

**ARCHAEOLOGICAL ASSESSMENT
OF FALLAPIT HOUSE,
EAST ALLINGTON, DEVON**

By Tony Collings and Marrina Neophytou

**Prepared for
Fallapit House Ltd**

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1. INTRODUCTION

1.1 Background

Fallapit is a country house in the parish of East Allington in south Devon, about 6km north of Kingsbridge and 13km south-west of Totnes (Fig. 1). The estate (Fig. 2) occupies some 8.9ha, lying 500m north-west of East Allington village. Fallapit is first documented in the early 14th century and for 400 years between the mid 15th and the mid 19th century was one of the two main south Devon seats of the Fortescue family, who were also major landowners in north Devon. It was the site of one of the heroic events of the English Civil War, when Sir Edmund Prideaux led back his troops to his family home after the surrender of Salcombe Castle.

In its present form the house appears to be a rebuilding of *c.* 1815, extended in the mid 19th century, with a few subsequent alterations, but recent removals of plaster are beginning to expose a more complex structural sequence, and it now seems probable that the house of 1815 incorporates parts of its predecessor.

In the recent past (1947–97) Fallapit was occupied by the St Thomas More School, which erected a variety of buildings around the older house in the 1960s and 1970s. Following the closure of the school in 1997, the house and grounds have stood empty and have been the subject of a series of proposals and planning applications. Vandalism to the house, including the theft of architectural fittings, damage to 17th-century panelling and removal of lead from the roof leading to serious problems of water damage and dry rot, have emphasised the urgent need for an appropriate modern use.

1.2 Statutory and other designations

Fallapit House is a Grade II listed building; the listing description forms Appendix 1 of the present report. An early 19th-century granary, part of the Fallapit Barton farmstead, located some 50m beyond the site boundary is also listed Grade II. There are no Scheduled Monuments in the immediate area.

1.3 The scheme

The plans of Fallapit House Ltd, which have now been granted full planning permission by South Hams District Council,¹ entail the demolition of the recent school buildings but the retention of all the elements of the older house, stables, service buildings and gardens. The house will be converted to residential use and new structures built beside it; felling will open up the surrounding grounds, which have become overgrown in recent years, returning the setting of the house to its intended appearance in the 19th and early 20th centuries.

1.4 The archaeological report

This report, drawn up by Exeter Archaeology (EA), has been commissioned by Fallapit House Ltd as part of its scheme for redevelopment of the estate. Its purpose is to provide a document outlining the history of the site and providing a schedule of all the recognisable features of historic interest within the grounds so that these can be preserved wherever possible. It follows a written scheme of investigation (Appendix 2 of the present document) drawn up by Exeter Archaeology in fulfilment of Condition 33 of the Consent for this scheme, and approved by Devon County Council following discussion and a site meeting between representatives of the site owners, South Hams District Council, Exeter Archaeology

¹ South Hams District Council Planning Consent 19/0044/05/F; Listed Building Consent 19/0043/05/LB.

and the Devon County Historic Environment Service (DCHES). It will form the first of a pair of reports, the second being an account of the architectural history of the house which will be compiled as the building undergoes restoration.

1.5 Methodology of report

Documentary and cartographic searches were carried out at the Devon Record Office, the Westcountry Studies Library, the Devon County Council Historic Environment Record, the Devon and Exeter Institution and the Royal Albert Memorial (RAM) Museum, Exeter. The Conservation Officer of South Hams District Council and the Royal Institute of British Architects were also contacted. Two site visits also took place.

1.6 Previous assessment reports relating to Fallapit

Our report follows two briefer exercises covering some of the same ground. In 2000 the environmental planners and landscape architects Nicholas Pearson Associates Ltd gave some general consideration to the site, followed in 2001 by an initial brief archaeological assessment by Colin Humphreys of South West Archaeology. Both reports were commissioned by CSMA Leisure Properties Ltd and aimed at establishing the position of earlier buildings. The fuller consideration offered below has brought us to different conclusions from those offered there.

1.7 Site geology

The geology of East Allington is made up mainly of slates and grit of the Lower Devonian Meadfoot Group, overlain by a small area of alluvium to the north and north-east of the Fallapit Estate.²

2. HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

2.1 Prehistoric activity in East Allington

The parish of East Allington is a significant one in the developing picture of prehistoric activity in the South Hams, since fieldwalking conducted there by the prehistorian F.H.S. Stone in the 1930s recovered several quite extensive collections of lithics (principally flints) from at least three areas: Fallapit, the Mounts and Nutcombe Farm. These finds provide evidence of human activity spread over a long time period from the Mesolithic (at least from *c.* 5–6000 BC, perhaps earlier) to the Bronze Age (down to about 1500 BC). Unfortunately these old collections, now preserved in the RAM Museum, Exeter, have their limitations, first because only a selected sample of the pieces recovered was kept, and second because Stone did not map his finds with the precision which would be regarded as normal nowadays. The following is a summary of recorded items found within the area of East Allington.

Lithics firmly attributable to the Mesolithic have been recovered from each of these three sites but the bulk of the collections (at least among the items selected for retention in them museum) belong to the Neolithic and Early Bronze Age. As is normal in collections of this sort, most of the finds are not closely datable but they include arrowheads and scrapers from the area of Fallapit Farm, scrapers and borers from Nutcombe Farm and leaf-shaped arrowheads of Early Neolithic date from The Mounts. Two oblique arrowheads of late Neolithic date were found at Nutcombe Farm and one at The Mounts. A plano-convex knife recovered from Nutcombe Farm is so far the only artefact positively identified from the

² Geological Survey of Great Britain (England and Wales) 1974.

Bronze Age. Further details of these collections are given in the gazetteer of sites (below, p. 16, sites 42–4)

Iron Age and Roman

No evidence of Iron Age or Roman activity has yet been recovered from East Allington.

2.2 Historical Background

The earliest documentary reference to East Allington is in the Domesday Survey of 1086, when it was referred to as *Alintone*, being one of the manors held by Richard son of Thorold, who had displaced a Saxon named Wulfnoth.³ The ‘tun’ element is a general term for a farmstead or estate;⁴ in this instance the name may be regarded as meaning ‘Aella’s Farm’.⁵ By 1086 the manor had land for 16 ploughs; two were owned by the lord and ten by his tenants. The name Fallapit is not recorded in Domesday Book.

