planning permission for development of several locations to the south of Bradley Lane, Newton Abbot.

The overall development site lay immediately to the west of the shopping and commercial centre of Newton Abbot and was centred at NGR SX 8560 7120. It had been (2004) occupied by a mixture of buildings (some in use and others derelict), open car parks, and tarmac and concrete yards. The underlying drift geology comprises deposits of alluvium and valley gravel following the course of the River Lemon, whilst the underlying solid geology is formed of Upper Devonian slates/mudstones and Permian breccias and conglomerates (the precise relationship between the two is masked by the drift deposits).

On 9th February 2004 Teignbridge District Council granted conditional planning permission for “demolition of existing buildings, construction of retail development, residential unit and scout HQ, construction of new link road, provision of public car park facilities, enhancement of river lemon including new bridge” at Bradley Lane, Newton Abbot (Application Reference 2003/4448/01/03). Amongst the conditions were the following

“8. No development shall take place until the Applicant, or their Agent or successor in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation that has been submitted to and agreed in writing by the Local Planning Authority.

REASON:- The site includes areas of archaeological sensitivity which is considered to have potential for archaeological finds in situ and should be recorded and where necessary careful field work implemented.

9. The developer shall afford access at all reasonable times to any archaeologist nominated by the developer and agreed in writing by the Local Planning Authority and shall allow them to observe the excavations and record items of interest and finds.

REASON:- To ensure adequate recording of any archaeological feature that may underlay the site.”

Also, conditional consent was granted for an “Application for Listed Building Consent to demolish and remove recent appendage to earlier building and [sic] make good to historic fabric” for a property on Highweek Street and Back Road, Newton Abbot (Application Reference 2003/4457/01/07). None of the conditions on this consent explicitly mentioned archaeology or building recording.

Advice was sought from Mr W.S. Horner, Archaeological Officer with the Environment Directorate of Devon County Council (and provider of archaeological advice to Teignbridge District Council), regarding his interpretation of the relevant condition of the planning consent and his preferred approach for the satisfaction of that condition. He proposed a three-stage approach involving an updated desk-based assessment; evaluation excavations and monitoring of new geotechnical work; and a programme of mitigation based on the results. The last two

phases would require prior agreement through a detailed Written Scheme of Investigation (WSI).

The first stage is represented by AIL 2004a and the second by AIL 2004b. A proposal for mitigation was put forward and approved (AIL 2005). Within the latter was a section dedicated to standing buildings and it was noted that the proposals encompassed the demolition of most existing buildings within the development area. Study had shown that isolated and truncated remains of 19th-century and, possibly, earlier structures survived within that area. None were considered worthy of physical preservation; instead it was proposed that they be “preserved by record”. Building recording had already been carried out in a number of locations within the scheme and it was proposed that a similar recording strategy be followed (Exeter Archaeology 2001b).

It was recommended that building recording by a minimum of photographic record and written survey should take place of

- the stone boundary wall in the yard of the Post Office sorting yard (1 on Fig. 2)
- the upstanding walls around the former builders yard off Back Road (2)
- and the stone building between that yard and the sorting yard (as recommended in AIL 2004a, 30) (3).

Additionally, internal inspection of 13 Highweek Street had confirmed that the majority of the building was a later 20th-century structure and not worthy of record (AIL 2004b). The sole possible exception was a short stretch of possible boundary wall obscured to the north by panelling and to the south by an adjacent building. In the event this proved to be of modern date and was not recorded.

The fieldwork was carried out on the 18th and 19th of May and 8th June 2005. The walls of structures 1-3 were all recorded in May with the exception of the west-facing elevation of structure 3. At that time the elevation was obscured by a vehicle washing facility in the Post Office yard and it could not be recorded until after demolition of the facility (June). All of the structures recorded were demolished in June 2005.

3. Aims and Objectives.

The project was considered likely to produce results that would be of local archaeological importance.

The main aim of the project was to comply with the national and local guidance on the historic environment and archaeology in the planning process, as expressed in the conditions placed upon planning permission. Through correlation of existing information and targeted fieldwork, the nature of upstanding remains had been investigated and the potential impact of the proposals assessed. The main aim of the archaeological project was to enable archaeological features to be adequately recorded in the areas affected by the proposal.

The main objectives of the work were to:

- a. Produce a record of significant upstanding remains affected by the proposals
- b. Produce a stand-alone report on the building survey work
- c. Produce an ordered archive for deposition in a recognised depository.

4. Methodology.

Building recording was by means of photographic record and drawn survey. The initial intention was that the work would be to RCHME Level 2, but with a greater concentration on elevation rather than plan in the drawn record (RCHME 1996, 4). Elevations of walls were to be drawn at 1:50 and included features such as wall scars, openings, blocked openings, changes in materials, etc. In the event two-storey stone building 3 was recorded in elevation and plan and emphasis was placed on obtaining a photographic record of the other structures.

The photographic record included general and contextual shots, together with detail shots of features identified in the drawings and text.

A descriptive record was to be produced, attempting to analyse the development and uses of the structures.

5. Historical Background.

The earliest cartographic depiction of the walls under study dates from the early 19th-century (Fig. 3. A map within the Devon Record Office catalogued as “post-1803”. Earlier references to a date of *c.* 1790 arise from Exeter Archaeology 2001a). Little detail is represented beyond properties fronting onto main streets. Within the box, the most southerly linear feature is the River Lemon with Back Road shown crossing diagonally from top right to bottom centre. A narrower linear feature parallel to, and west of Back Road, is an artificial channel or leat. No walls or structures are shown which correspond to those recorded in this exercise, but the course of the leat corresponds closely to that of the east/west wall along the southern boundary of the Post Office sorting yard. The correspondence is so precise that it includes the distinctive kink at the eastern end of the surviving wall (Structure 1).

The 1842 Highweek Tithe Map (Fig. 4) depicts the leat and it is possible that the southern boundary of this feature was marked by a wall. The southern enclosure fronting onto Back Road (Structure 2) is labelled “974” and contains buildings lining its western and southern borders. Buildings are shown in an enclosed area between this and the leat (also labelled “974”), but they do not include the building which survived until 2005 (Structure 3). Both enclosures can be characterised as containing more open space than buildings and the Tithe Apportionment lists them as “Shops etc” in the occupation of Nicholas Bickford (DRO 1323A/PB3). It is likely that this refers to workshops rather than retail premises. Bickford also had “shops etc” at 973 and a “House etc” at 975, while Susan Bickford had a “House etc” at 976 and “Garden” at adjacent 977. There is no sign of a bridge across the leat, so it is assumed that access to enclosures 974 and 975 was from Back Road.

A “Plan of Property Belonging to the Trustees of the Earl of Devon in the Parish of Highweek” (DRO 1508M/maps and plans/Highweek/Plans/1) dated 1849, shows the Site in more detail (Fig. 5). The relevant property (shown in red) remains in the hands of “N. Bickford” and the leat runs between it and “Mr John Vicary’s Property”. On Fig. 5 a boundary wall is apparent to the south of the leat. The layout of the northern yard is identical to that shown on the Tithe Map and access to it is via a gap in the boundary with the southern yard. The latter contains an additional rectangular building backing onto the northern boundary and the buildings lining the southern wall appear to have been combined into one. The area to the east is labelled “Gardens”, whilst to the west, beyond Miss Header’s property (in yellow), is a “Basket Makers Yard” and two meadows.

By 1890, the date of the Ordnance Survey First Edition, much infilling and subdivision has taken place within the enclosures between Back Road and the leat (Fig. 6, extracted from the 1:500 scale survey). The southern enclosure is lined with buildings apart from at the south-east corner. The building shown along the western boundary on the 1849 map divided into two parts is shown in more detail with three internal divisions and the northern boundary is also built up with structures of varying size and shape. The entrance to this enclosure is in the south-eastern corner, but access to the northern enclosure seems to be via a yard to the east. Since 1849 the distinctively-shaped Structure 3 had been constructed in the northern enclosure at the expense of a building shown on the eastern boundary on the 1840s maps (demolished). Structure 3 seemed to exist in its surviving form by 1890 and had buildings adjoining to the west. The leat is shown apparently still open along the northern face of Structure 1 with walls to north and south. It disappears to the west (presumably culverted). The significance of the grey shading on buildings is not known, although it is much less common than the red.

The leat is labelled “Stream” on a plan included within the documentation accompanying a rating inspection of 1928-30 by Newton Abbot Urban District Council (Fig. 7. DRO 1896B/South/3/17). This plan is undated and stated to be “Traced from Commercial Union Ass Cos Plan stated to be 40ft=1in”. It shows the buildings in more detail, including doorways and internal partitions. From comparison with Fig. 6 it is apparent that the buildings with grey shading are open-sided (shown as broken lines on Fig. 7). Changes since 1890 include the disappearance of a small building on the southern end of the eastern range of the southern yard and various detail changes in internal partitions. For example, the western range in the southern yard (labelled “46”) is shown without internal divisions. The leat is bridged and a door created at its southern end through the wall of Structure 3 (54 on the plan) to provide access from the tannery. It is not known when the Site came into the ownership of Vicary’s, but there is no sign of a physical connection on the 1890 map. To the west, the distinctively-shaped building shown on 19th-century maps is not shown, but it reappears on Ordnance Survey editions of 1939 and 1956 (Figs. 8 + 9)!

An accompanying typed schedule lists the use and often the building material for each structure on the 1928-30 plan. Somewhat disappointingly, the entry for the relevant buildings reads “46, 47, 48, 49, 50, 51, 52, 53, & 54. Part of Bldg 49 let to Electric Co, as Sub-station.” It is not known when this building complex was bought by Vicary’s, but it does not seem to be integrated into the tanning process at this time. Immediately to the west, Building 24C is a three-storey structure used for lumber (ground floor), a split hide store (first floor) and for drying and storage (second floor), whilst beyond the eastern boundary is a “Cart Shed”.

It has been stated (*contra* the evidence of the rating inspection) that the Vicary's tanning operations near Highweek Street "closed about 1929-30" (Carter 2004, 32). However, by 1939 Vicary's site had been cleared (Fig. 8). The 1939 Ordnance Survey is at a smaller scale (1:2500) and does not show detail differences between buildings which form terraces. Thus it has to be assumed that the buildings flanking the southern enclosure have not been replaced. Major changes have taken place further north where the leat is no longer shown. Other open leats are shown on this map (e.g. one on the southern side of Bradley Lane, AIL 2004a, Fig. 8), suggesting that it had either been backfilled or culverted by this date. Structures to the west of building 3 have been demolished since 1928-30, but a wall or boundary is shown running along the southern edge of the former course of the leat as far as the north-western corner of building 3. It would appear that a small building/structure shown adjoining the southern end of 3's western range in 1928-30 has been demolished by 1939. An L-shaped structure has been built on the southern side of Structure 1 since 1890 and occupies part of the site of gardens to a property fronting Highweek Street.

Little material difference had occurred by 1956 (Fig. 9). The property to the north of Structure 1 has become the Post Office Sorting Office and buildings constructed therein. The only change shown on the survey of 1964 is a small building constructed in the western part of the enclosure Structure 2 (Fig. 10) and by 1972 there was no further change (Fig. 11). The 1981 survey is much more detailed, showing subdivisions within buildings, for example within the southern range of the enclosure on Back Road, by this time labelled "Builder's Yard" (Fig. 12). For the first time, the structure at the east end of Structure 3 is shown as separated from the remainder (it had been demolished before 2004) and a new small square building is shown in the south-eastern corner of the northern enclosure. Also, a structure seems to have been re-erected at the southern end of the western range of standing building 3 and a small structure placed against the northern face of the boundary wall to the Post Office yard wall. By 2004 the buildings lining the southern enclosure had all been removed as had any southern boundary with Back Road (Fig. 2). The building adjoining the south of surviving building 3 had also been demolished and the structure to the south of Structure 1 replaced by a large modern building partially fronting onto Highweek Street. The small structure to the north of the boundary wall had also been removed. In 2004 building 3 continued in use as storage for building materials whilst the former enclosure adjacent to Back Road served as parking.

In 2004 archaeological observation and recording took place during the excavation of a series of geotechnical test pits and boreholes. One (WS13) was located 2m to the north of Structure 1 and appeared to penetrate a deep, backfilled cut. A double layer of planks or timbers formed a base at 2-3.00m depth, sealed with a 20mm thick layer of black alluvium. Above this was a deposit of demolition-derived material such as building stone, slates and bricks. A possible interpretation of this feature was that it represented the backfilled channel of the leat, but only a small area was available for inspection (AIL 2004b).

6. Results of Fieldwork

6.1 Structure 1

Structure 1 was a wall extending for 34m from the eastern boundary of Structure 3 to its eastern end where it had been truncated and replaced by the late 20th-century, two-storey brick wall of the building on the neighbouring plot to the south (Fig. 13). Further west, a breeze-block wall had been built to directly abut the south elevation of structure 1 for most of its length with a small lean-to building to the east of structure 3 completing the obscuration. Only a small area of the south-facing elevation was available for inspection and this had been heavily whitewashed. Moreover, the process and sequence of demolition of the 20th-century leisure centre made it unsafe and impossible to view the south-facing elevation during or after demolition. All recording was of the north-facing elevation from the then Post Office Sorting Office yard.

The wall was constructed of uncoursed limestone rubble of varying size. At its highest point it survived to 2.30m, but in some places was only 1.80m high. At no point on its length were there any coping stones or any other evidence to suggest that it survived to its full intended height. A series of light steel stanchions had been attached to the top of the wall in order to support three strands of barbed wire. It appeared to be of one build and no breaks, scars or blocked openings were evident, apart from at the extreme western end (Fig. 14). Here the relationship between structure 1 and 3 had been destroyed by later, presumably 20th-century, rebuilding involving brick and breeze blocks. Map evidence suggests that the east/west range of structure 3 was truncated between 1972 and 1981.

6.2 Structure 2

Structure 2 comprised the surviving perimeter walls of the southern yard and the remains of any of the buildings lining that yard. Generally the wall was constructed of limestone rubble and the original enclosure as depicted in 1842 (Fig. 4) and 1849 (Fig. 5) may have been uniformly built in one operation. With the exception of the west, no side of the enclosure was bounded by another large building. As will be seen later, the exterior face of this wall demonstrated the most evidence for major re-building, but subsequent developments in the buildings lining the interior of the southern yard also had resulted in numerous modifications.

For ease of reference, in the following account north refers to true north-west, east to north-east, south to south-east, and west to south-west.

Eastern wall

The eastern elevation of this wall was not available for recording. The western face generally survived to a height of 2.50m and was 11.25m long. 3.10m from the southern end was a vertical break with quoins of stone and brick to the north (Fig. 15). The walling between the break and the southern end contained more brick fragments than elsewhere and is interpreted as later blocking, possibly following demolition of the range of earlier buildings running towards Highweek Street in 1849 (shown in blue to the east of the site on Fig. 5 and shown on Fig. 3 to be in existence before Structure 2 was built). A further vertical break in the masonry was detectable to the north of the quoining, on the northern edge of the window opening

blocked with bricks (Fig. 16). This may represent blocking of a gap shown on the 1849 map to the south of a small building on the other side of the wall (Fig. 5). The window opening is presumed to have lit a small almost square building erected against the internal, western face of the wall by 1890 (Fig. 6), but demolished by 1928-30 (Fig. 7).

The more northerly vertical break may represent the southern end of the north/south range of the L-shaped building shown in the north-eastern corner of the yard in 1890. The break coincided with the end of a course of bricks laid along the top of the wall and these may represent the location of a former roof-line, replaced when the building was demolished and the top of the eastern wall coped. An area of mortar survived from the interior of this building. Foliage grew out of a blocked window *c.* 1.75m above existing ground surface. The window was just over 2m wide, but did not survive to its full original height. A wooden sill survived and it is possible that this window originally provided light to the small square building shown to the east of Structure 2 in 1849 (Fig. 16). It was demolished some time after 1890, by which time any light would have been blocked by buildings within the yard.