According to the historian of the Fortescue family, the Fallapit or Valeput family are said to have established the Fallapit Estate from the end of the 13th century or possibly earlier.⁶ Subsequent marriages led to the manor passing to the Treverbyn, Prideaux and Fortescue families,⁷ the continuity of its descent being ended by its sale in the late 1860s. The tradition of the establishment of the estate in the 13th century may well be correct, but the earliest reference located in the present study is to a Robert de Valepitte, who held two properties in the Hundred of Exminster in 1303.⁸ The name may derive from the Old English *fealu*, meaning yellow, dusky or dark.⁹ In the Lay Subsidy of 1332 a Roger de Prideaux was the highest taxed in the parish at 6s, while Gervase de Faleputte, possibly occupying the barton farm, paid a more modest 12d.¹⁰

The estate passed to the Fortescue family in the mid 1400s through the marriage of Elizabeth, daughter of Nicholas de Fallapit to Sir Henry Fortescue, Lord Chief Justice of the Common Pleas in Ireland. Elizabeth was Sir Henry’s second wife and their name was to be associated with Fallapit for some 400 years. The importance of the Fortescue family is emphasised in the parish church, where the Fortescue arms are carved on the pulpit (probably of the early 17th century) and painted on window glass. Numerous generations of the Fortescue family are buried there and commemorated with effigies, inscriptions, brasses and tombstones.¹¹

In the Lay Subsidy of 1525 the highest tax paid on lands in the parish was by ‘John Fortescue of Volepytt’.¹² The Inquisition Post Mortem of his grandson Edmund Fortescue, taken in 1625, shows him to have owned both Great and Little Fallepitt or Vallepitt, the manor of ‘East Allington or North Allington’ and many other properties both in the parish and elsewhere in the county. It is possible that Great Fallapitt refers to the manor house and Little Fallapitt to the barton farm. Edmund was succeeded by his son John, who along with his son, another Edmund, took an active part on the Royalist side in the Civil War.

³ Thorn & Thorn 1985, 30, 3.

⁴ Pearce 2004, 40.

⁵ Gover *et al.* 1931, 313.

⁶ Clermont 1880, 48.

⁷ Reichel 1913, 194.

⁸ *Inquisitions & Assessments Relating to Feudal Aids ...*, 1899 vol. I, 346.

⁹ Gover *et al.*, 1931, 310.

¹⁰ Erskine (ed.) 1969, 6.

¹¹ Adams 1902, 97–105.

¹² Stoaite 1979, 181.

In 1642 the King appointed Edmund as High Sheriff of Devonshire; he may have been knighted at the same time, since an account of his capture at Modbury later that year refers to him as Sir Edmund.¹³ He was released within twelve months and commissioned by Prince Rupert to re-fortify the decayed Salcombe Castle, renamed Fort Charles.¹⁴ Towards the end of the Civil War, as parliamentary forces gained control of the South-West, Sir Edmund and his forces held out for the king at Salcombe and were subjected to a prolonged siege. He eventually negotiated honourable terms of surrender under which he and his troops were allowed ‘to march from hence to Fallowpit with there usuall armes, drumes beating and collars flyinge’.¹⁵ Sir Edmund emigrated to Delft, where he died in 1647, two years before his father, when the estate passed to the latter’s seven-year old grandson, another Edmund. He was created a baronet in 1664 but died shortly afterwards.¹⁶ The hearth tax assessment for 1674 shows his widow Margery paying on 18 hearths, one of the highest figures in the South Hams, although the figure may include the barton farm.¹⁷ The estate passed to their only son, Sir Sandys, but he died in 1680 when the baronetcy became extinct. His successor was another Edmund (the son of a great-uncle) who died in 1733.¹⁸

The estate passed by marriage first to Thomas Bury and then to Edmund Wells, who took the surname of Fortescue following the death in 1768 of his great-aunt.¹⁹ The earliest surviving land tax assessment, for 1747, showed the Right Honourable William Fortescue, perhaps in the capacity of a trustee, paying £12 16s on an estate with an annual value of £64. Edmund Wells Fortescue died in his twenties leaving an only son, Edmund Nathaniel William Fortescue, who presumably rebuilt the property when he reached his majority.

In 1775 a 14-year term was advertised in ‘the capital Bartons, Farms, and Demesne Lands of Fallapit, Lambsheads, Ley Cross and Easter Halstow’, which comprised some 375 acres,²⁰ but the other estate names appear to have been lost. This presumably did not include the mansion. The incoming tenant seems to have been a Mr Philip Steer who paid £13 3s land tax on Fallapit in 1780, but it is unclear from the assessments whether the named occupier was occupying the mansion or the barton. By 1792 Henry Grills was named as the occupier, paying £14 12s on ‘Fallapit &c’, but by 1798 it was Edmund Fortescue Esq. who paid £14 12s 6d on Fallapit and Leycross, perhaps the farm being in hand at that time.

In 1811 a 12-year tenancy was advertised in ‘the Barton and Farm of Fallapit’, then consisting of 339 acres. It was said that the house and all the outbuildings ‘have been recently erected on improved and most eligible plans and in the barn is a thrashing machine worked by water’.²¹ The land tax assessments shows a change of occupier around this date from William Lakeman to Richard Loye, the latter’s name continuing until 1832 when Robert Cutmore was shown as occupying Fallapit and Leycross. It is odd that no Fortescue was shown occupying the estate round about the time that the mansion was rebuilt. An engraving was made by D. Jewitt (Plate 4) of the rebuilt house.

¹³ Clermont 1880, 31.

¹⁴ *idem*, 35.

¹⁵ *idem*, 40.

¹⁶ *idem*, 41.

¹⁷ Stoate 1982, 173.

¹⁸ Clermont 1880, following page 26.

¹⁹ *idem*, following page 42.

²⁰ *Trewman’s Exeter Flying Post* 13.10.1775 2b.

²¹ *Trewman’s Exeter Flying Post* 14.3.1811 4c.

William Blundell Fortescue succeeded to the estate at the age of five, following his father's death in 1821. In 1830 the trustees were allowed to close Dead Boys Lane, to the south-west of the house, which divided the Lawn from North Park, and divert Nutcombe Lane which separated North Park from the Higher Warren; this allowed the Lawn to be considerably extended.²² This may have been only the last stage of a progressive extension of the estate, with no documentary evidence for the earlier stages surviving. The tithe survey of 1839–40 provides the most detailed picture of the estate and showed W.B. Fortescue, Esq. occupying the mansion house (depicted as possessing a square footprint) along with 46 acres (the Lawn being some 15½ acres) while Robert Cutmore occupied the farm and its 339 acres. In the 1841 census the mansion was occupied only by servants.²³ Later that decade a fire is said to have almost completely gutted the mansion house,²⁴ although its exact date has not been established.

A directory for 1850 recorded that:

W.B. Fortescue, Esq., owns nearly half the parish, and is lord of the manor, and has a handsome seat here, called FALLAPIT HOUSE, where his family has been seated for many generations. The present house is a large and handsome mansion in the Elizabethan style, erected about 35 years ago, near the old one, an ivy mantled portion of which still remains. The house was enlarged in 1849 and is pleasantly situated in the midst of extensive and tasteful pleasure grounds.²⁵

Although it has been suggested that the rebuilding was done by William Cubitt,²⁶ directories continued to show William Blundell Fortescue occupying Fallapit up to 1866, but by 1869 he had moved to Torquay, Fallapit being the last of the five Fortescue-owned estates in the South Hams to be sold off.²⁷ A directory of the following year names the new owner, with William Cubitt being described as 'lord of the manor and chief owner of the soil'.²⁸ He would then have been in his early thirties and appears to have been a younger son of the builder Thomas Cubitt, who had died in 1855, leaving over a million pounds.²⁹ In 1870 William Cubitt obtained sanction to re-align the roads serving Fallapit and Yetson Farms (the latter buildings being removed),³⁰ and may well have remodelled the landscape around the house at the same time. The 1871 census records the house to have been occupied by the 36-year-old William Cubitt, described as 'Late Lieutenant 60th Regiment'.³¹ That census also records a gardener living at Fallapit Lodge and a boy living at the stables. According to the *Return of Owners of Land* made three years later, William Cubitt owned over 1600 acres in Devon (approaching one-half of the parish) with a gross estimated value of over £1,700.³²

William Cubitt bought several more farms in the parish and was responsible for restoring the parish church of St Andrew in 1875;³³ he was also appointed a magistrate for the county, so

²² DRO QS 113A/1/1.