At the northern end of this wall was a 2.20m wide area of mortared breeze blocks standing the full height of the wall, but slightly proud of the wall face. It was not clear whether these were blocking an entrance not traceable on any map or if they represented a refacing of the western face of the wall. At their junction, the eastern wall was 0.20m higher than the northern wall (Fig. 17).

Northern wall

From the east a stretch of limestone rubble wall 2.50m long and 2.40m high bore no signs of blocked openings. Traces of a cement rendering could be seen at the top and along the western side of this stretch of wall and it was topped by a course of breeze blocks and coping stones. A drain opening could be seen at the base of the wall. This stretch of walling is assumed to be original and was foreshortened at some time after the east/west range of the L-shaped building was removed (i.e. between 1890 and 1928-30). The wall continued to the west as a 3.40m long and 2.40m high stretch of mortared breeze blocks with coping stones. Horizontal lines of nail or screw holes in parts of the wall suggest that it formed an internal wall at some point. Hinges on the western end of the breeze block wall supported a 3.50m wide door formed of three steel sheets on a metal framework. The door was 2.15m high with a metal draw bar at its western end (Fig. 18). This illustration also shows a former north/south foundation running at right-angles from the western end of the breeze-block walling and this matches the western end of a square building shown on the 1928-30 plan (Fig. 7). This "building" may have been formed by the insertion of a dividing wall within the L-shaped building shown in 1890 (Fig. 6). Ordnance Survey maps between 1939 and 1972 show the northern side of the yard occupied by a continuous range of buildings, but by 1981 (Fig. 12) a dividing wall has appeared which corresponds with the western end of the breeze-block area. This survey shows no entry point through the wall to the northern yard, but the current gateway corresponds very closely with a gap shown on the 1849 plan (Fig. 5), with a wall break shown in 1890 (Fig. 6), and with an opening from building 48 in 1928-30 (Fig. 7).

The interpretation of the current access between the two yards as being long-standing is not fully supported by the appearance of the western jamb of the gateway which showed evidence of rebuilding in the form of stone replacement. Running westwards from the jamb was a 19.20m stretch of limestone rubble wall, butted 11.20m west of the jamb by the wall of a late 20th-century sectional building. Between the jamb and the butting wall the rubble wall was 2.00m high with a course of breeze blocks on top of the north-facing elevation making a total

height of 2.20m. To the south, pantiles were laid along the top of the wall face. It was not possible to determine whether these were placed to protect the exposed wall core from the elements or if they formed part of the original roof cover of the building which had been located against the wall. The former conclusion seems more likely as there was evidence for modern rebuilding of the upper part of the wall, in the form of cement being used instead of mortar on the upper part of the south-facing elevation,. 1.40m west of the western jamb of the gateway was a 1.15m wide area of rubble infill using different mortar, flanked by cement rendered jambs which rose the full height of the wall (Fig. 19). At the equivalent point on the north-facing elevation, a combination of breeze blocks, coursed bricks and a wooden-framed two-light window blocked with rubble filled the area. Render had been applied to the rubble infill of the window but subsequently had eroded (Fig. 20). This window is likely to have been constructed after 1928-30 (when a building was present against the northern face of this wall) and before 1939 (Fig. 8). Backfilling may have occurred between 1972 and 1981, when a building was re-erected in this location.

3.50m west of the gate jamb was an area of coursed brick blocking at ground level, surmounted by pieces of a possible broken lintel. This can be seen on Fig. 19 to have coincided with a gap in the pantiles on the apex of the roof. It may represent a blocked fireplace.

East of the abutting wall of the sectional building the wall had been whitewashed on its south-facing elevations, making distinguishing breaks more difficult. However, vertical scars were visible 3.25m and 5.60m from the western end of the northern wall which coincided with the location of a small square building shown in 1890 (Fig. 6) and 1928-30 (Fig. 7). Apart from these items there is little evidence remaining of the various buildings which lined the north side of the yard. No break or scar was identifiable as the western end of the single building shown on the north side of the yard in 1849 (Fig. 5) and it is not clear whether the open-sided building shown in 1890 and 1928-30 is an entire new build or an extension or adaptation of the earlier building

The sectional building at the western end of the yard required the construction of two new walls (eastern and southern) and the utilisation (with substantial alterations) of the existing northern and western walls of the yard. The southern wall was of breeze-block construction with a single window, whilst the eastern wall was of sectional wood and plasterboard. A central doorway was flanked by rectangular metal-framed windows in wooden frames. The roof comprised wooden boards supported on beams with corrugated plastic sheeting above. The roof sloped from west to east and as a result the northern wall had been heightened. The rubble wall was 1.80m high and had been heightened by coursed breeze blocks laid flat. Bedding cuts for beams were made in the upper surface of the top course of breeze blocks and the breeze-block wall rose in height from 1m at the east to 1.50m to the west. The north-facing elevation of this wall had seen much rebuilding with areas of brick above the rubble forming a level platform upon which to construct the breeze-block wall (Fig. 21). The design of the sectional building suggests a late 20th-century date and, although it was in a very poor state of repair with most of the roof lying on the ground, map evidence suggests that it post-dated 1981.

Western wall

An 8.75m length of the interior face of the rubble wall was whitewashed where it formed one of the walls of the sectional building. It was 3.30m high and displayed no obvious signs of scars or blocking. Halfway along a vertical metal stanchion supported an east/west beam

running across the width of the sectional building. No evidence survived of the partitions shown on the 1890 OS map (Fig. 6) or the 1849 plan (Fig. 5).

The exterior, west-facing, elevation showed a much more complex story. The lowest one metre comprised limestone rubble with a possible blocked, 1.5m wide doorway located *c.* 1.70m south of the external north-west corner of structure 2. Above one metre the stonework was much more mixed and the mortar was more sandy and orange in colour. The topmost metre of the wall elevation was unevenly covered by cement (Fig. 22). Two rectilinear areas of render or plaster were present 6m and 9m from the north-west external corner at a height of *c.* 1m above ground level. Each measured *c.* 0.75m by 0.75m. A cement-rendered wall 2m long had been added to the southern end of this wall, but is described more fully below.

The western boundary of Structure 2 is known to have had buildings against it, but the map evidence is contradictory to some extent. Plans of 1842, 1849 and 1890 (Figs. 4-6) show a building of very distinctive plan on the adjoining property and sharing a common boundary with Structure 2. The plan of 1928-30 (Fig. 7) shows no trace of this building, but Ordnance Surveys issued in 1939 and 1956 show it as still existing (Figs. 8 and 9). It is possible that the detail on the OS was not being regularly updated. By 1964 a rectangular building has been erected against the western wall of Structure 2, but this had been demolished by 1981 (Figs. 10 and 12). A tentative hypothesis to explain the sequence of changes on the west-facing elevation of Structure 2 might suggest that the lower 1m represented the original wall separating two properties. The blocked doorway may have been put in place after 1890 when the property to the west was demolished and the whole area came under the ownership of Vicary & Sons' tannery. The mixed stonework with sandy mortar may be associated with the construction of an adjoining building in the late 1950s or early 1960s, whilst the topmost cement rendering was the result of changes to accommodate the sectional building within the yard.

Southern wall

At the south-eastern corner of the yard a rubble stone wall 0.70m wide, 0.60m long and 1.80m high was topped with a 0.40m high concrete coping, rounded on the top (Fig. 15). It butted against the north/south wall and had a metal hook on its western face for hanging a gate. It did not appear to have ever been truncated and first appeared on the 1890 First Edition OS map. The central section of the southern wall shown on Fig. 2 had been demolished several years previous to the building recording and replaced by a wire mesh fence supported on vertical metal stanchions set in concrete.

The western part of the wall can be treated in two sections, firstly that on the same alignment as the demolished central section. Measuring 6.90m in length and 3.20m in height, there was no sign of coping or a former roof line on this section. Constructed predominantly of limestone rubble, it had been truncated to a vertical edge to the east. A blocked multi-phase opening was apparent 1.20m to the west of this break (Fig. 23). The later blocking was 1.20m wide and 2.80m high, with a further 0.20m added to the height by a concrete lintel surrounded by mortared bricks. The blocking, internally and externally, was formed of coursed, re-used bricks in a light coloured mortar. This opening had cut or narrowed an earlier opening which was 2.55m high and an additional 0.75m wide to the west of the brick blocking. At the base the earlier opening was blocked with limestone rubble with a straight vertical break to the west and above it carefully coursed brick with either less mortar or mortar that had eroded more than that in the later blocking. This brick infill may be blocking a window left after an

earlier doorway was blocked. The Tithe Map (1842) shows a gap or passage that coincides with the blocked entrance and although this was not shown on the 1849 plan (Fig. 5) it coincides with the division between two buildings against the internal wall of this yard. The 1890 OS shows the creation of a small room in the range against the southern wall of the yard (Fig. 6). The remainder of this wall was featureless until the western extremity where the stone was set and dressed to form a curving end (Fig. 24). A lighter mortar, less eroded and more liberally used, together with lighter stonework suggested that this curving end was a later modification. The top had been repaired with breeze blocks.

The southern boundary of the yard continued as an offset, angled more towards the north. This section was 6m long and averaged 2.20m in height and the interior north-facing elevation showed it to be constructed of limestone rubble. The southern elevation had been covered with a cement screed, but from the western wall there appears to be brick behind the screed. The southern elevation contained two former openings cut through the screed, a doorway 1m wide and a window 1m wide and at least 0.66m high. The former was blocked with mortared breeze blocks, the latter with a combination of breeze blocks and bricks. Where the southern part of the western wall is part of this structure it shows a sharply angled gable sloping from north to south to the top of the east/west wall, suggesting that it survives to its full original height.

All the buildings against the south wall are shown as open-fronted in 1928-30 (Fig. 7) apart from at the south-west corner. This was not so in 1890 (Fig.6). By 1956 some rebuilding seems to have taken place with a new building placed at the west end of the range and this differentiation is shown until 1981. The building would have had to be demolished before the erection of the sectional building at the west end of the yard.

6.3 Structure 3

The only evidence for the uses of this structure are references to an electrical sub-station in 1928-30 and a builders' yard in 1981. The interior had been thoroughly stripped of equipment and fittings so that, with the exception of a wooden staircase and a "Health and Safety at Work" notice, there was no evidence of former uses.

Predominantly constructed of rubble, the building externally appears to have preserved much of its original plan, as first shown on the 1890 Ordnance Survey (Fig. 6). At the time of recording it was roofed with corrugated iron, but the original roofing material is not known. The pitch of the roofs seemed too shallow for thatch. Major changes had taken place at the eastern end of the building which had been truncated at a date between 1972 and 1981 according to the map evidence and this operation may have involved the removal of a gable matching that at the west end of the range. It is possible that the building originally only comprised the north/south range as quoining is evident at its south-western corner where abutted by the east/west range (Fig.31). This is not reflected in the cartographic evidence, but an almost 40 year long gap exists between the maps of 1849 and 1880.

An open-sided building is shown within the angle of the main ranges on the 1890 OS and 1928-30 survey, but the surviving structure appeared to have undergone later modification as it was supported on columns of breeze-block and brick. This rebuilding may have been associated with the removal of a former floor within the north/south range. Traces of the latter survive as a series of blocked sockets for joists on the east-facing wall and there are

traces of a former chimney stack of brick in the north-western corner (Figs. 33 and 34, Plate 17. Cover). On the exterior (west-facing) elevation of this wall a change in masonry could be seen at the level of the former floor (Fig. 31). The east-facing elevation of the north/south range is distinguished from the rest of the building by originally having a timber-framed and clad upper storey. This had undergone modification (probably when the floor was removed) as the original cross beam at first-floor level had been removed and a flimsy replacement put in at a higher level (Fig. 25). A truncated former opening to the upper storey survived, but adjacent to it another entrance had been blocked with corrugated iron sheeting when the wall was truncated by the construction of the current lean-to.

The 1928-30 plan shows the north/south range of Structure 3 as a single room with no dividing wall (Fig. 7), but the existing east/west wall had no indication of being a later insertion. At upper floor level a change in paint indicated the extent of the former timber-framed wall and a modern wooden door was placed in a brick framed opening cutting the rubble wall (see cover).

Structure 3 contained a number of blocked former door and window openings. Those in the north-facing elevation towards the Post Office yard had been blocked with chipboard (Figs. 30 and 34, plate 21 where a window had replaced the earlier door which must have served as access from the bridge shown in Fig. 7. No sign of an internal staircase from this entrance survived). The function of the projecting timbers at upper floor level (Fig. 34, pl. 20, Fig. 30) is unknown and does not correspond with the alignment of the existing modern floor joists. The upper floor in the north/south range did not extend to the existing eastern gable and the presence of a blocked window straddling the ground floor/first floor may suggest that it never had (Fig. 34, pl. 3). The floor and the roof of this range were supported on old, crudely-finished timbers, but the rafters were modern, as was the staircase providing access to the upper storey and the guard rails at its eastern extent (Fig. 34, pls. 3 and 22). Further access to and from the upper storey of this range was provided by an opening in the south-facing elevation (Fig. 34, pl. 8).

Few fittings survived and the layout of openings provided few clues regarding the original purpose or subsequent uses of Structure 3. All floors had been concreted, leaving stone setts within a doorway through the south-facing elevation of the north/south range as the only evidence of earlier surfaces. No evidence of the cited use as an electricity sub-station in 1928-30 were apparent. Indeed, without prior knowledge and the presence of pallets of material elsewhere it would not have been obvious that the building and yards had been used as a builder's yard in 1981 and immediately prior to recording.

However, in the eastern room of the north/south range the walls had been rendered to a height of *c.* 1.30m (*c.* 4ft 4ins), possibly indicating the former presence of stalls for animals, the render providing a smooth surface for them to rub against. Unfortunately, no definitive evidence of stall divisions was recorded, but if Structure 3 was originally built for housing livestock such as horses or cattle the upper storey with its openings could have functioned as a hay and feed loft.

Cartographic evidence shows a small building adjoining Structure 3 to the south in 1890 and 1928-30 (Figs. 6 and 7), but it had gone by 1939. Between 1972 and 1981 a building had reappeared and this may be represented by the brick wall which linked Structure 3 to Structure 2. Extending eastwards from this wall for *c.* 1.85m was an area of raised, worn cobbles.

7. Discussion

The archaeological condition on planning permission has been fulfilled for this section of the development through the preservation by record of various upstanding historic structures off Highweek Street and Back Road, Newton Abbot.

The appearance at the time of recording reflected the amount of change that cartographic evidence had shown to have occurred in the fabric since erection of the various structures. This took the form of scars and rebuilds, particularly in relation to Structures 2 and 3 where they could often be linked to changes in the arrangement in plan shown on the various maps. It was unfortunate that recording of the fabric was seldom able to refine the dating deduced from consideration of the maps and surveys. It was particularly galling that Structure 1, the least altered of the three recorded, could not be dated. This is depicted on the 1842 Tithe Map (Fig.4) and may well be shown on the early 19th-century survey (Fig. 3) marking the southern edge of the east/west leat. This leat served Sherborne Mill which is known to have been in existence by the 14th century (Weddell 1985, 78). The possibility exists that Structure 1 was medieval in date, but confirmatory evidence is not available.

At least parts of the walls which formed Structure 2 were in existence by 1842, but frequent change took place in the buildings which lined the interior of this enclosure and these had generated numerous modifications to Structure 2. The greatest rebuilding had been reserved for the western wall which also had formed the eastern boundary of a distinctive building demolished (possibly) in the early 20th century, although Ordnance Survey mapping seems to bring this date into question. Structure 3 was later than Structure 2, first appearing on the First Edition Ordnance Survey of 1890. Of two stories, this building may have been designed to house livestock. Possibly it functioned as stables for carriage or riding horses for nearby properties, but alternative usages can be suggested. For example, it may have served as a milking parlour for dairy cows brought into the built-up area from nearby pasture. A plan of 1849 shows meadows a few yards westwards along the River Lemon (Fig. 5) and dairymen are known to have had premises at 76 and 68a Wolborough Street in the late 19th and early 20th centuries (Kelly's 1897, 1919 and 1939). A third possibility is that Structure 3 may have formed part of an abbatoir with cattle and other stock penned overnight prior to slaughter. Newton Abbot supported several butchers and this location would have been convenient for supplying hides to the adjacent tannery. Such premises are seldom listed in street directories, particularly if owned by butchers with shops elsewhere in the town (AIL *in prep*).

As a result of past renovation, salvage, stripping and partial demolition it has proved difficult to present a building sequence and almost impossible to identify the original functions and subsequent uses of the structures on the site. This is due, at least in part, to the ubiquity of the building materials and the utilitarian nature of the construction methods. Such basic buildings located in areas neither wholly residential, commercial nor industrial, could be easily adapted over time to suit a wide range of functions. It is these qualities of simplicity and easy conversion, together with their ubiquity, which has allowed these classes of structure to pass almost unrecorded and the structures which concern this report achieved recognition largely through their survival as many similar buildings in the surrounding area were swept away. Greater understanding of this class of building will be generated only through more recording and further research.

8. Acknowledgements

The recording was commissioned by ASM Properties Limited and assistance was received from their contractors, Midas Construction, in particular Jason Willicombe.

The archaeological work was monitored for Devon County Council by Bill Horner and Stephen Reed. Thanks are due to the staff of Devon Record Office, Exeter and the Local Studies Section of Newton Abbot Library for their assistance and the facilities provided.

9. Bibliography

10.1 *Maps and associated documents consulted (with County Record Office [DRO] references where relevant)*

Post 1803	Map (DRO 1508M/maps and plans/Newton Abbot/maps/1)
1842	Highweek Tithe Map and Apportionment (DRO 1323A/PB3)
1849	Plan of property belonging to the Trustees of the Earl of Devon in the Parish of Highweek (DRO 1508M/maps and plans/Highweek/plans/1)
1889	OS 1:500 (Devonshire Sheets CIX.11.25 Newton Abbot and CIX.15.5 Newton Abbot)
1890	OS 1:2500
1890	OS 1:10560
1906	OS 1:10560
1932	OS 1:10560
1936	OS 1:2500
1939	OS 1:10560
1956	OS 1:2500
1964	OS 1:2500
1964	OS 1:10560
1969	OS 1:10560
1972	OS 1:2500
1981	OS 1: 2500
1987	OS 1:10000
1993	OS 1:10000
1999	OS 1:10000

1928-30 Rating inspection of Vicary's tannery, including typescript and plan (DRO 1896B/South/3/17).

10.2 *Secondary printed and typescript sources*

AIL (Archaeological Investigations Ltd), 2004a *Bradley Lane, Newton Abbot, Devon. Desk Based Assessment* Hereford Archaeology Series 646

AIL (Archaeological Investigations Ltd), 2004b *Bradley Lane, Newton Abbot, Devon. Archaeological Evaluation* Hereford Archaeology Series 653

AIL (Archaeological Investigations Ltd), 2005 *Bradley Lane, Newton Abbot, Devon. Archaeological Proposal* unpublished

AIL (Archaeological Investigations Ltd), *in prep. The Old Slaughterhouse, New Meeting Street, Oldbury < West Midlands. Historic Building Recording* to be issued in the Hereford Archaeology Series

Cater, P., 2004 *Newton Abbot* Exeter, The Mint Press

Exeter Archaeology, 2001a *Archaeological Assessment of a Proposed Redevelopment at Wolborough Street, Newton Abbot* client report 01.07

Exeter Archaeology, 2001b *Building Recording at Wolborough Street, Newton Abbot. Interim Report* client report 01.47

Kelly's Directory of Devonshire 1897

Kelly's Directory of Devonshire 1919

Kelly's Directory of Devonshire 1939

RCHME (Royal Commission on the Historical Monuments of England), 1996 *Recording Historic Buildings. A Descriptive Specification* Third Edition.

Weddell, P.J., 1985 "The Excavation of Medieval and Later Houses at Wolborough Street, Newton Abbot", *Proc. Devon Archaeol. Soc.* **43**, 77-109.

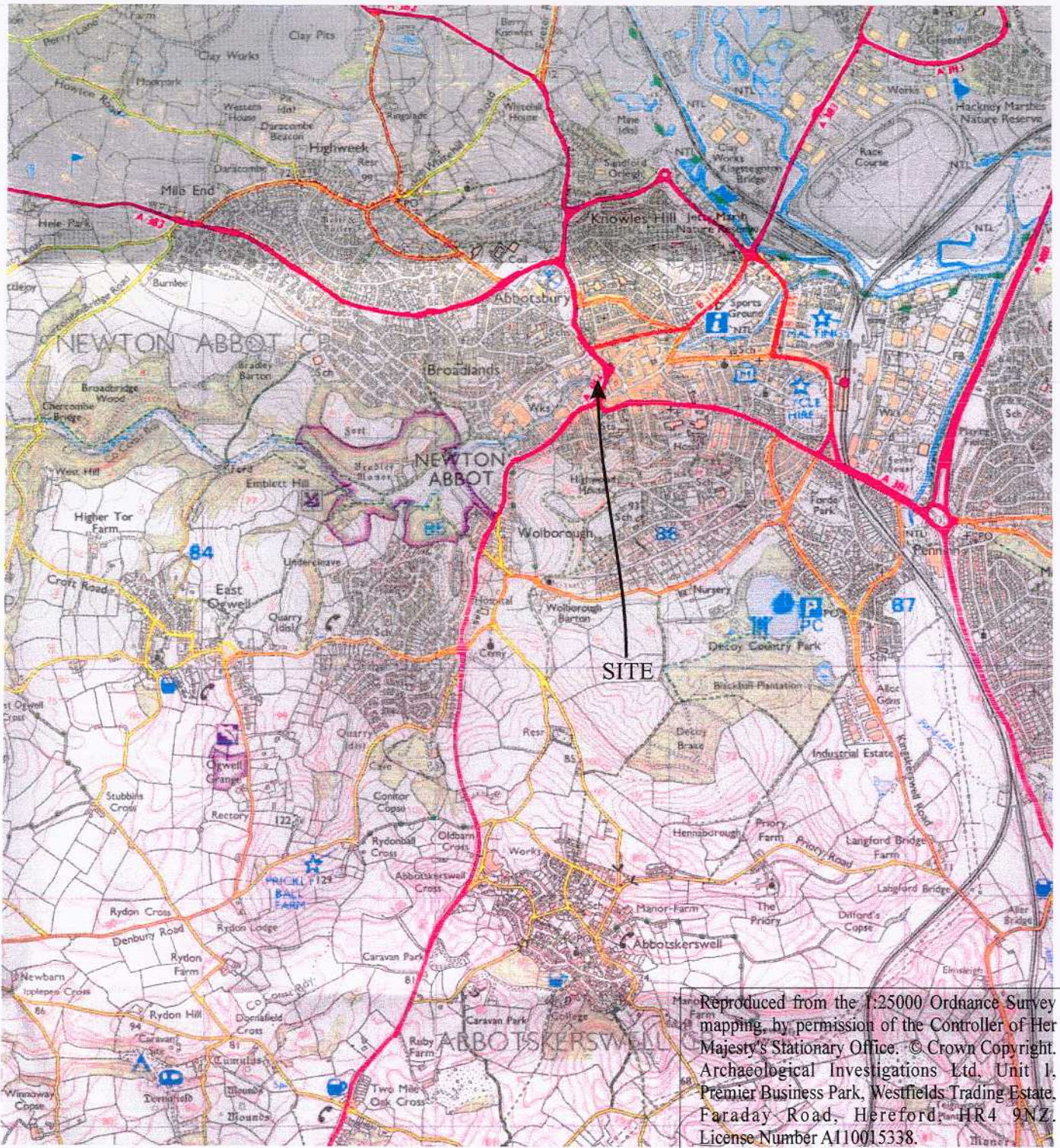


Figure 1. Site location.

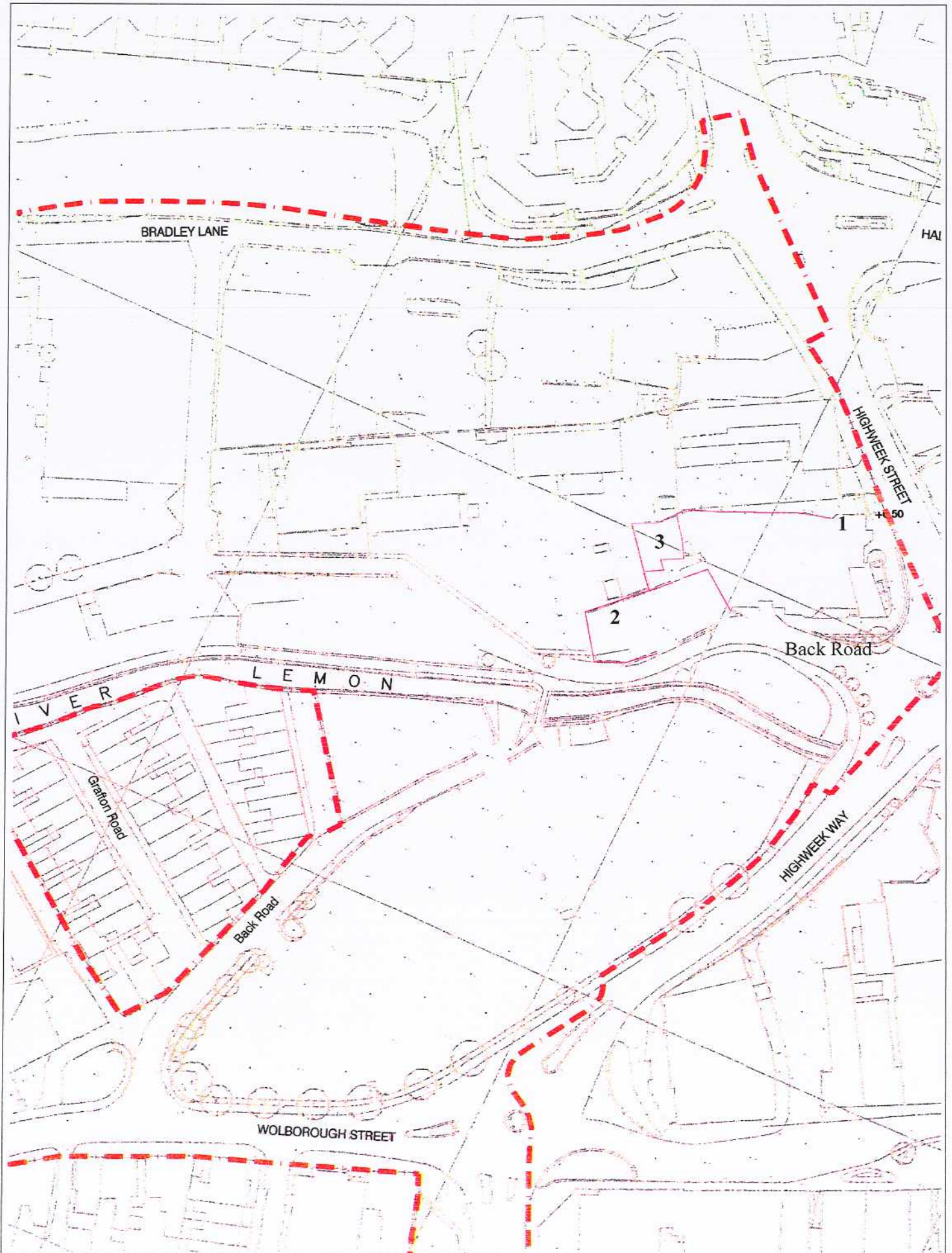


Figure 2. Location of structures recorded.

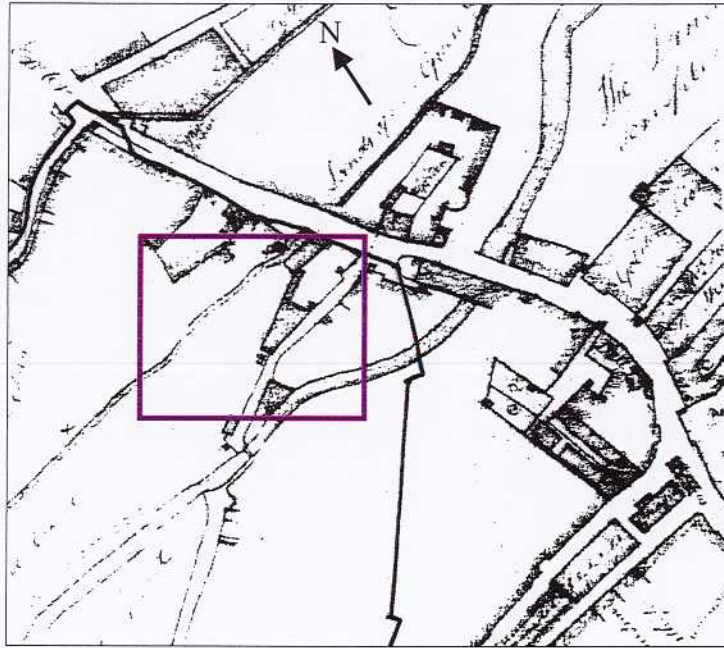


Figure 3. Extract from map of post-1803 (according to DRO).

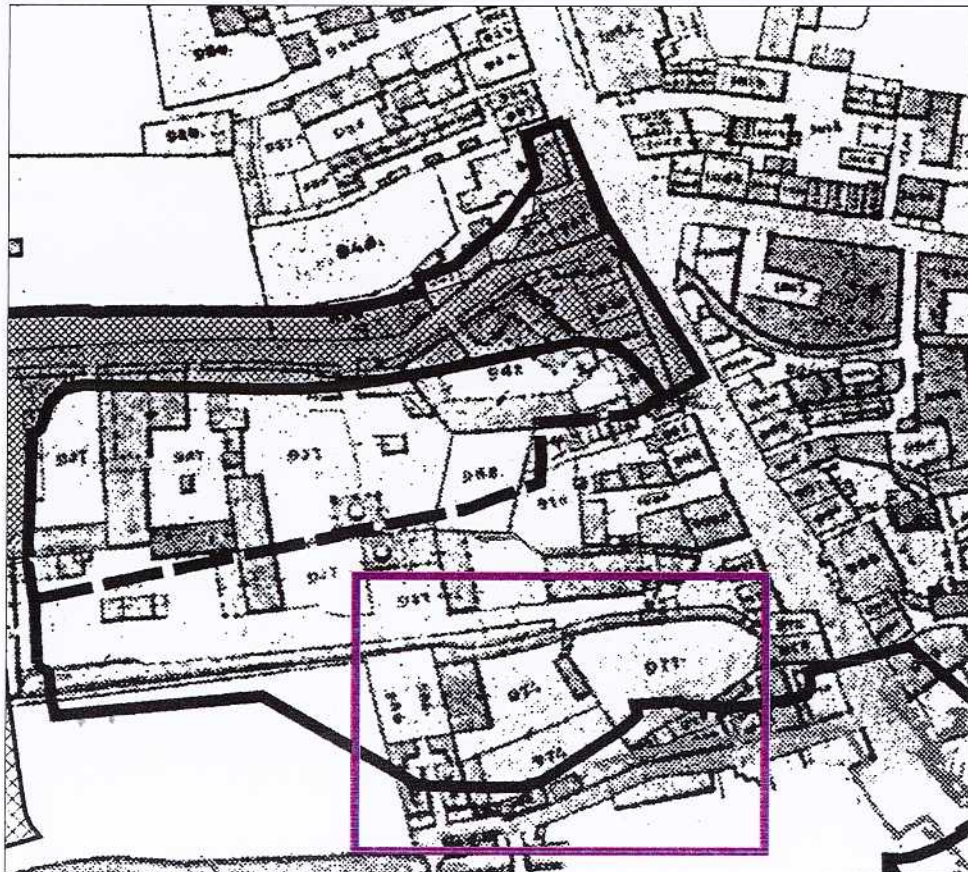


Figure 4. Extract from Highweek Tithe map of 1842 (Exeter Archaeology 2001a).