²³ PRO HO 107/246/1/p4.

²⁴ McCoy 1994, 89.

²⁵ White 1850, 512.

²⁶ English Heritage Listing description (Appendix 1) & Nicholas Pearson Associates Ltd 2000, 7.

²⁷ *Kelly's Directory of Devonshire*, 1866, 698; Hill 1869, 23; Clermont 1880, 43.

²⁸ Morris & Co. 1870, 801.

²⁹ *Oxford Dictionary of National Biography* 2004 vol. 14, 553.

³⁰ DRO QS/113A/1/2.

³¹ PRO RG 10/2103/p4, No. 21.

³² *Return of Owners of Land* 1873, Vol. I, 1875, Devon, 16.

³³ McCoy 1994, 92, 94.

was presumably living at Fallapit. He died aged 57 in London in 1891,³⁴ and the following year his widow presented the church with a baptistry and stained west window in his memory, while employees of the Fallapit estate provided an inscribed brass.³⁵ The estate appears to have been left to his elder brother George, the Conservative politician, since subsequent directories show Fallapit being occupied by Lord Ashcombe; in 1892 George Cubitt was created Baron Ashcombe of Dorking, Surrey, where the family owned over 4,000 acres, compared with 2,200 in Devon.³⁶ The 1910 valuation showed the Right Honourable Lord Ashcombe occupying Fallapit House with four acres of grounds, and also Fallapit Farm with its 342 acres. A further 28 acres, 'Part of Fallapit & Ley Cross', was occupied by the farmer at Lower Pool.³⁷

Lord Ashcombe died in 1917 and under the second Baron parts of the estate were being auctioned off by 1923.³⁸ The following year the core of the estate was sold, being purchased by a Mr T. Place of Northallerton in Yorkshire.³⁹ He evidently saw the estate purely as a commercial speculation as in 1925 some 1350 acres were put up for sale in 83 lots.⁴⁰ Fallapit House with nearly 36 acres of grounds was sold for £4,000 to a Mr W.E.H. Howard of Yelverton; Fallapit Farm had been sold prior to the auction to the farm bailiff.⁴¹

Directories up until the war showed the house as occupied by Gordon Hope Robinson, Esq.,⁴² although another attempt to sell the House for 7,000 guineas was made around 1928.⁴³ In December 1943 Fallapit was included within the Slapton Battle Area, from which the population and farm stock were removed in order to provide realistic battle conditions for US troops rehearsing for the D-Day landings; return was not authorised until the following July.⁴⁴ In 1947 the house became the St Thomas More's School for boys; during this period inappropriate development was allowed that has adversely affected the character of the site; financial problems led to the school's closure being announced in 1997, and the presence of squatters in 2004 caused a further deterioration.⁴⁵

3. CARTOGRAPHIC AND PICTORIAL EVIDENCE

3.1 The Tudor map and Prideaux drawing

Fallapit House is fortunate in that it is depicted in two early representations; by contrast many substantial houses were not recorded before the 19th century. Both drawings, however, present difficulties of interpretation. The first (Plates 1 & 2) is a map dated to around 1600

³⁴ *The Totnes Times and Devon News*, 31.10.1891 5f.

³⁵ *Kelly's Directory of Devonshire* 1893, 20.

³⁶ Gibbs (ed.) 1910 Vol. 1, 279.

³⁷ DRO 3201V/3/2, hereditament Nos 51, 25, 12.

³⁸ Debrett 2003, 69–70; *The Totnes Times and Devon News* for 24.3.1923 (6d) records the sale of five out of six farms auctioned, totalling about 1,000 acres.

³⁹ *The Totnes Times and Devon News* 28.3.1925 3b.

⁴⁰ DRO 547B/P2379.

⁴¹ *The Totnes Times and Devon News* 28.3.1925 3b.

⁴² *Kelly's Directory of Devonshire* 1926, 27; 1939, 27.

⁴³ Undated sale catalogue DRO 547B/P2714, in sequence for 1928; result unknown.

⁴⁴ Wasley 1994, 134, 170.

⁴⁵ Westcountry Studies Library East Allington parish cuttings file, E1; Strutt and Parker 2005, Section 3.1

that was presumably drawn up in connection with a legal dispute that appears to have involved ‘Allyngton myll’ – either access to it or its water rights. The village is shown at the top right of the view. The present green lane descending from the village to Tollditch is shown as ‘The Queenes hygh-waye’ while the depiction of a sluice-gate immediately above the ford hints that water rights might be involved.⁴⁶ Fallapit is shown in the bottom left corner of the map, on the north-east side of the road to ‘Mill forde’: the position in which it is depicted probably shows the house where it is today. Above it, on the opposite side of the stream and to the east of the house, is a rectangular park annotated as ‘warren’ in which are shown three deer. A deer park at this location does not appear on any subsequent maps, although the warren name survived to be mentioned in the tithe survey. Allington Mill is also depicted, with detail of the water-powered wheel. The house is shown in some detail with its gatehouse and courtyard (an inner courtyard has also been claimed,⁴⁷ but this is not convincing). The gatehouse presumably fronted a public road, on the opposite side of which was depicted a barn-like structure. However, the gatehouse is placed on the opposite side of the approach to the present house. The artist may therefore have reversed the position of the house to display it to best advantage. It seems likely that the drawing merely shows a conventional group of buildings, sufficient to suggest a substantial house, without any attempt at showing the forms of the individual ranges. Many other Tudor maps are equally stylized.

The second drawing of Fallapit is a depiction by Edmund Prideaux dated October 1727. Prideaux’s series of careful drawings of the country seats of the South-West is known to be a far more reliable source, and where they can be checked against standing buildings elsewhere they can often be shown to be fairly accurate. They form the earliest substantial collection of reliable topographical drawings for Devon. The depiction of Fallapit (Plate 3) shows a central range – almost certainly the hall range – flanked by abutting wings. It is very likely that this was drawn from within a courtyard: in the most common plan of the courtyard house the hall was placed at the back of the court, facing the gatehouse, so it can be imagined that this was the view greeting the visitor entering the courtyard at Fallapit. (The courtyard house is well represented in the South Hams, as Robert Waterhouse’s work, awaiting publication, has shown.) A problem arises, however, when the shadows shown on this drawing are considered in detail. The position of the shadow cast by the October sun implies a predominantly eastern aspect. This, however, is difficult to reconcile with the surviving orientation of the site. It seems likely that the shadows are purely stylized, but, judging by other Prideaux drawings on sites which have survived less changed, the forms of the ranges and other features such as windows and doors are probably reliably recorded.

3.2 Landscape History of the Fallapit Estate

The house was sufficiently prominent for it to be depicted by a symbol in Christopher Saxton’s Atlas, published in 1579, but named ‘Wallopit’; if there was a deer park at that date it was not depicted.

⁴⁶ The large-scale maps from the tithe survey onwards show that the stream that forms the eastern boundary of the site followed along the contour rather than descending more steeply in what must have been its original course, so clearly water management has been present on the site for some time, and with it the potential to inconvenience other users.

⁴⁷ Nicholas Pearson Associates Ltd 2000, 5.

Donn's map of 1765 and the 1809 Old Series Ordnance Survey map show Fallapit as Fallowpit (Figs 4 & 5). The former shows an approach only from the west and the latter from both the west and south. However, the Greenwoods' 1827 map shows only the approach from the west (Fig. 6). This is the first to show the park, but before its south-west extension made possible three years later; there may well have been earlier such extensions for which no documentary evidence survives.

The earliest detailed and reliable map of the site is to be found in the tithe survey of 1839–40 (Fig. 7). The plan of the present Fallapit House is represented on it as a square structure with two small projections along its southern face,⁴⁸ some 80m south of the presumed earlier site. A curving carriage drive from the south passed the east face of the house and continued on to the lane to the north, with access off it to two substantial buildings, presumably the coach-house and stables. The latter appear to have been the courtyard building west of the fishpond, which could correlate with the Prideaux drawing of Fallapit House but aligned more or less east–west. This has been taken to be the original manor house.⁴⁹ Inspection of this site (shown in Plate 8) suggests it is unlikely that the original 'Vallapitt' was located in this position; its low-lying nature suggests that it would have been prone to flooding, and that it was more likely that the building was used as stables.

The tithe map shows all three buildings to have been set within what was described as a shrubbery (although the perhaps contemporary engraving suggests that a lawn, mown by a scythe-wielding gardener, extended south and east of the house (Plate 4)); also within the shrubbery were two walled gardens, both on the south side of the access lane.⁵⁰ The more easterly survives today while the site of the other was in the area subsequently occupied by what was built as a lodge.

The shrubbery's southern boundary (formed of iron railings according to Plate 4) curved markedly and beyond it lay the 15½-acre lawn, extending to the small fir plantation at the southern extremity, adjoining the lane past Tollditch. The lawn was traversed by a curving carriage drive. The pond with its islet lay to the north-east of the house; its overflow contoured beside the Rookery rather than following its natural course down the slope. To the north of the lane that provided access to the farm lay fields under pasture and Stable Orchard.

No further map coverage is available until 1885 when the Ordnance Survey carried out their 1:2500-scale survey, by which time there have been substantial changes (Fig. 8). It is known that the extension of the house was carried out by William Blundell Fortescue, presumably using stone from the 'Old Quarry' 200m to the east. Of potential significance is the 'Manor House (Site of)' with its accompanying antiquity symbol, located on what has been here assumed to be the coach house, and this continued as the designated location up until 1963 (Fig. 3) after which it ceased to be shown. This provides a third possible location for the original manor house, but the source for this remains unknown.

The altered access to the farm had been the work of William Cubitt around 1870.⁵¹ Presumably some of the field boundaries were removed at this date, involving the loss of the orchard, and tree planting was undertaken at the western extremity, where the second pond was created. The lodge, later Orchard Cottage, was present by the 1871 census (although the

⁴⁸ While the tithe commission copy shows two projections the diocesan copy (Fig. 8) shows only one.

⁴⁹ Nicholas Pearson Associates Ltd 2000, 5; Humphreys 2001, 5 refers to it as 'probably the building'.

⁵⁰ Tithe Apportionment Nos 1330 & 1331.

⁵¹ DRO QS 113A/1/2.

adjoining lane to the farm was no longer obvious on the 1885 map as a through route) and there were buildings within the surviving walled garden.

Few more changes were visible on the 1904 revision (Fig. 9). The southern entrance to the carriage drive had been moved some 50m to the north-east, restoring the route seemingly present on the c. 1600 map. More trees were depicted to the north of the former lane, with that part of the site taking on its present configuration.

The sale particulars of 1925 provide the most detailed description of the Fallapit gardens:

They comprise beautiful banked lawns adjoining the terrace and south front of the property. Also, Full-sized Tennis Lawn, Walks and Flower Gardens. Also a large Shrubbery and walks studded with fine specimen trees including Douglas, Cyprus, Wellingtonia, Scotch and other coniferous trees. Lily pond. The whole well screened by a Belt of Trees and matured rhododendrons. There is Vinery, Peach House and two other heated Glass Houses, Brick built Fruit Store. There are two Kitchen Gardens, one entirely walled and containing fruit trees of various sorts in maturity, the other situate at the Western part of the Property is in a high state of cultivation.⁵²

The Park was described as ‘undulating well-timbered. Situate therein is a small Fish Pond stocked with trout, and screening the property to the South-East is The Rookery, a Woodland containing timber in maturity and rhododendron walk to the road and also by other coverts to the south’. Also referred to were the cottage for the gardener, the three-stalled stable, four loose boxes, fodder store, harness room with fireplace, gig or coach house for two, open trap house and fuel store. Electricity was generated in an engine house with a twin cylinder engine and there was also a battery room.

There follows a gap in coverage until the 1946 aerial photograph was taken, but this was from a height which makes it difficult to speak with total confidence, but the two southern tennis courts appear to have been present, on what had been part of the lawn. Their presence is confirmed on the Ordnance Survey’s 1955 re-survey (Fig. 10), by which time the house had become the St Thomas More School.

The estate, including the walled garden, is now very overgrown but there are still some very fine specimens of trees and shrubs as the above description mentions, now of course all very mature. The two ponds shown on the tithe map of 1840 are still present but there is no sign of any lilies on either pond. There is evidence of the glasshouses within the walled garden area but very little evidence of a heating system could be located as the area was very overgrown. The brick-built fruit store was not located and has presumably been demolished.

4. SITES OF POTENTIAL ARCHAEOLOGICAL INTEREST (Figs 2 & 3)

The walk-over survey examined all the earthworks and standing structures on the estate. Most are of mid 19th-century or 20th-century date, but some of them sit on earlier foundations. The schedule drawn up below lists all these structures and describes them briefly. Apart from the house and site of the stables, most are of only minor historical significance.

4.1 Within the study area

⁵² DRO 547B/P2379, Lot 26.

1. *Fallapit House* DCHER PRN=7212; SX74NE/7 (SX 7640 4899) **Listed Grade II.**⁵³
The present house of *c.* 1815, extended to the west in 1849, incorporating 16th- and 17th-century features from earlier house. See listing description. This will form the subject of a separate study.

The Coat of Arms carved in granite above the gateway in the projecting fragment of masonry beside the front is the subject of a separate record (PRN=7213; SX74NE/7/1). It shows the arms of the Fortescues.⁵⁴

2. *Site of stables/ supposed site of original manor house* (SX 7638 4905)

The tithe map shows a courtyard building in this area, to the north of the present house; this has been claimed as the original Fallapit House (Fig. 7). The buildings recorded there are, however, very narrow, and the name 'Stable Orchard' appears on the opposite side of the lane. It is much more likely that these were stables with a courtyard plan.⁵⁵ This building does not appear on any subsequent maps, so was demolished by the late 19th century. No surface evidence is now visible.