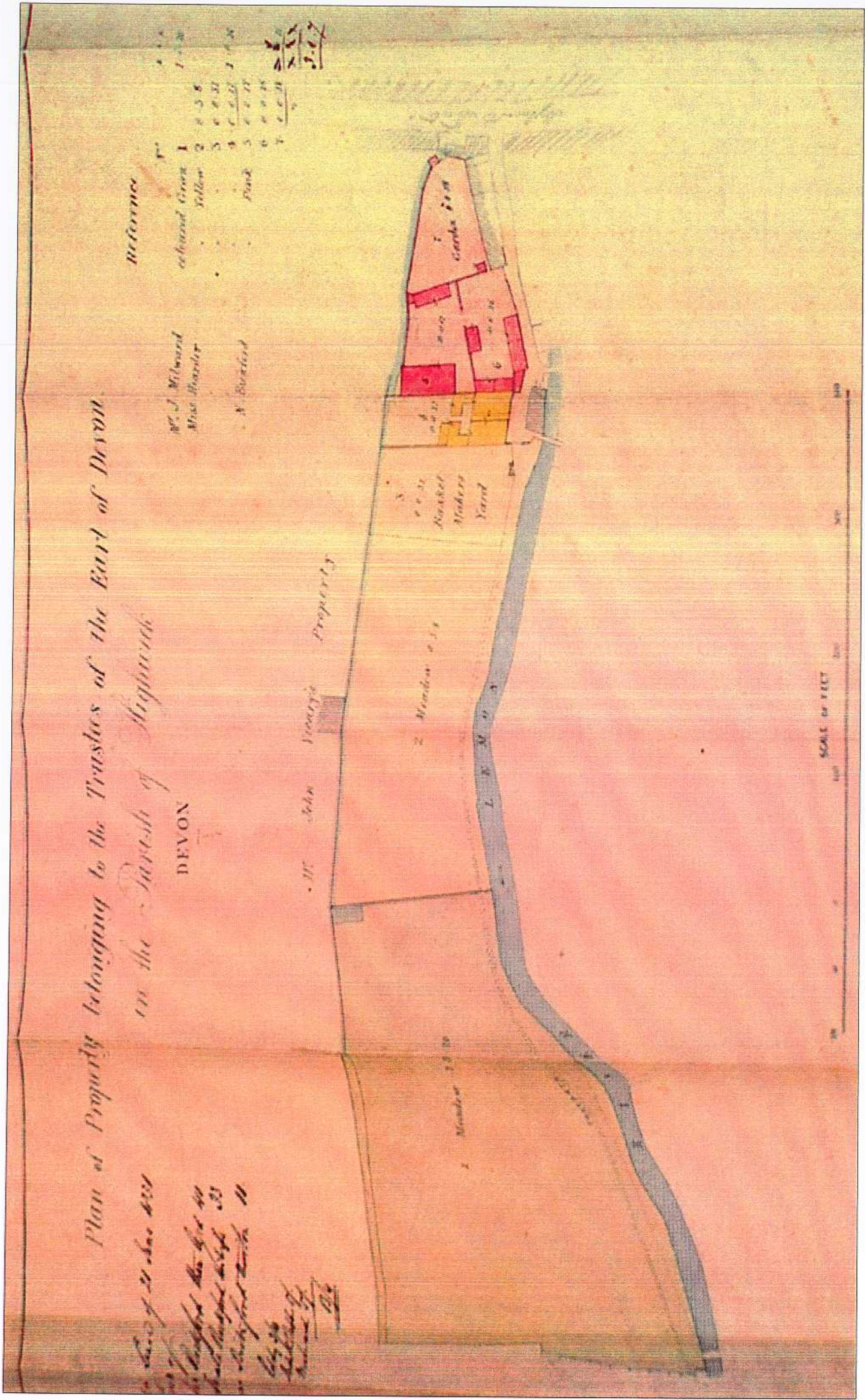


Figure 5. 1849. DRO D1508M/maps and plans/Highweek/plans/1.

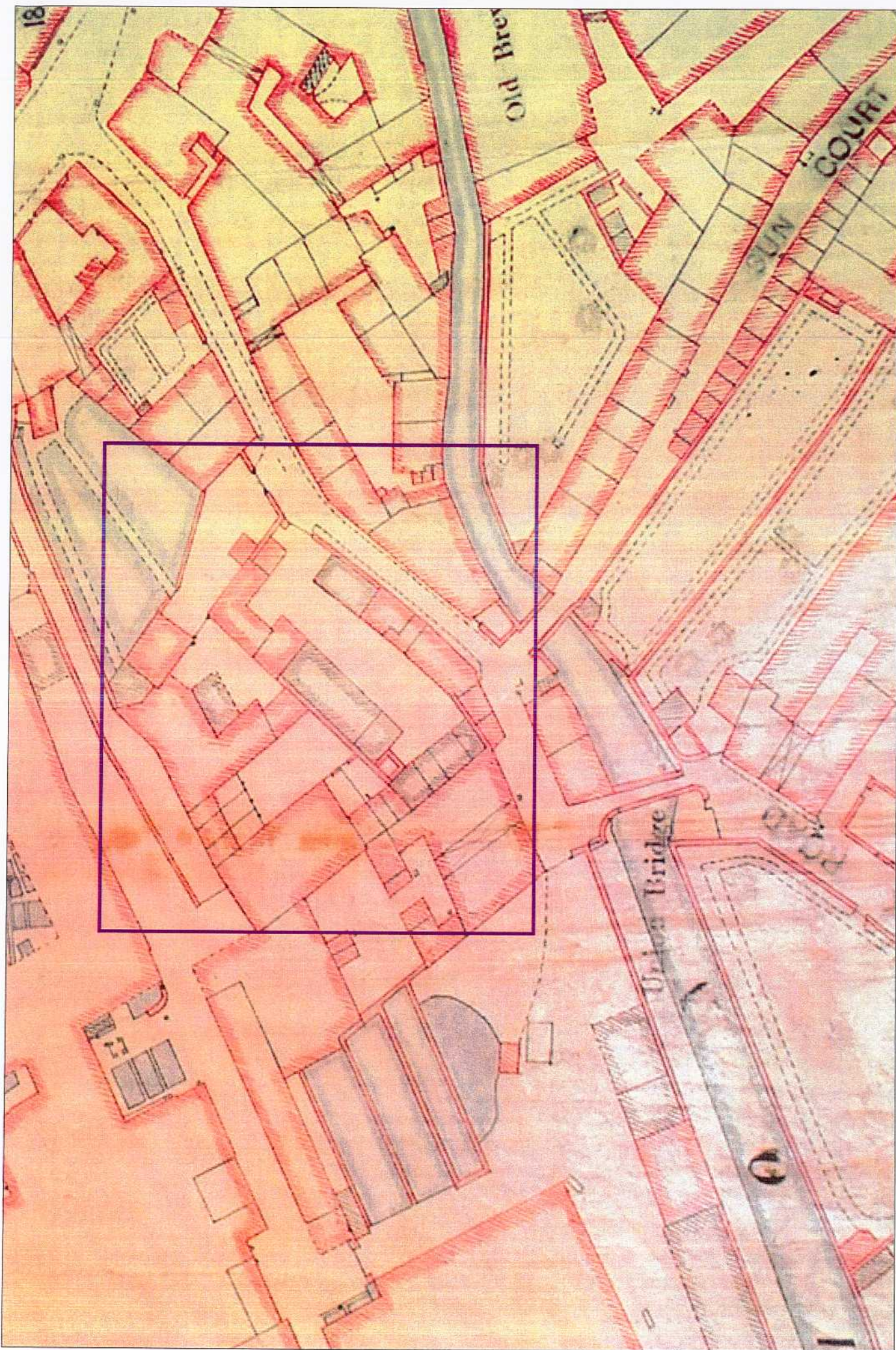


Figure 6. Ordnance Survey 1889, 1:500.

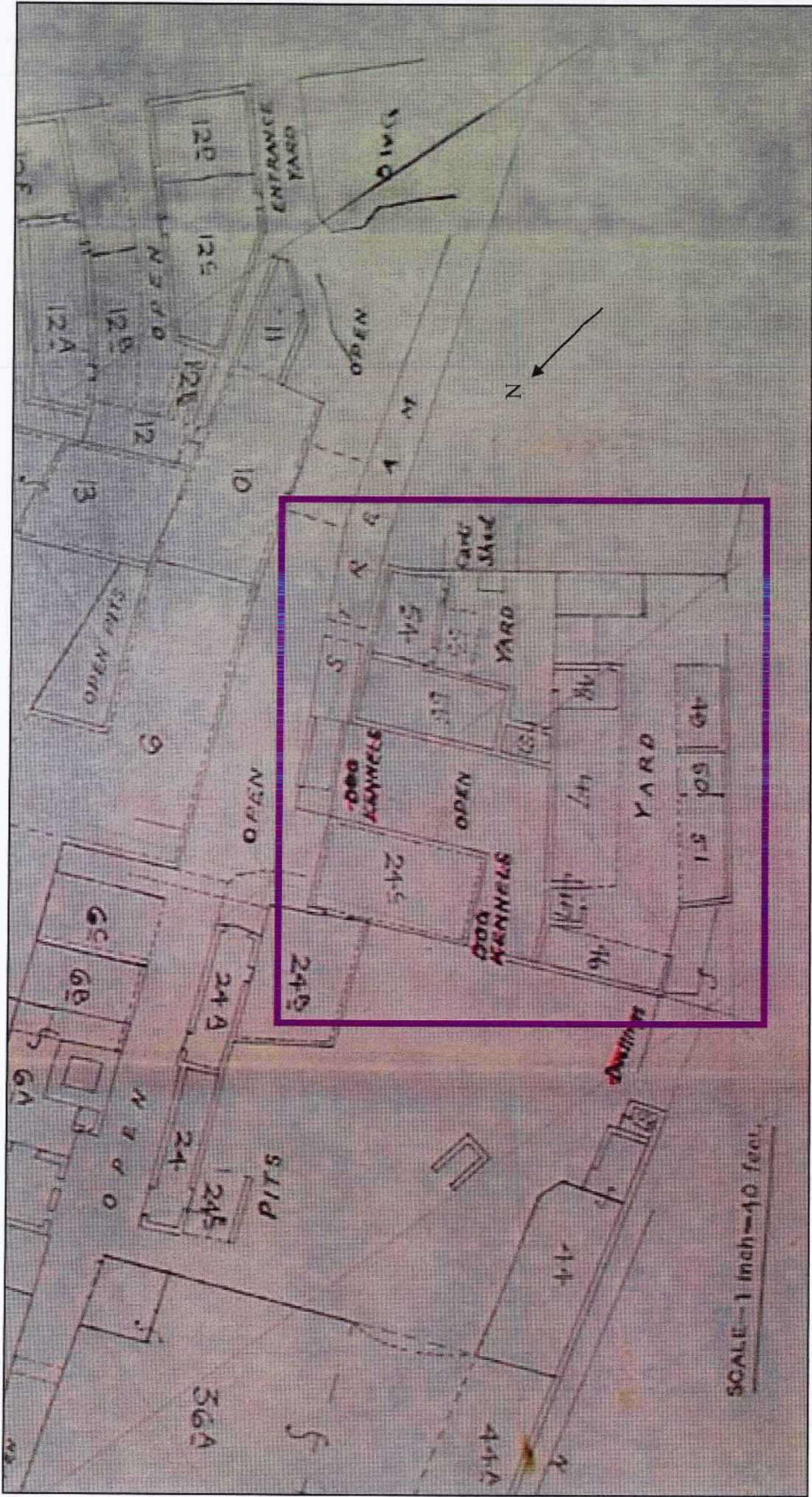


Figure 7. 1928-30. DRO 1896B/South/3/17.

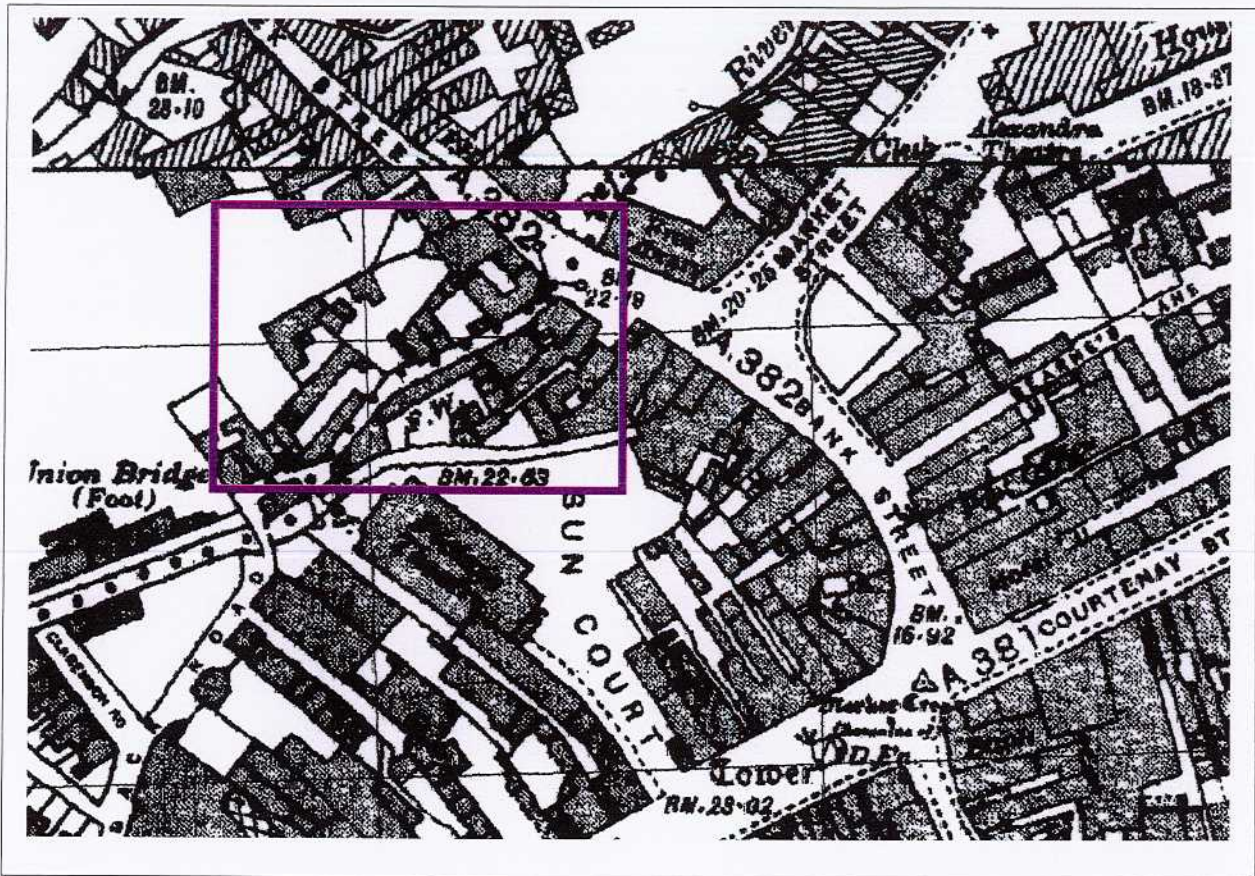


Figure 8. Ordnance Survey 1939.

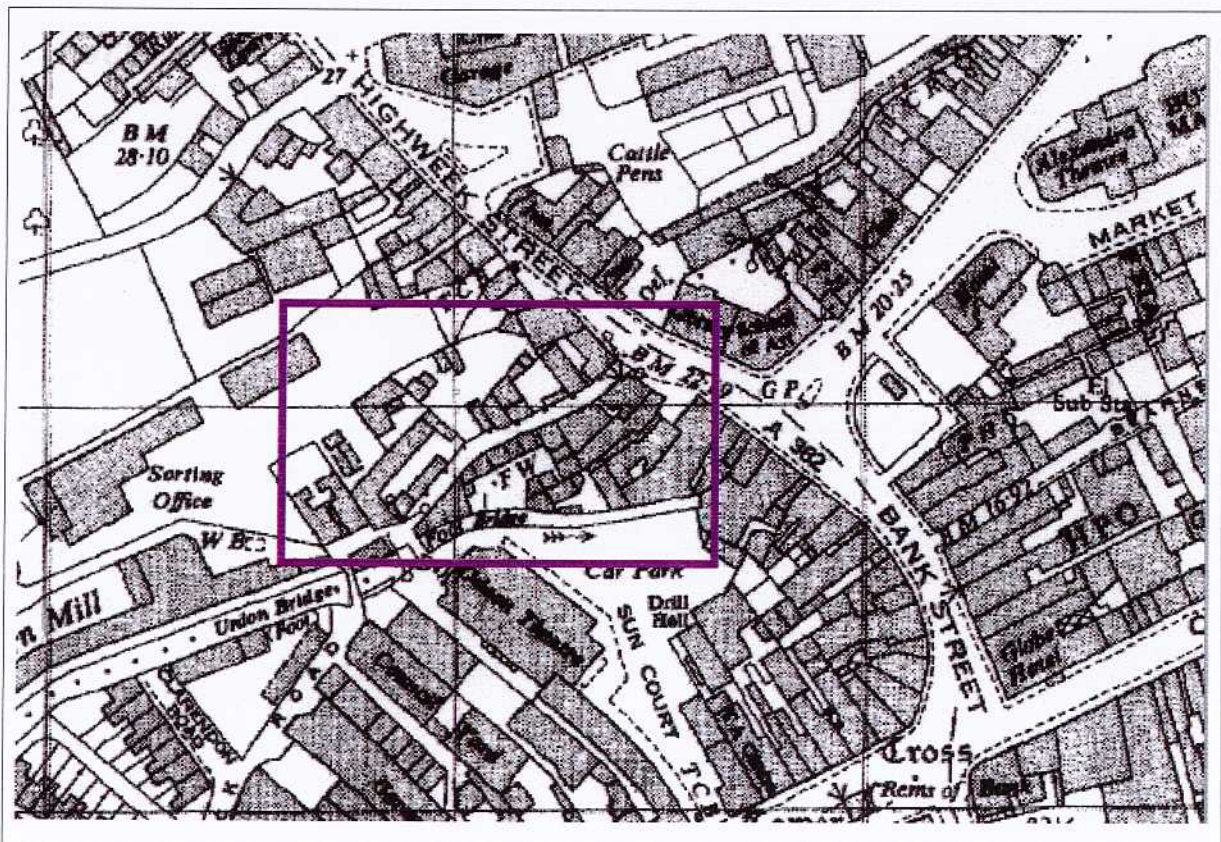


Figure 9. Ordnance Survey 1956.

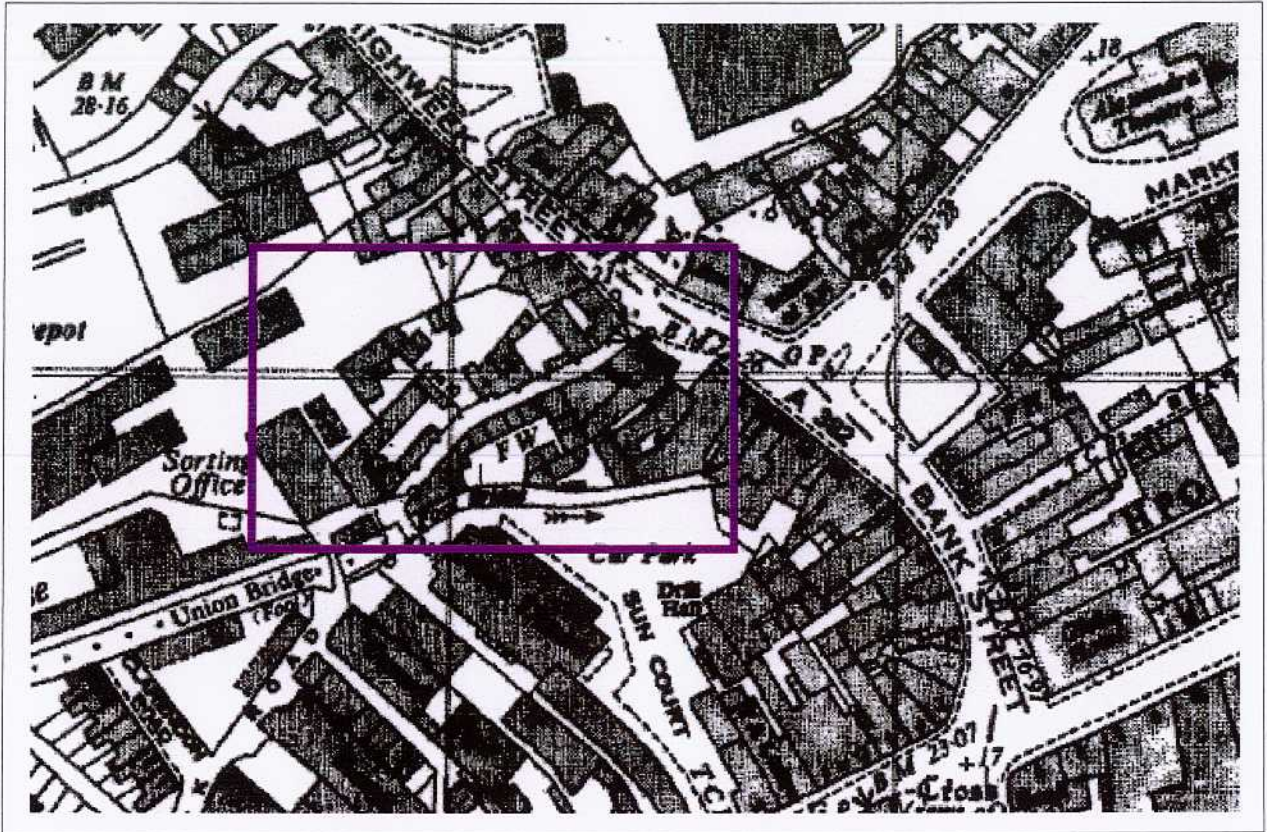


Figure 10. Ordnance Survey 1964.

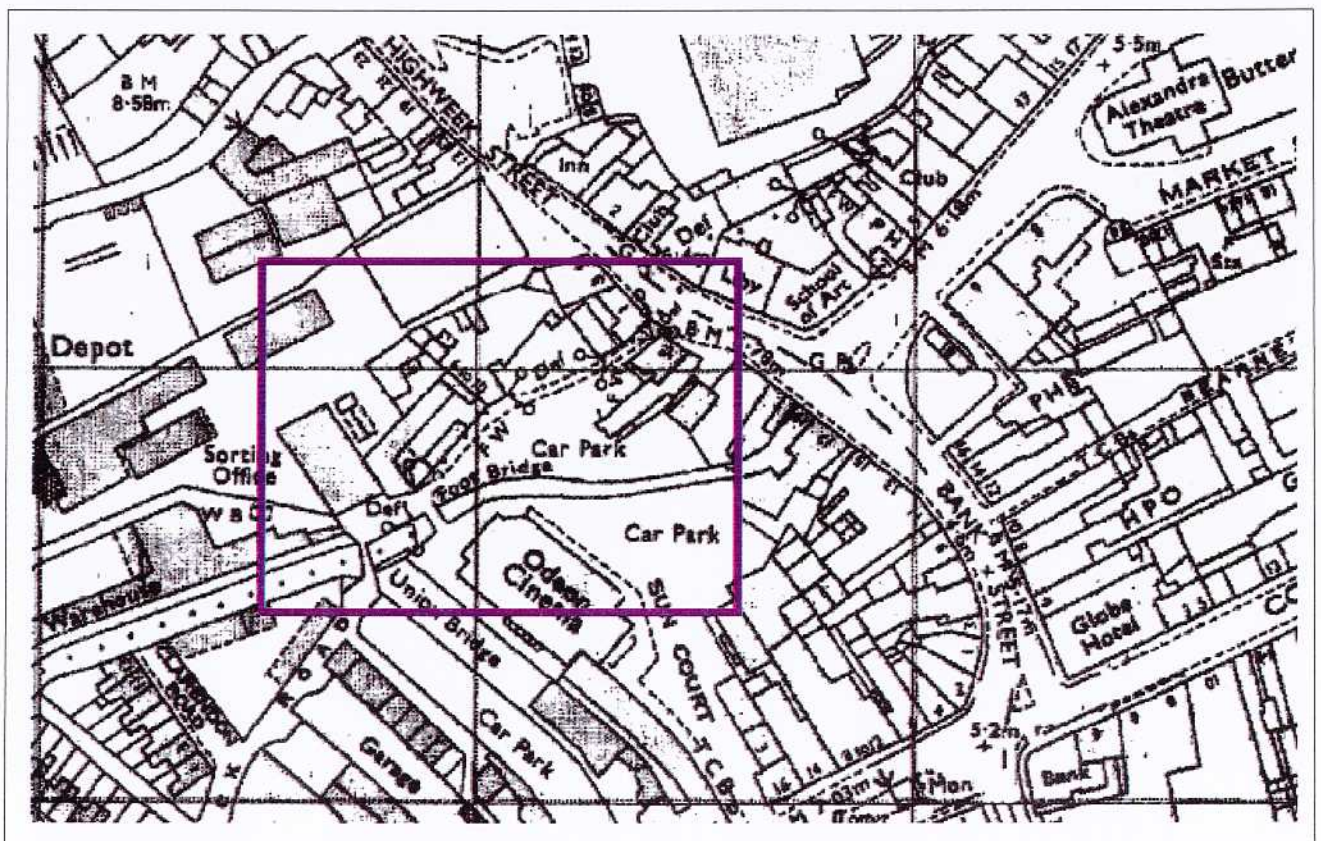


Figure 11. Ordnance Survey 1972.

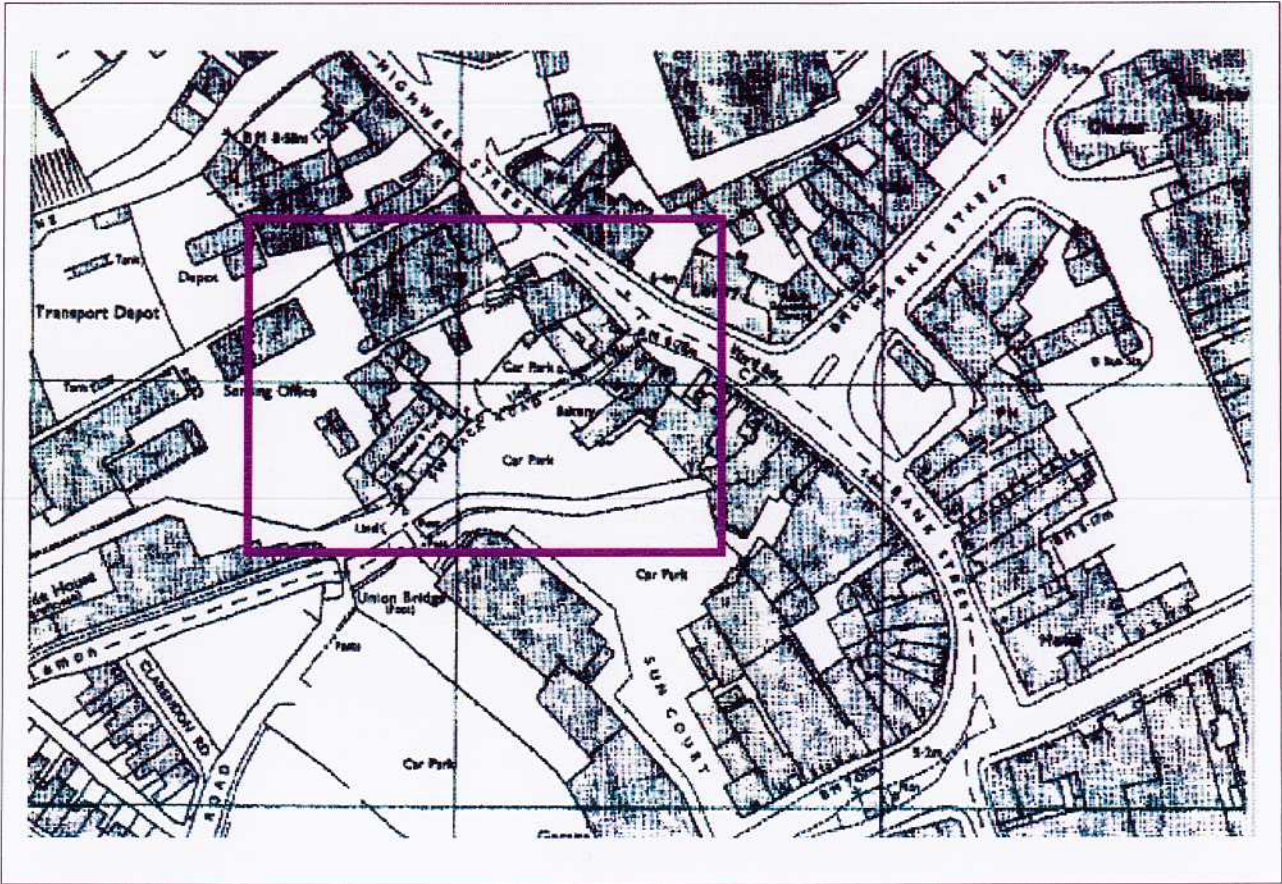


Figure 12. Ordnance Survey 1981.



Figure 13. Truncated eastern end of Structure 1. North-facing elevation.

Figure 14. Junction of Structures 1 and 3, looking east. Partial new build with breeze-blocks is western end of Structure 1.



Figure 15. Structure 2. West-facing elevation of east wall, showing break with quoining and coped stub of southern wall.



Figure 16. Structure 2. West-facing elevation of eastern wall showing blocked windows and masonry break.



Figure 17. Structure 2. West-facing elevation of eastern wall, showing breeze-block stretch at north end.