3. *The pond* DCHER PRN=45208; SX74NE/68 (SX 7644 4907)

The pond lies north-east of the house. It first appears on the tithe survey of 1839–40 (Fig. 7);⁵⁶ the map also shows an island on the west side of the pond. This can be seen in the photograph of *c.*1900 (Plate 5) and is still visible today; it now has a covering of bamboo. It was named as a fish pond on subsequent maps and described as a 'fish pond stocked with trout' in the 1925 sales particulars.

3a. *Pool* (SX 7643 4904)

Maps supplied by Strutt and Parker show a pool at the south end of the pond (Fig. 2). There is now no obvious division within the pond to indicate the presence of the pool. There is concrete edging at the south end of the pond approximately 0.7m wide and a stopcock sluice approximately 1.5m from the edge.

4. *Area of former tennis court* (SX 7639 4907)

The area north-east of the pond lying between the pond and the track according to the Western Power map of 2005 has a tennis court located in this area (although it has not been found on earlier maps). There is no obvious evidence of the tennis court although the area is level but now too overgrown to provide visible evidence of a hard surface. The west side of this area is steeply terraced with large areas covered in modern building rubble.

5. *Location of two former buildings* (SX 7637 4905)

The map of 2005 drawn up for Western Power shows there were then buildings in the area. They no longer exist; the area is now covered by large deposits of modern rubble, overgrown with scrub. Recent landscaping has taken place at the north end.

6. *Site of former building adjoining north-east corner of walled garden* (SX 7634 4904)

⁵³ English Heritage Listing Description (Appendix 1).

⁵⁴ Adams, 1902, 104.

⁵⁵ Tithe Apportionment No. 1296.

⁵⁶ Tithe Apportionment No. 1327.

According to the map of 2005 Western Power map, a building stood here recently, aligned east–west. It was evidently modern. Some of the foundations are visible, with modern render on the outside face of the walled garden. These show that the building was the full height of the garden wall, approximately 5m wide and 8m long. Modern rubble concrete blocks now lie within the area.

7. *Lane, former main approach to Fallapit House and Farm* (SX 7635 4907)

This lane lies north-west of the main house and is aligned approximately east–west (Plate 9). The tithe map shows this lane to have continued along the north side of the pond and provided the only access route shown to the farm. The 1885 map sheet suggests that the principal approaches to the house by then were from the north–west (along an approach bordered with regularly planted trees) and from the south. There is no surface evidence of the road running along the north side of the pond as indicated on the tithe map of 1840.

8. *Car park / storage area* (SX 7634 4906)

This is situated on the north side of the lane (Site 7) and is of modern construction. There are two partly revetted walls and one freestanding wall within which is a tarmac floor. It is assumed this area was used for parking or storage.

9. *19th-century walling / 20th-century building* (SX 7633 4904) (Plates 10 & 11)

This is a problematic structure, within an area of major realignment of field boundaries since the tithe survey. The 1885 survey (Fig. 8) suggests that a narrow passage some 12m long and 4m wide, and enclosed by gates, led from the lane into what the presence of scattered trees suggests had become parkland. The curving lines of the slate rubble revetment walls at the southern end (as well as the circular gate piers at the northern end (Site 10)) suggest high-status construction and this may have been intended as part of a carriage drive, cut through the bank. The 1904 revision shows a structure at the southern end, some 2m deep, which is presumably the present brick arch (which exhibits signs of blackening), although this was not depicted on the 1954 revision; this suggested that it was formerly divided but open structure (Figs 9 & 10).

At an unknown date this open structure provided the setting for the existing two-storey building, racked out as a store room. The ground floor, *c.* 12.1m in length and *c.* 2.0m high, is enclosed at the southern end with double doors set into the archway and these provide the only entrance. The north end has a raised concrete floor with steps on the west side while the ceiling is wooden and of modern appearance. The north wall is rendered. The upper storey of the building, possibly a later addition, is set slightly back behind the archway. The west wall is of exposed breeze-blocks, while the north and east walls have been cement-rendered. The single-pitch roof is of corrugated metal. The main entrance to the upper storey is at the south end of the east wall between two buttresses, with an additional door in the south wall of unknown function. The approach to both entrances is unclear. There is no internal access from the ground floor to the upper level.

10. *Pair of gate piers* (SX 7632 4905)

A pair of circular gate piers of mortared slate rubble, each *c.* 1m in diameter and 0.9m high, are abutted by the rear of the 20th-century building. A truncated wall stub projects southwards from the eastern pier. The gate would have given access to the presumed parkland north-west of the house and may be contemporary with the curving revetment walls of Site 9.

11. *Higher pond* (SX 7616 4910)

This pond, located to the north-west of Fallapit House, is surrounded by mature shrubbery and still teeming with life. It was described in the sales particulars of 1925 as a lily pond. There is a wall skirting the pond and in the north-west corner is a concrete slipway, possibly used to launch small boats from (Plates 12 & 13).

12. *Modern shed/barn* (SX 7625 4900)

A shed, of concrete and corrugated sheet walling, is shown on maps of 1963 and 2005.

13 & 14. *Water tanks* (SX 7627 4899 & 7628 4898)

Two large water tanks are located on the far west boundary of the estate. They are not shown on earlier maps.

15. *Area of former tennis court* (SX 7634 4891)

A tennis court, aligned east–west, is now overgrown. It appears to have been present on the 1946 aerial photograph.⁵⁷ South-west of the area, a concrete revetted wall at the west end cuts a semi-circular bank.

16. *Feature south-west of tennis court* (SX 7633 4890)

A semi-circular feature has been cut into the bank, *c.* 6.5m across and *c.* 1.7m in height. The concrete revetment wall at the west end of the tennis court abuts part of this feature. It appears to pre-date the tennis court, and may have been an earlier garden feature.

17. *Area of former tennis court* (SX 7633 4887)

Another tennis court was once located in this area, aligned north–south, edged with mature conifers on the west and east sides. This tennis court is first recorded on the 1946 aerial photograph.

18. *Site of building present on 1885 map* (SX 7634 4895)

Investigation of the area did not reveal any trace of the building shown on the 1885 map.

19. *Garden seat and associated beds* (SX 7637 4895) (Fig. 11)

An old beech tree is the main focus of this delightful garden feature south-west of the House. This comprises a semi-circular granite seat positioned north of the tree (Plate 14), two pairs of semi-circular beds with granite walling (one pair either side of the seat), and a granite paved area directly in front of the seat. Three terraces, edged with granite walls, also used for planting, descend in front of the paved area to meet a path behind the house. The view from the seat overlooks the house and its surroundings. The garden has not been identified on any historic maps. The granite is lime-mortared with evidence of later re-pointing in cement mortar. It is bordered on the west by a stepped slate path from the House.