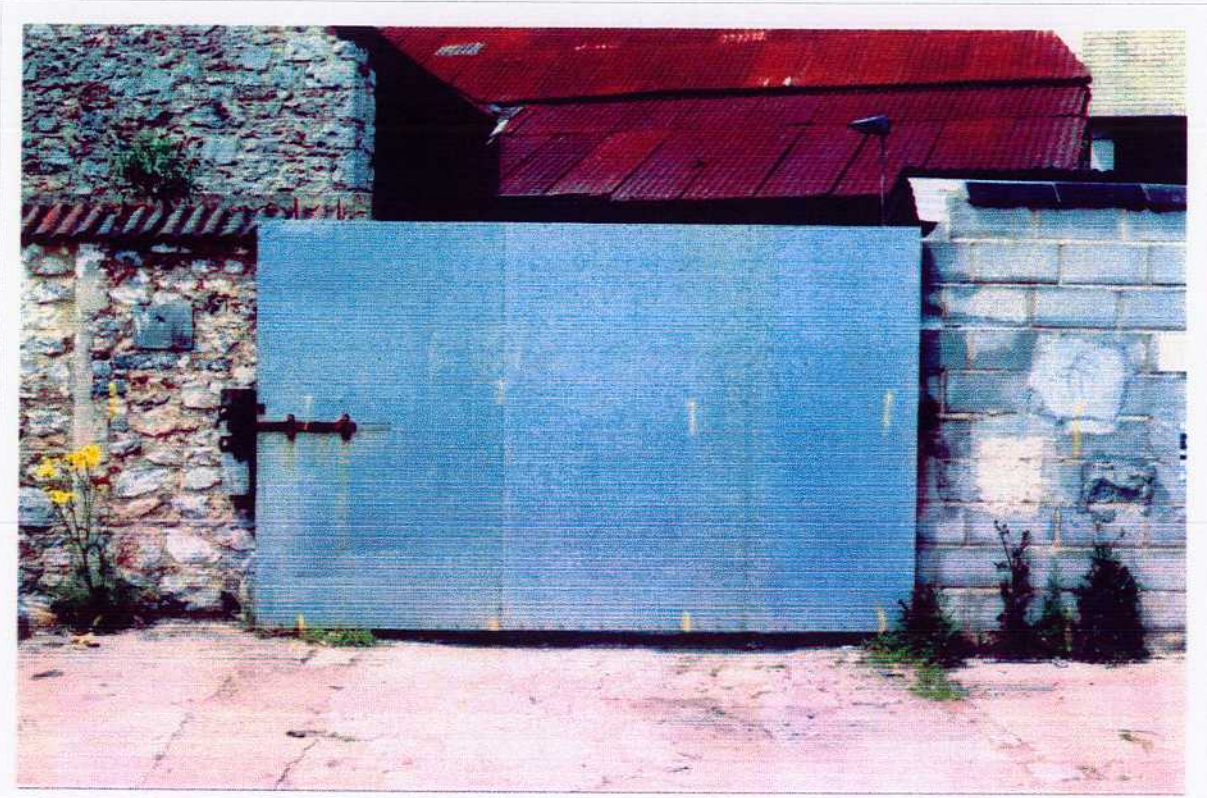


Figure18. Structure 2. Northern wall, south-facing elevation. Gateway.

Blocked fireplace?

Blocked opening



Figure19. Structure 2, north wall. South-facing elevation showing blocking and possible blocked fireplace.



Figure 20. Structure 2. Northern wall, north-facing elevation. Blocked opening.



Figure 21. Structure 2. Northern wall, north-facing elevation, showing breeze-block wall of late 20th-century sectional building.



Figure 22. Structure 2. Western wall. West-facing elevation showing different finishes.



Figure 23. Structure 2. Southern wall, south-facing elevation. Blocked opening.

Figure 24. Structure 2.
Southern wall, south-facing
elevation.

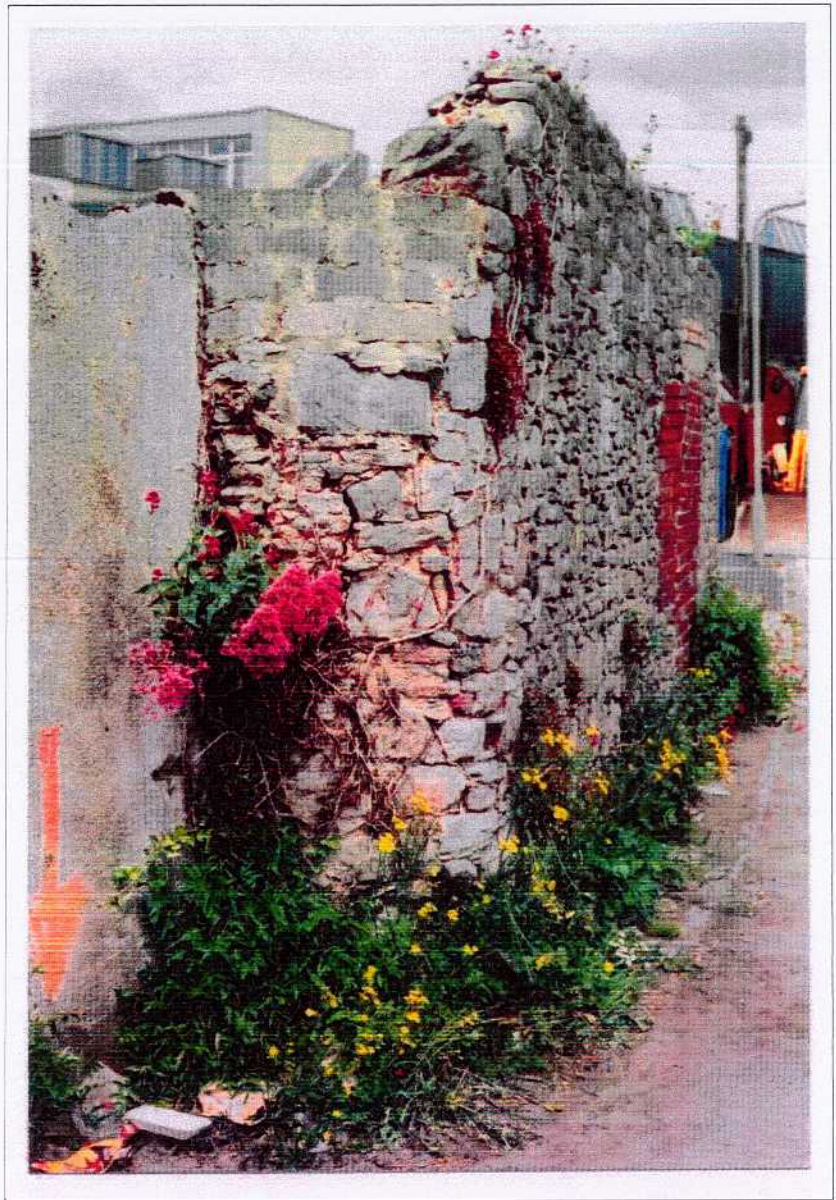


Figure 25. Structure 3, north/south range. Replacement cross-beam and breeze-block pillars to open-fronted section.

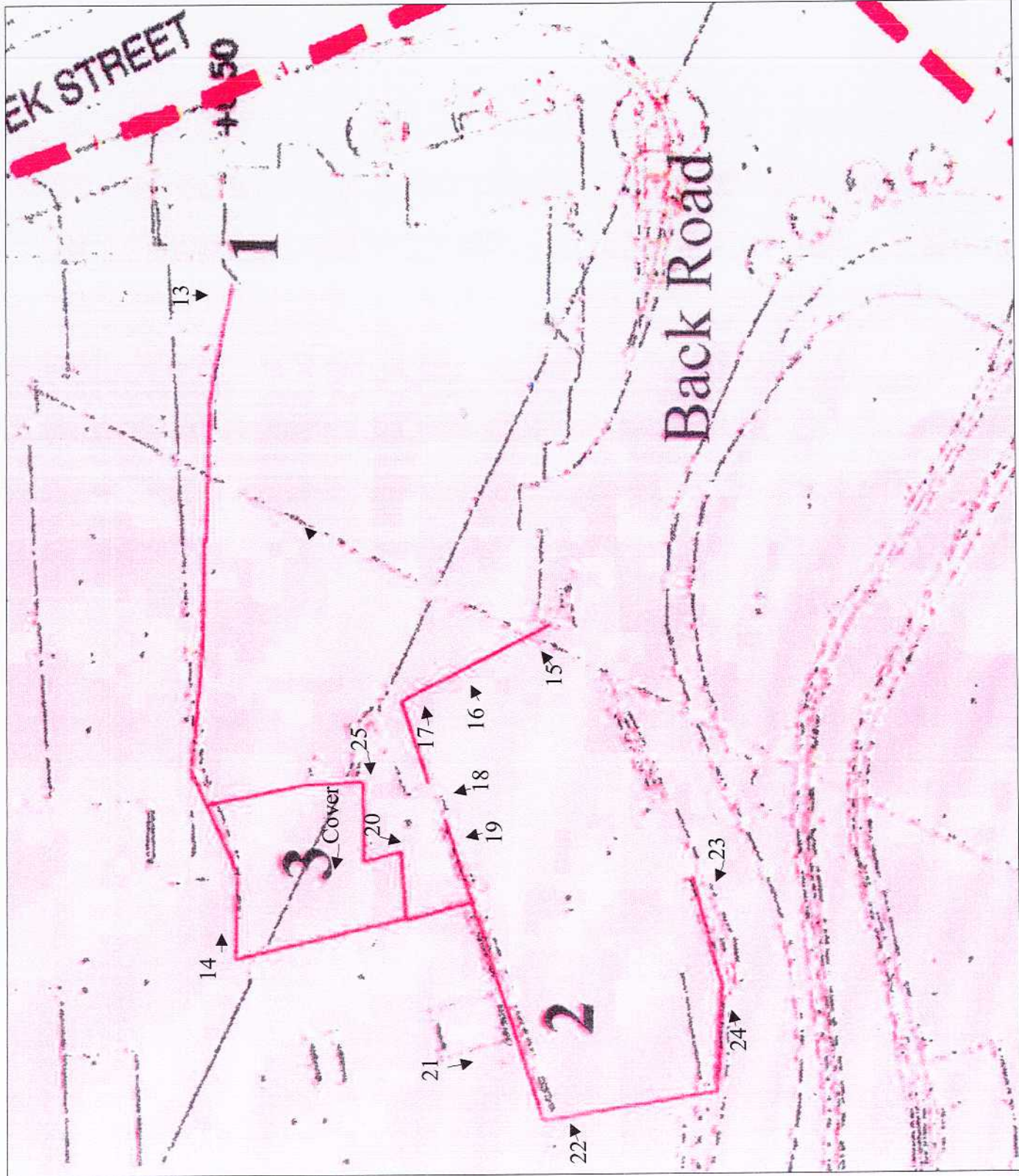


Figure 26. Location of photographs (Figs. 13-25).

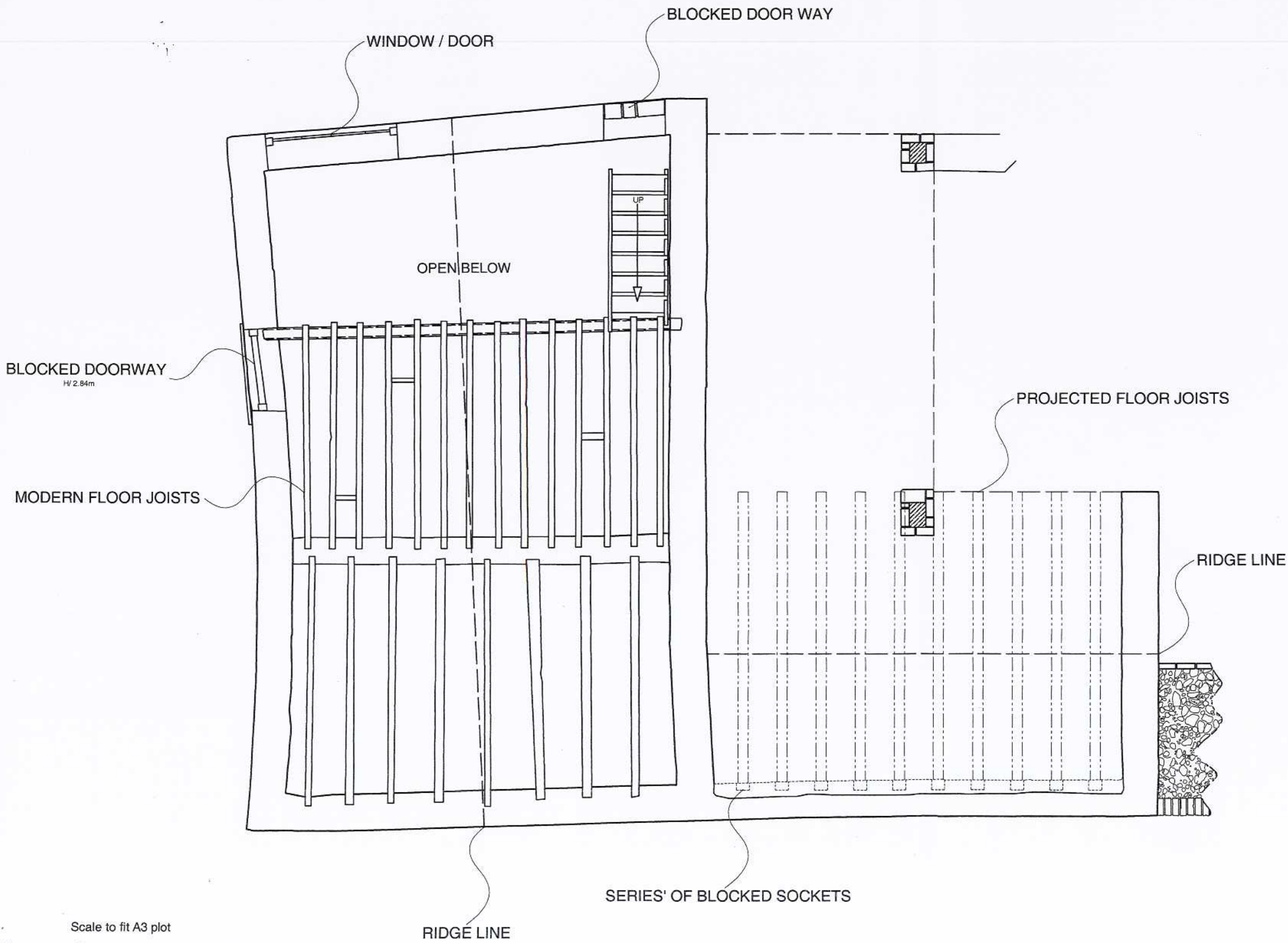
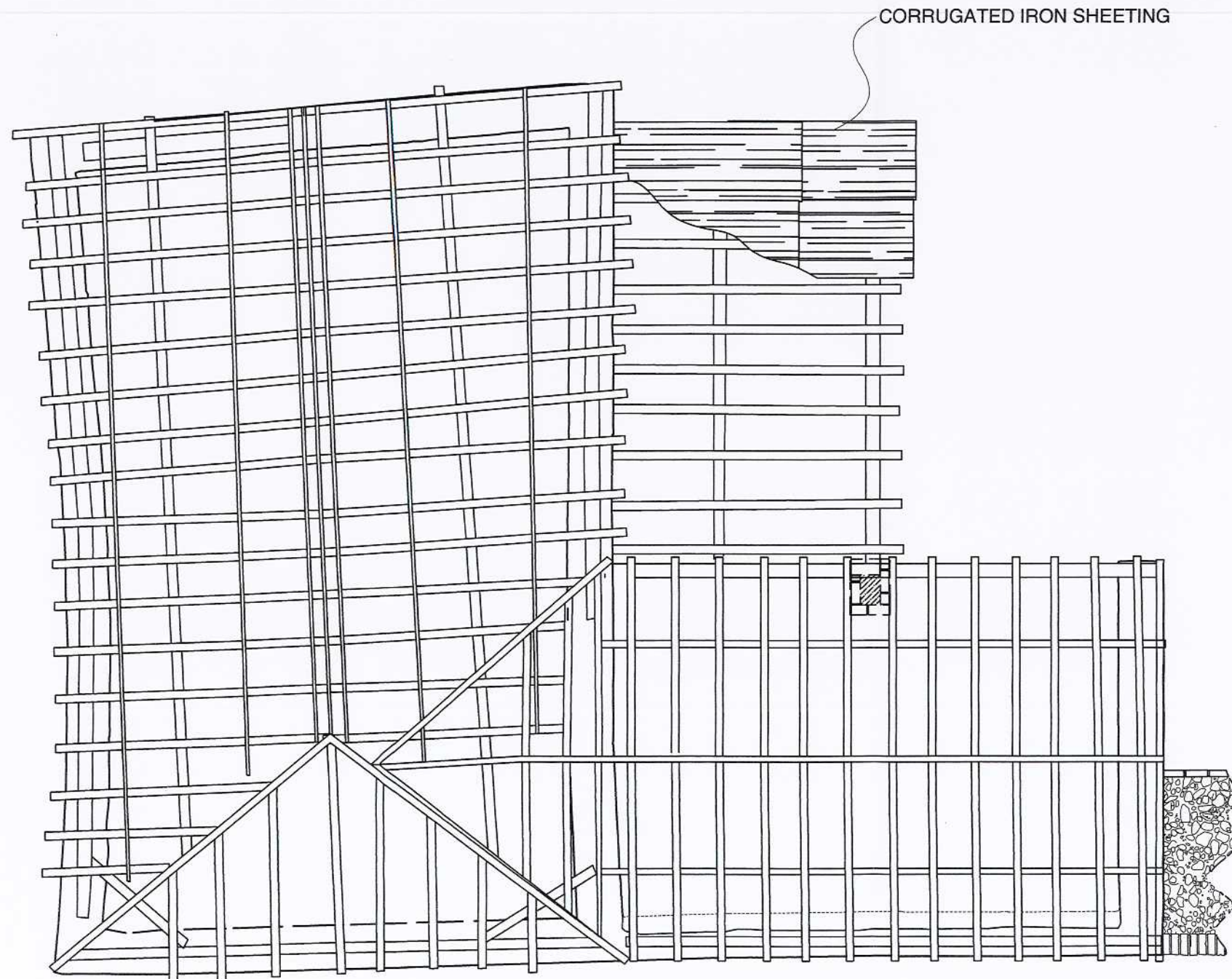


Fig 28 STRUCTURE 3, FIRST FLOOR (FLOOR JOISTPLAN)



Scale to fit A3 plot

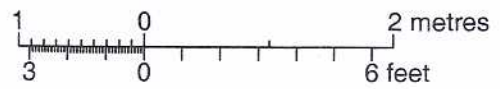
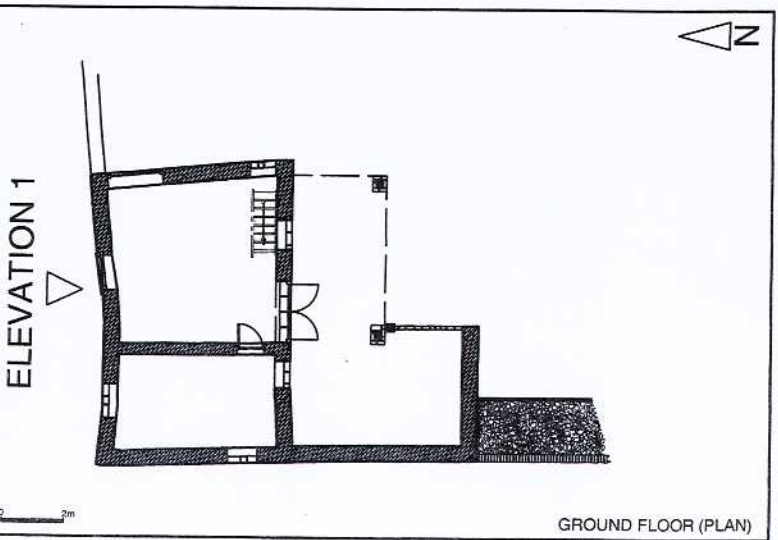
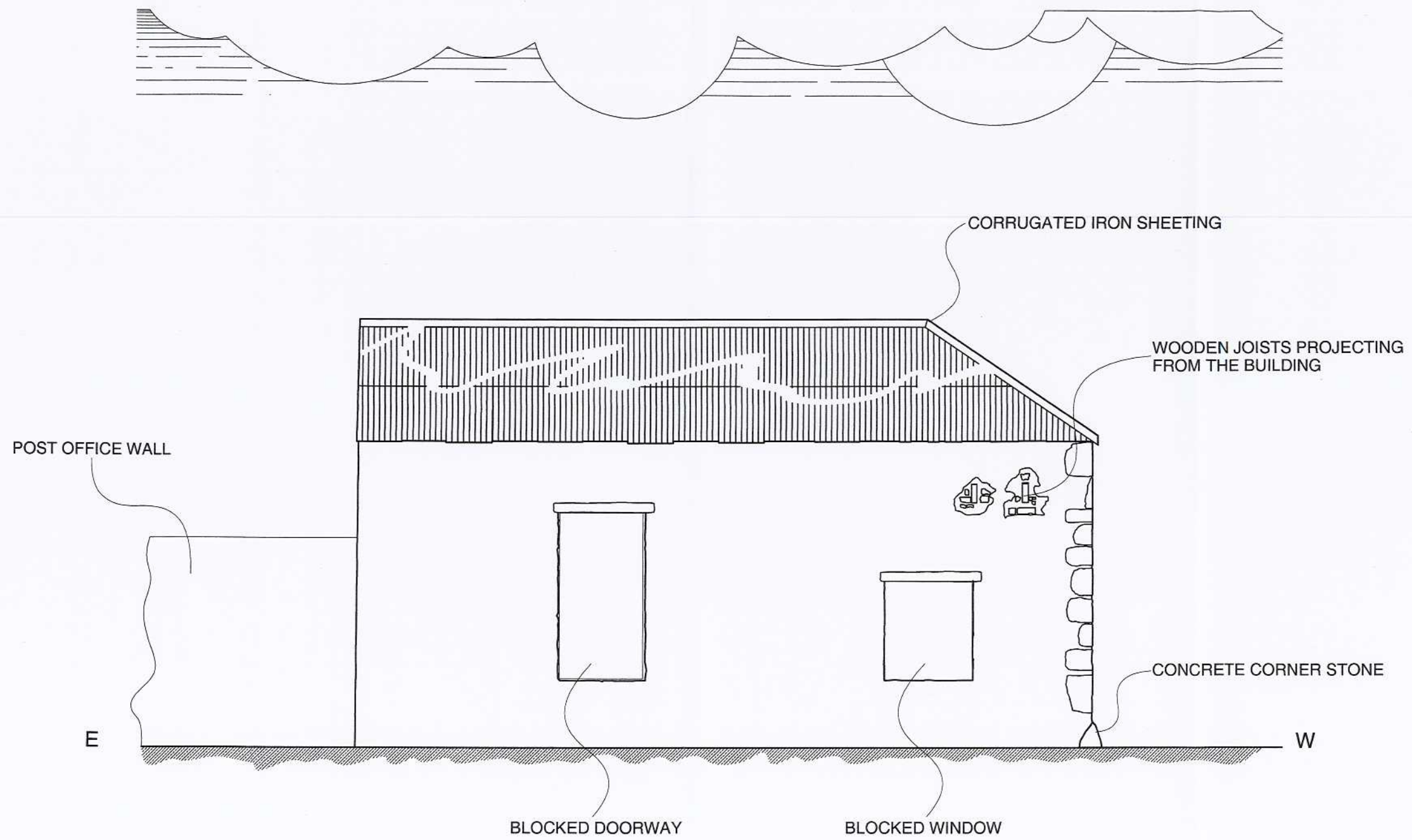


Fig 29 STRUCTURE 3, ROOF PLAN (SCHEMATIC)



ELEVATION 1

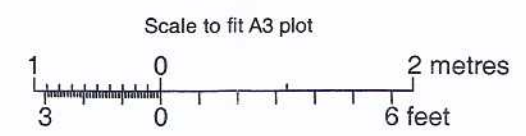
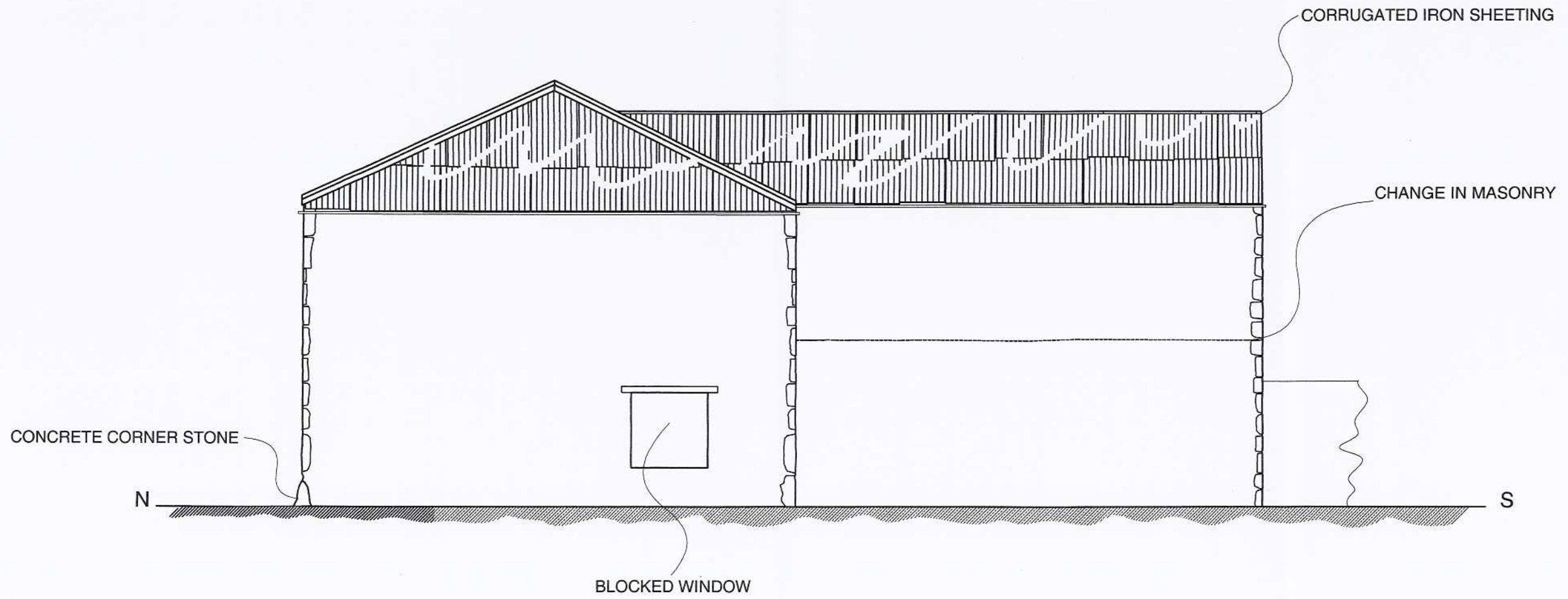
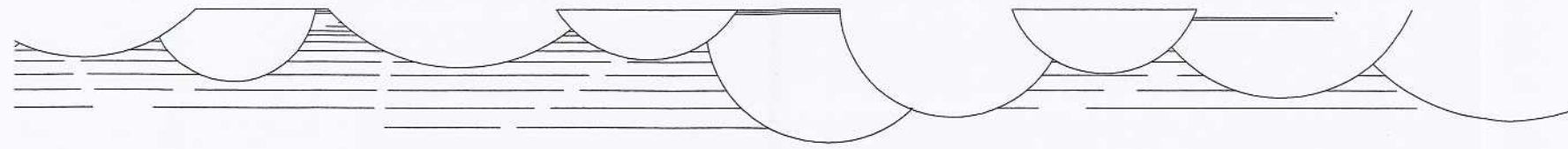


Fig 30 STRUCTURE 3, ELEVATION 1



ELEVATION 2

Scale to fit A3 plot

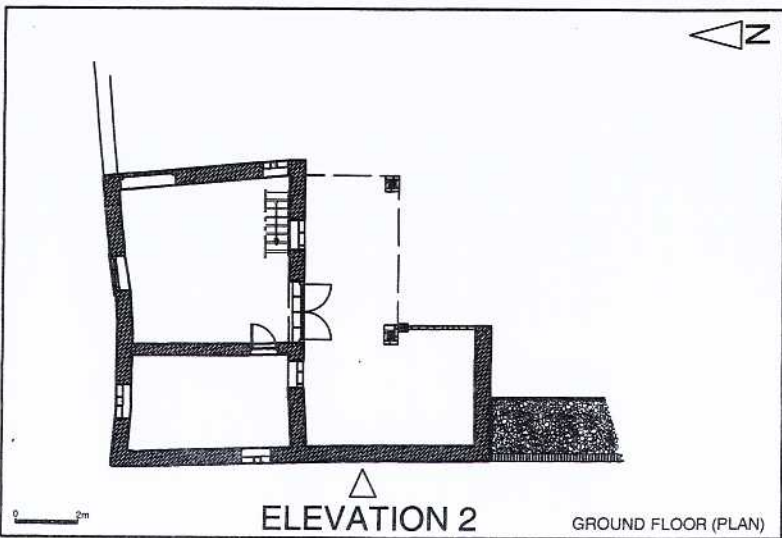
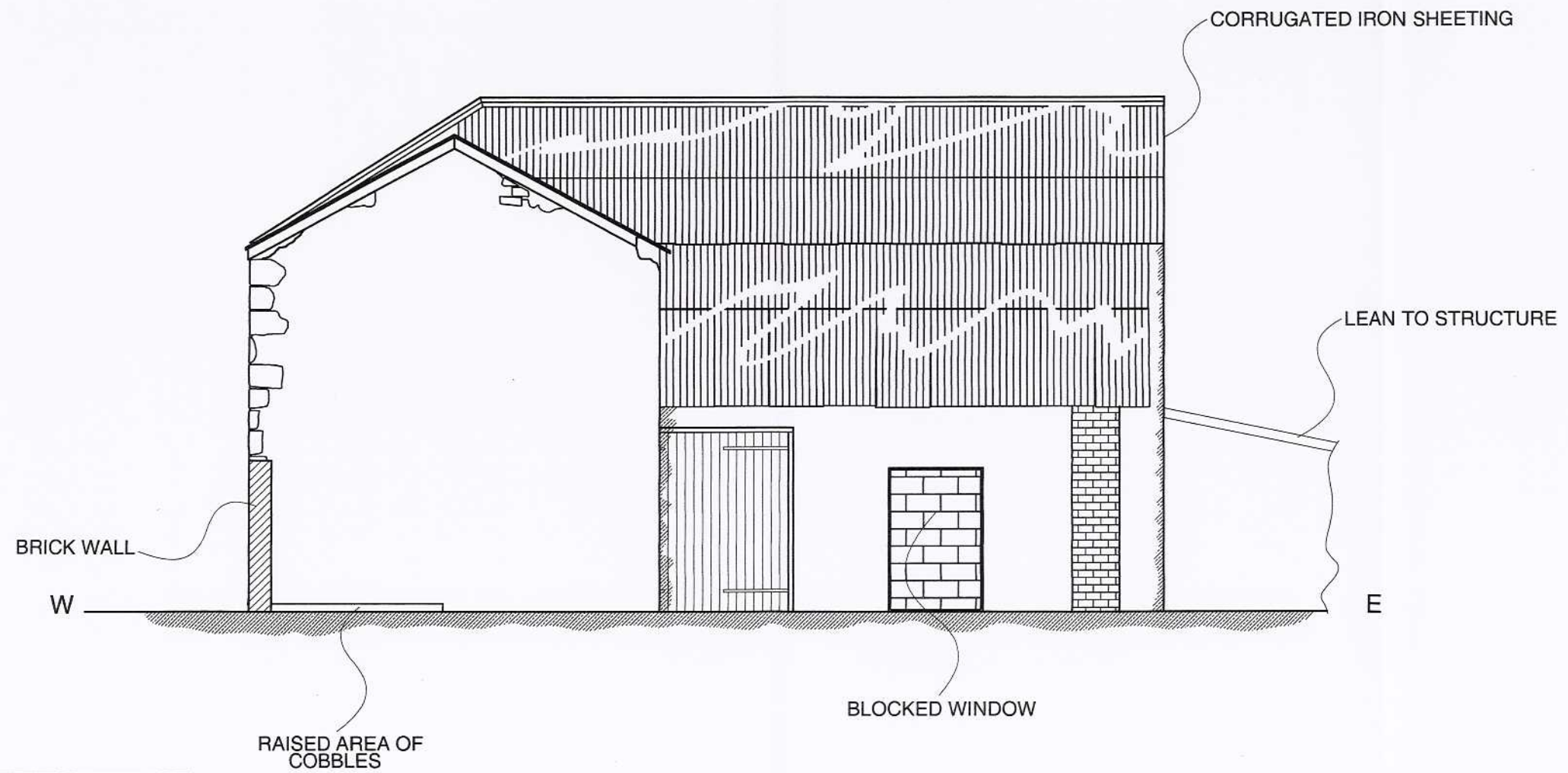
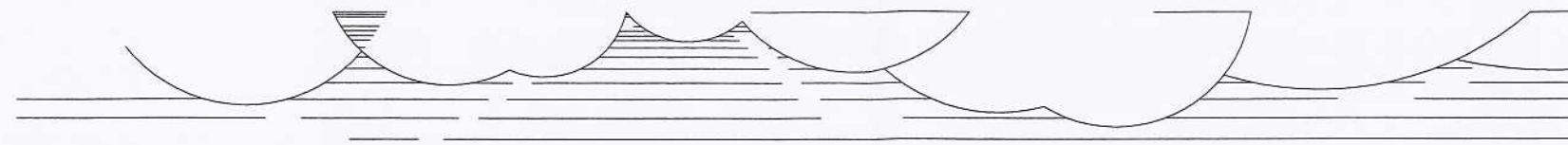