20. *Walled garden* (SX 7632 4901)

This was present by 1839. The walls of the garden are made up of slate rubble, bonded by hard lime mortar. Slate coping survives in places. The west wall of the garden is approximately 2.5m high and 0.55m wide (an example of Salcombe stone was noted within this wall; this building stone was quarried in the Middle Ages but little used in later centuries), and contains the main entrance towards its northern end, where wooden gates are supported on rendered slate piers. The main garden area is completely overgrown. A tarmac

⁵⁷ CPE/UK/1890 10 DEC 46 F20//MULTI (4) 58 SQDN 3066 (DCHER 58/113).

path divides the walled area from greenhouses located to the east. A smaller entrance is located at the east end of the south wall.

21. *Modern shed* (SX 7632 4902)

A shed made of concrete blocks, now used to store garden equipment.

22. *Modern shed* (SX 7633 4902)

Another shed has been built against the earlier stone wall of the southern greenhouse.

23. *Northern greenhouse* (SX 7633 4902)

The 1885 map (Fig. 8) shows a greenhouse here. Currently, there is a modern aluminium greenhouse, but without its glass, on a red machine-made brick base, seemingly original. There are joist holes located near the top of the garden wall which probably derive from earlier timber-framed glazing. This could be the structure described as a peach house in the 1925 sales particulars.

24. *Well-head and tank* (SX 7633 4903)

This composite structure beside the north wall of the southern greenhouse consists of a cement-rendered brick tank that feeds a lead hopper with a cast date of 1837 (Plate 16 & 15). Water drains from the spout in the hopper into a circular granite rubble receptacle. It is possible that the hopper was removed from the house.

25a. *Southern service building adjoining southern greenhouse* (SX 7634 4903)

This abuts the east wall of the garden and is of slate rubble construction, with brick dressings around the door frame and a single stack at the north-west corner (Plate 16). The roof is of slate. The building comprises a ground floor and basement. There is a doorway and window in the southern wall and a blocked doorway into the greenhouse. It was a service building for the greenhouse and the presence of the stack suggests it may originally have contained a boiler or other heating equipment.

25b. *Northern service building adjoining southern greenhouse* (SX 7634 4903)

This former garden shed abuts the north wall of Site 25a. Its walls are of timber and glass on a brick base, with doorways in the north and west sides. The roof is of corrugated pvc sheeting. Its north wall cuts an earlier stone recess in the garden wall (Plate 17).

26. *Southern greenhouse* (SX 7633 4902)

This 19th-century masonry structure largely survives with its prominent masonry gable at the east end (Plate 16). The base has been repaired at its west end, while a modern 20th-century metal-framed construction, now glassless, has replaced the original glazing. The south wall is lower than the north wall, allowing maximum sunlight. The greenhouse is shown on the 1885 Ordnance Survey map and may have been the vinery mentioned in the 1925 sale particulars.

27. *Indications of former buildings, exterior of north garden wall* (SX 7632 4903)

Map evidence suggests that there have been two small structures at different dates abutting the north wall (Figs 8 & 10) and evidence remains in the form of render and light sockets. These buildings could have been further workshops where garden activities and maintenance took place. Spreads of demolition rubble suggest former structures.

28. *Site of former buildings, exterior of east garden wall* (SX 7634 4902)

The 1954 Ordnance Survey revision shows a 22m-long range extending along the northern half of the east garden wall (Fig. 10). Sufficient of the southern end survives, unroofed, to indicate a single-storey construction of slate rubble, the floor area having evidence of a platform perhaps functioning as a machine base. To the north the presence of render and whitewash indicates internal finishes, and sawn-off joists are also present (Plate 18).

29. *Former course of lane* (SX 7631 4885 to SX 7646 4881)

The 1830 plan shows Dead Boys Lane to have divided the Lawn from North Park prior to that date.⁵⁸

4.2 In the vicinity of the study area

30. *Granary* (SX 7652 4908) **Listed Grade II**

This building is part of Fallapit Farm; its listing description reads:

Circa early C19. Timber frame, partly infilled with brick rendered and slate hung, the north east end reclad in corrugated asbestos. Hipped slate roof with crested ridge-tiles and deep eaves with plastered soffit. Plan: Rectangular on plan, Standing on 6 by 3 staddle stones. Exterior: 1 storey. The south east side has a doorway towards the right hand end and a 2-light window at the left hand end. The north west side has a doorway with a plank door to the left and a 2-light window to the right. There is another 2-light window on the south west end facing the farmhouse. The granary is standing on 18 tapered round stone rubble staddles with circular slate caps. Interior: The floor is boarded and the walls plastered. Sawn soft-wood collar and tie-beam roof trusses with pegged lap joints. The granary is situated on high ground near to the farmhouse (not listed) and overlooking the farmyard. Fallapit Farm was the home farm of Fallapit House.⁵⁹

31. *Orchard Cottage, presumed former lodge* (SX 7623 4898)

A two-storey stone cottage with slate roof and single rendered stack. This was presumably the 'excellent cottage for gardener' of the 1925 sale catalogue. It was not shown on the tithe map of 1840, but possibly dates from the 1849 rebuilding, being sited beside the western approach to the property that was later superseded. The 1871 census referred to a lodge inhabited by a gardener.⁶⁰ It is privately owned and no longer part of the estate.

32. *Warren and possible deer park* DCHER PRN=63576; SX 74NE/7/2 (SX 765-490-)

A warren in which three deer are depicted is shown within a rectangular enclosure to the east of 'Vallapitt house' on the stylised map of East Allington c. 1600 (Plate 1). The enclosure is shown with an elaborate entrance gate and a building within. The field was still known as 'The Warren' in the 1839 tithe apportionment, although this did not extend south of the stream as the earlier map appears to show.

33. *Former course of lane* (SX 7629 4866 to SX 7646 4881)

The 1840 plan shows that Nutcombe Lane divided North Park from Higher Warren at that date.⁶¹

⁵⁸ DRO QS 113A/1/1.

⁵⁹ From lbonline@english-heritage.org.uk website.

⁶⁰ RG10/2103/113; DRO 547B/P2379.

⁶¹ DRO QS 113A/1/1.

34. *Site of presumed 19th-century deer park* (SX 7638 4883)

The 1830 plan shows North Park on this site; later the Lawn was extended over it.

35. *Site of presumed 19th-century warrens* (SX 7640 4871)

The 1830 plan shows Higher and Lower Warren on this site; later the Lawn was extended over the former and part of the latter.

36. *Site of carriage drive* (SX 7646 4875)

The tithe map (Fig. 7) shows a short-lived section of carriage drive, its line seemingly following the curving hedge shown dividing the Higher and Lower Warren on the 1830 map. A slight widening in the present road indicates where the drive joined the road.

37. *Site of ford* DCHER PRN=63577; SX 74NE/81 (SX 7658 4870)

The plan of *c.* 1600 shows 'Mill Forde' at the junction of four roads with a structure, presumably a sluice gate, spanning the stream or leat to the north and a rudimentary bridge to the south (Plate 1).

38. *Site of sawmill* DCHER PRN=45202; SX 74NE/62 (SX 7655 4866)

Tollditch Saw Mills were shown on the 1886 and 1906 Ordnance Survey 1:2500 map sheets. In 1839 the occupier of Toll Dish cottage was John Baker, described in the 1851 census as a carpenter,⁶² but it is not clear that the site was water-powered at that early date.

39. *Site of Allington Mill* (Included by DCHER with sawmill site, but actual location was some 100m south of the sawmill at SX 7650 4859)

'Allyngton Mill' was shown on the *c.* 1600 map, but it appeared as Toldish Mill on the Ordnance Survey 1809 map. A lease of 1601 from Edmund Fortescue of 'Valepitt' survives of two grist mills and associated waterways.⁶³ In the tithe survey of 1839–40 the occupier was George Elliott and the accompanying map showed a long narrow millpond immediately above the buildings. By 1851 there was no miller recorded in the parish and the only George Elliott was listed as a labourer living in the village.⁶⁴ In 1981 the site was said to be marked by some scrubby bushes.⁶⁵

40. *Site of church path* (SX 7658 4858)

The *c.* 1600 map shows a route running directly from the village to the mill, the last section being indicated as a church path. It was still shown on the 1809 Ordnance Survey map, but it was not shown on subsequent maps. Its course was said in 1981 to be marked by a diagonal depression.⁶⁶

41. *Site of Mill Farm* (SX 764 654)

The tithe survey records Mill Farm as a 60-acre holding occupied by John Elliott. There was no trace of either its or his existence in the 1851 census.

⁶² PRO HO 107/1876/111/p17.

⁶³ Somers Cocks 1981, 263.

⁶⁴ PRO HO 107/1876/106/p7.

⁶⁵ Somers Cocks 1981, 263.

⁶⁶ Somers Cocks 1981, 263.

42. *Flint scatters* DCHER PRN=7190–7198, 12761, 59824; SX74NE/2 plus subsheets (SX764-490-)

Many flints have been recovered from the area of Fallapit. They are of Mesolithic and Late Neolithic/Early Bronze Age date and include arrowheads, scrapers and possible knives.⁶⁷

43. *Flint scatters* DCHER PRN=7199–7203, 12762, 59825; SX74NE/3 plus subsheets (SX762-485-)

Flint scatters from Nutcombe Farm include late Neolithic oblique arrowheads, scrapers, borers and knives, attributed to the Late Neolithic or Bronze Age.

44. *Flint scatters* DCHER PRN=7205, 7207–9, 12763–4; SX74NE/5 plus subsheets (SX755-489-)

An extensive scatter of flints has been recovered from a west-facing slope at the head of a small valley in the vicinity of The Mounts. Approximately 50 pieces include five leaf arrowheads, a triangular arrowhead, scrapers, and a plano-convex knife.⁶⁸ Jacobi judges from the shape characteristics that the majority of the microliths found in the East Allington area were manufactured after about 6,800 radiocarbon years bc.⁶⁹ Some of these finds include Mesolithic material and Late Neolithic/Early Bronze Age material. All are held at the RAM Museum. Split pebble scrapers have been found on this site; Masson Phillips describes these as being simple implements made from a portion of a split beach pebble of flint or chert.⁷⁰ These scrapers are predominantly found around coastal sites but have also been found more inland as in this case. The period to which these scrapers are attributed is not yet defined but it is thought likely that they are from a Mesolithic context, although a Neolithic date may be indicated by their occurrence at Hazard Hill. The basic technique used to produce the scrapers may have varied throughout the time periods and there is no firm indication that all the known examples are contemporary.

45. *Circular features* DCHER PRN=61768; SX74NE/79 (SX 7704 4938 & 7707 4937)

Two circular marks were recorded on an aerial photograph which were visible on the actual ground as shallow depressions. There was a small amount of water in one, suggesting they may have originated as drinking pools.

46. *Chapel* DCHER PRN=45197; SX 74NE/57 (SX 7695 4866)

The Primitive Methodists built a chapel at the north-west end of East Allington village in 1865.⁷¹

47. *Site of quarry* DCHER PRN=45196; SX 74NE/56 (SX 7698 4895)

‘Quarry’ was shown on the 1886 Ordnance Survey map to the north of East Allington village.

48. *Site of quarry* DCHER PRN=45203; SXSX74NE/63 (SX 7655 4904)

‘Old Quarry’ was shown on the 1886 Ordnance Survey map to the south of Fallapit Farm. A short-lived building was present on the quarry floor at the Ordnance Survey’s 1904 resurvey.

49. *Site of quarry* DCHER PRN=45204; SX74NE/64 (SX 7681 4934)

‘Quarry’ was shown on the 1886 Ordnance Survey map to the north-east of Fallapit Farm.

⁶⁷ O. Blackmore 2006, pers. comm.

⁶⁸ Miles 1976, 11.

⁶⁹ Jacobi 1979, 74.

⁷⁰ Masson Phillips 1977, 180.

⁷¹ Thorne 1983, 9.

50. *Site of quarry* DCHER PRN=45207; SX74NE/67 (SX 7576 4940)
‘Quarry’ was shown on the 1886 Ordnance Survey map on the west side of the turnpike road.

51. *Site of quarry* DCHER PRN=45209; SX74NE/69 (SX 7585 4890)
‘Quarry’ was shown on the 1886 Ordnance Survey map, giving its name to Mounts Quarry Plantation.

52. *Site of quarry* DCHER PRN=68433; SX74NE/98 (SX 7626 4857)
‘Old Quarry’ was shown on the 1886 Ordnance Survey map to the north of Nutcombe Farm. No trace of it was shown on later maps.

5. ASSESSMENT OF IMPACT

5.1 Prehistoric activity

The scatter of lithics from the area of Fallapit, dating from the Late Mesolithic to Bronze Age is of considerable local interest but more precise evidence about the location of material is needed. Modern disturbances around the house have been too extensive to justify archaeological evaluation in advance of development. However, a watching brief should be carried out when groundworks are undertaken.

5.2 The location of Fallapit House before 1815

Whilst this assessment did not bring to light clear-cut evidence regarding the location of Fallapit before 1815, it did find that the conclusion of earlier surveys – that it had formerly been on a low-lying site beside the pond, or was on the site of the stables – arose from the misinterpretation of evidence. This raises a strong case for presuming that the present house sits on the site of, or incorporates the remains of, its predecessor. Investigations within the house now appear to corroborate this conclusion, which will be discussed further in our report on the structural history of the house.