Fig 31 STRUCTURE 3, ELEVATION 2



ELEVATION 3

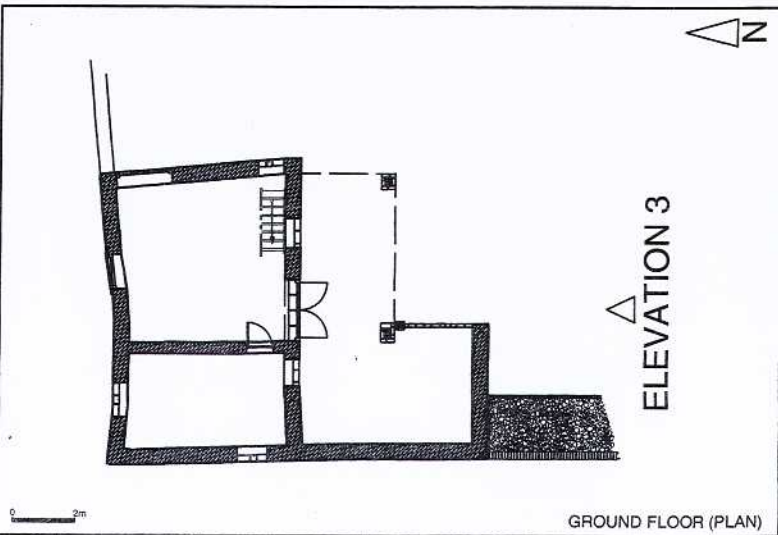


Fig 32 STRUCTURE 3, ELEVATION 3

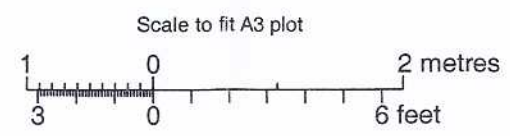
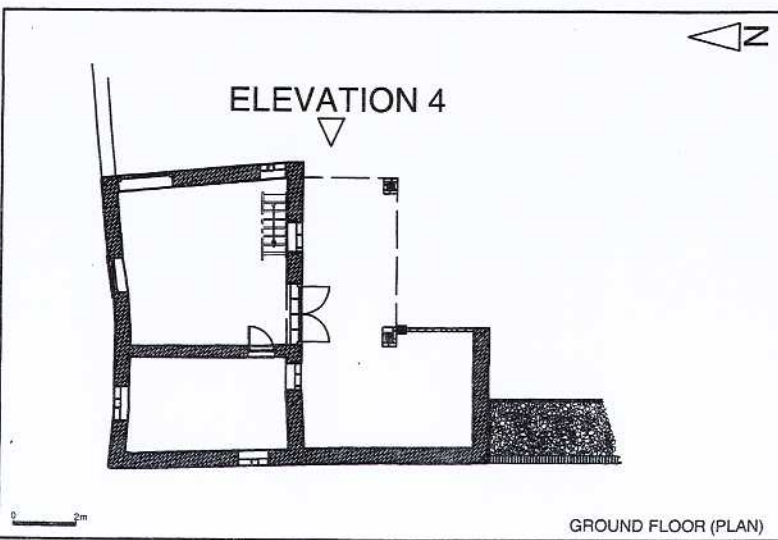
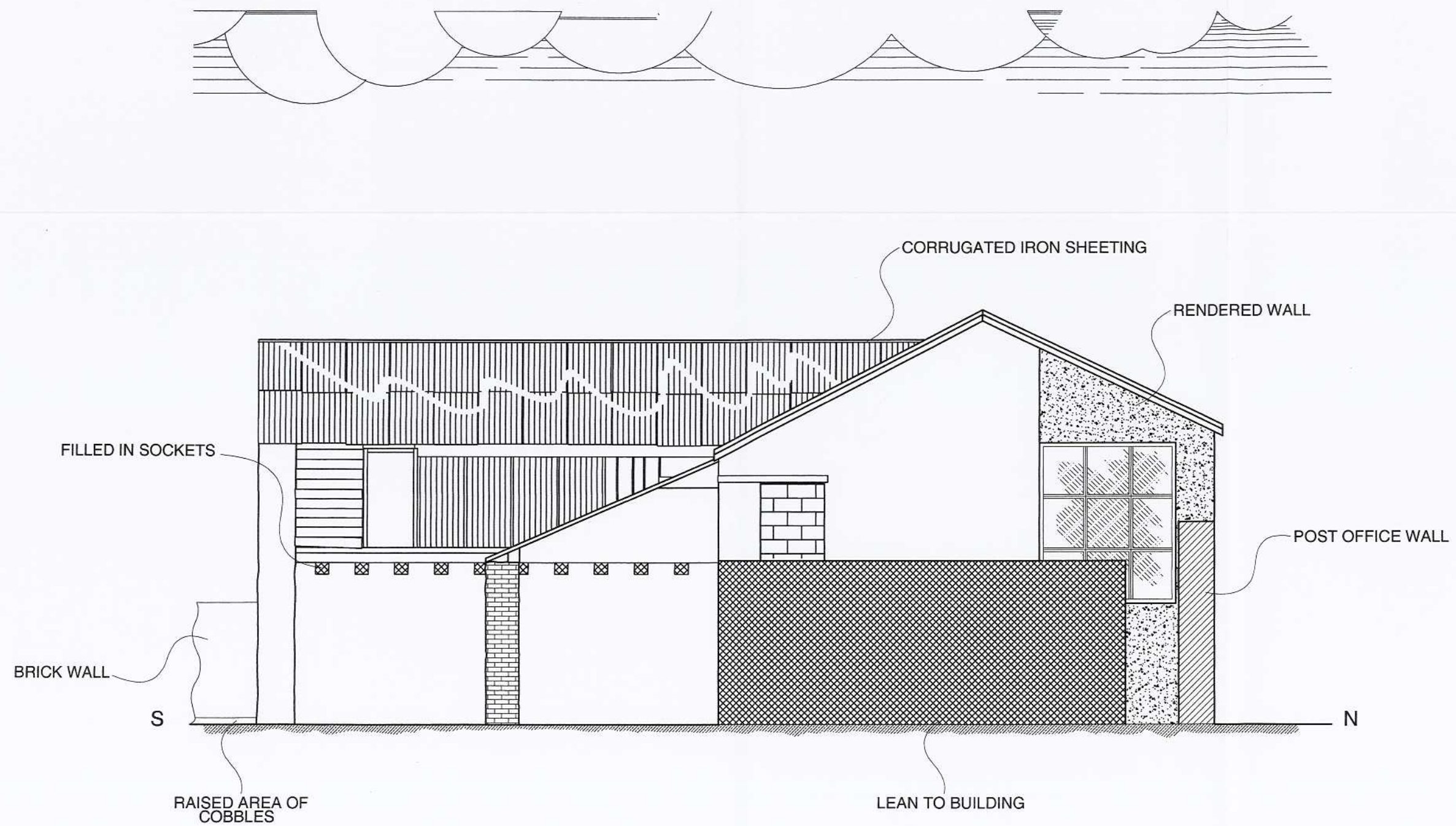


Fig 33 STRUCTURE 3, ELEVATION 4



PLATE 1----- L/30/2005-5-8410
STAIR DETAIL WITH BLOCKED WINDOW



PLATE 2----- L/30/2005-7A-8413
WINDOW/DOOR BLOCKING

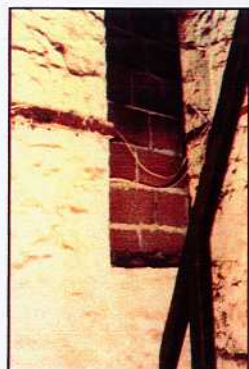


PLATE 3----- L/30/2005-6A-8413
STAIR DETAIL WITH BLOCKED WINDOW



PLATE 4----- L/30/2005-7-8410
INTERNAL DOOR DETAIL



PLATE 5----- L/30/2005-36A-8405
CORNER DETAIL OF BLOCKED WINDOW/DOOR



PLATE 6----- L/30/2005-11A-8413
HAYLOFT AND ROOF DETAILS



PLATE 7----- L/30/2005-33A-8412
HAYLOFT DOOR AND ROOF DETAILS



PLATE 8----- L/30/2005-1A-8413
UPPER DOOR AND ROOF DETAILS



PLATE 22----- L/30/2005-6-8410
ROOF DETAILS

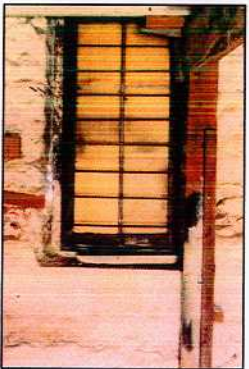


PLATE 21----- L/30/2005-4-8410
BLOCKED DOORWAY WITH GANTRY SUPPORT



PLATE 20----- L/30/2005-22-8410
CORNER DETAIL WITH PROJECTING JOISTS



PLATE 19----- L/30/2005-21A-8412
WALL DETAIL



PLATE 18----- L/30/2005-24-8412
DETAIL OF ROOF AND GABLE END



PLATE 17----- L/30/2005-29A-8405
DETAIL OF BLOCKED SOCKETS WITHIN BUILDING

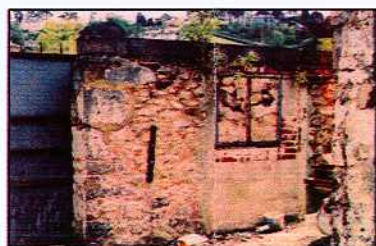


PLATE 16----- L/30/2005-2-8410
VIEW OF BLOCKED ENTRANCE FROM WITHIN YARD



PLATE 15----- L/30/2005-17-8412
BRICK WALL AND RAISED COBBLE AREA



PLATE 14----- L/30/2005-12A-8413
VIEW OF GABLE END



PLATE 9----- L/30/2005-10A-8410
STONE DETAILS



PLATE 10----- L/30/2005-14A-8413
GENERAL VIEW OF BUILDING

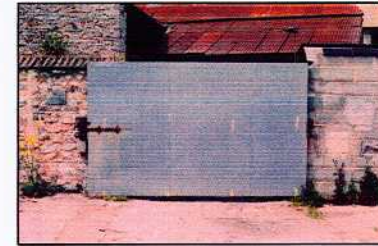


PLATE 11----- L/30/2005-8A-8405
VIEW OF REDUCED ENTRANCE



PLATE 12----- L/30/2005-19A-8413
VIEW OF BUILDING THROUGH ENTRANCE



PLATE 13----- L/30/2005-29A-8413
VIEW OF BLOCKED ENTRANCE IN BOUNDARY WALL

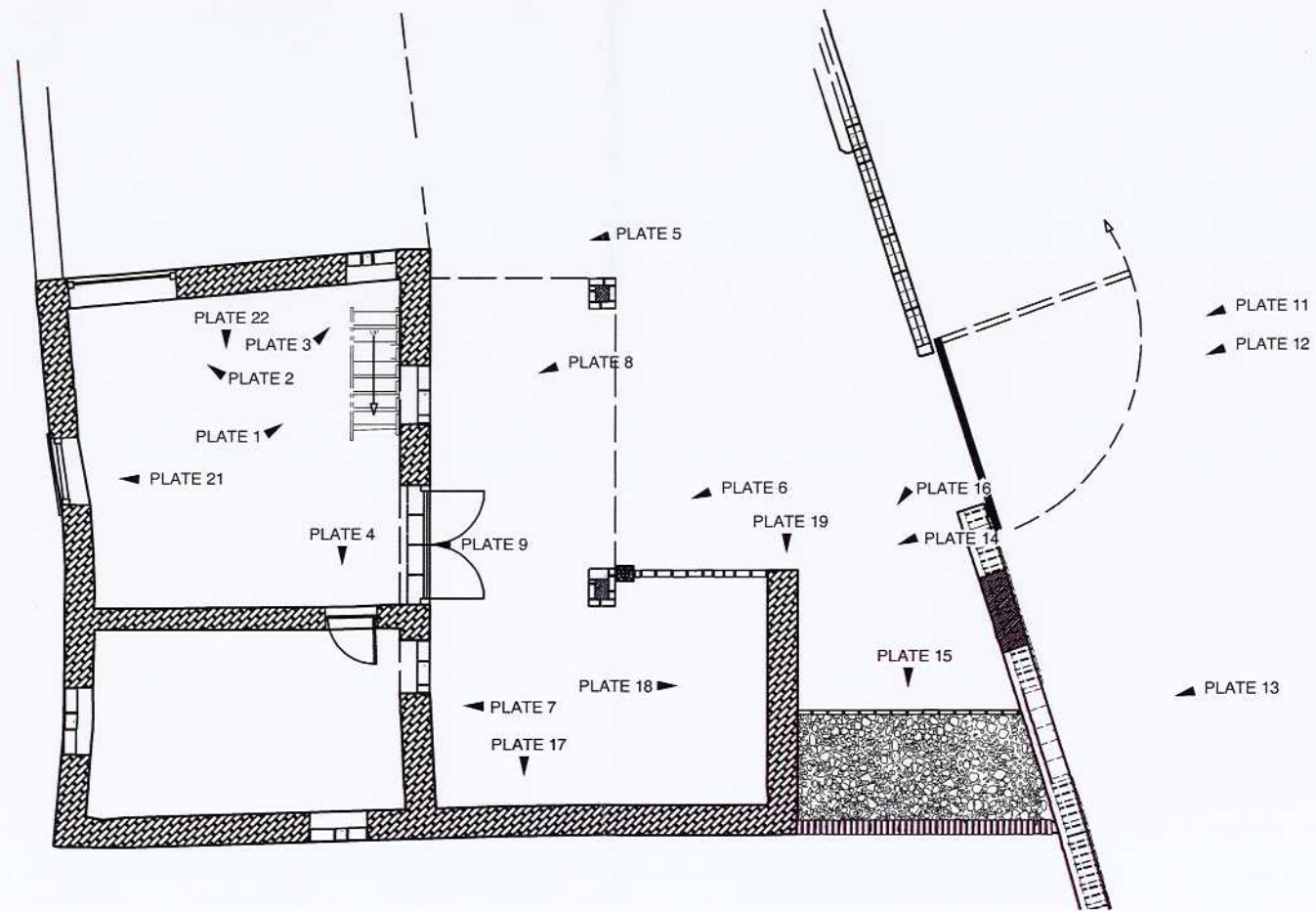


Fig 34, STRUCTURE 3
PHOTOGRAPHIC LOCATION
PLAN