5.3 The landscape of the country house

Although numerous features and minor structures are to be seen in the grounds, most of them clearly date from the mid 19th century or later and are of limited historical interest. No features likely to be of medieval date are present. Various other houses in the South Hams have been shown to preserve evidence of formal gardens of the 17th and 18th centuries sometimes of several phases and some complexity: Shilstone Barton and Oldstone are two which have received detailed study in recent years. There is no evidence of similar schemes at Fallapit. Of the remains which do survive in the garden, the most attractive and significant are the walled garden itself (Site 20), the well head (Site 24) and the garden seat and beds (Site 19)

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Website:

English Heritage website lbonline@english-heritage.org.uk

APPENDIX 1: ENGLISH HERITAGE LISTING DESCRIPTION

EAST ALLINGTON

Fallapit House SX74NE (St Thomas More's school)

4/40 including Arch adjoining north east

[Grade] II

House, now used as a school. 1810-5 rebuilding of the medieval house, incorporating some C16 and C17 features remodelled and enlarged and enlarged again circa mid and later C20. coursed stone rubble. Steeply pitched slate roof with shaped barge boards to verges of half-hipped gable ends and exposed rafter ends to eaves. Axial stacks with diagonally set brick shafts. Plan and development: The existing house has a front (north-east) main range with 2 principal rooms and a central vestibule leading to a stair hall behind in a central wing flanked by two wings, the left hand wing containing the famous ballroom and the right hand wing the services. This arrangement is largely the result of a substantial remodelling and enlargement in 1849 of the earlier C19 (1810-15) house of which the rear wings might be part. In 1947 the house became a school and the rear wings were extended. The Headmaster's accommodation was built in the left side later in the C20. The house is built near the site of the ancient Fortescue house a few fragments of which are incorporated. The medieval house was still standing in 1727 when Edmund Prideaux depicted it in a drawing as a large medieval hall facing a courtyard flanked by what looks like later ranges. Exterior: 2 storeys and attic. Symmetrical 2:1:2 window east front, centre advanced and gabled both reused moulded 4-centred arch granite doorway, granite string and oriel on reused carved brackets. There is also a reused moulded granite string at ground floor window sill level. The windows have been replaced in C20 but original with straight hoodmoulds intact C19 panelled and glazed gothick door at centre. The right and left hand ends of front range have full-height later canted bays. On the right hand (north-east) corner a carriageway with a moulded granite 4-centred arch from the old house with a hoodmould and arms above and buttresses and pinnacle at end. The left hand (north) elevation has polygonal stair turret at centre with arrow loop and wooden cupola; 2 windows to right similar to those at front and 4 centred arch windows to left. The right hand (north) elevation has similar window to those at front except for one ground floor window which retains C19 mullion-transom frame and had arid above on carved brackets; and in the roof a row of hipped dormers C20 extensions at rear but central gable has 4-centered arch stair window. Interior: The entrance vestibule has fine late C16 or early C17 panelling with arcaded panels, strapwork cartouches with arms, carved anthemion and other motifs; the frieze has trailing vines, rosettes and Pegasus carving and a complicated guilloche motif. Apart from one C18 2-panel door in the service wing all the other features are C19. There are numerous early C19 panelled doors and the servants staircase is also C19. The stairhall and landing above have large moulded 4-centred arches with clustered shafts. The open-well, open-string staircase has arcaded thick balusters and moulded mahogany handrail wreathed over clustered shafts at curtail and tread ends with quatrefoils and mouchettes. The front left hand room has moulded modillion cornice and late C19 Devon marble chimneypiece with colonnettes. The front right hand room has triple 4-centred arch chimneypiece. Rear left hand ballroom (now common room) has colonaded screen at back. Rear right hand room in rear left hand wing has Gothick moulded plaster frieze, moulded plaster brackets on ornate corbels and brown marble chimneypiece a front left first floor room is probably C19. Historical note: The Fallapit or Valeput family possessed the estate from the end of the C13 or earlier. It passed to the Fortescues at the beginning of the C15: In 1734 on the death of Edmund Nathaniel Wells whose eldest son took the name Fortescue. It stayed in the Fortescue family until the mid C19 and was sold to William Cubitt (of the London building firm fame) who might have been responsible for the 1849 remodelling. In 1925 the estate was bought by Lord Ashcombe. During the Second World War it was used by American servicemen and in 1947 it became a school.

Listing NGR: SX7639648986

APPENDIX 2: WRITTEN STATEMENT OF INVESTIGATION FOR ARCHAEOLOGICAL ASSESSMENT AND RECORDING AT FALLAPIT, EAST ALLINGTON, DEVON

Prepared by Exeter Archaeology for Fallapit House Ltd

1. BACKGROUND

1.1 Fallapit is a mansion built *c.* 1815 for the Fortescue family on their traditional estate in East Allington parish, south Devon. It is the successor to what was evidently a substantial earlier country house, components of which are built into the standing structure. The medieval and later settlement of Fallapit is recorded from the early 14th century but may be appreciably older; it is generally believed that before 1815 the house stood on a different site whose precise position has not been established firmly. Some of the landscape setting of the house probably relates to the earlier structure.

Fallapit had a distinguished and colourful history, notably in the Civil War, when it was the home of the Royalist hero Sir Edmund Fortescue, the man who rebuilt Salcombe Castle and was a leading figure in the Royalist siege of Plymouth.

Fallapit is also the site of prehistoric settlement, indicated by a range of lithics (flint and chert artefacts) dating before 2000 BC.

1.2 Following the departure of a private school from the site in the recent past, the house and its grounds have been the subject of a series of proposals and planning applications. The present owners' scheme for demolishing recent buildings, converting the house to residential use and building new structures in the adjacent grounds have now been granted full planning permission by South Hams District Council (Devon Planning Consent 19/0044/05/F: Listed Building Consent 19/0043/05/LB).

1.3 Condition 33 of the Consent states that a Written Scheme of Investigation should be prepared, outlining the works which should be carried out to ensure the recording of archaeological evidence (whether above or below ground) which might be encountered, altered or lost in the course of the conversion of the site. As part of this process, a full record of the existing listed building will be made. As a result of this, notification to the RCHME will not be required as stipulated by Condition 18 of the consent.

1.4 This document has been drawn up by Exeter Archaeology (EA) on behalf of Fallapit House Ltd to describe the methods to be used in the required programme of archaeological recording. It follows discussion and a site meeting between representatives of the site owners, South Hams District Council, Exeter Archaeology and the Devon County Historic Environment Service (DCHES).

1.5 An initial document indicating some of the evidence relating to the site's history and archaeology was prepared by C. Humphreys of South-West Archaeology in 2001. This forms a useful starting point in studying the site.

2. AIMS

2.1 The aim of the archaeological investigations is to determine the presence, extent, character and date of any archaeological deposits or historic architectural features that may be disturbed or removed by the proposed redevelopment, and to inform any programme of mitigation work in response.

3. METHOD

3.1 **Assessment prior to building works**

This stage of the proposed programme of archaeological investigation has two main components: first study of the house, and second monitoring of buried archaeological evidence.

3.2 The immediate priority is to carry out the study of the house. This will work from existing plans and elevations. The survey will provide a description of the standing building prior to alterations. Specific purposes of the study are:

a. To establish how much of the present fabric of the house has been incorporated from the pre-1815 house.

b. To work out which features belong to the house of 1815 and which were added subsequently. An effort should be made to draw up plans and elevations showing the initial form of the house if these are different from their present appearance.

c. To record any structural features such as sample roof trusses which add to an overall understanding of the structure of the house.

d. To examine whether any of the buildings scheduled for demolition incorporate any remains of ancillary structures such as stables and barns. If so, these should be recorded in plan and elevation.

This part of the exercise will be based principally on examination of the standing buildings but will also entail study of map evidence or other written sources as appropriate. An enquiry to the RIBA will be made to see whether there survive any records relating to Cubitt's occupancy of Fallapit. It will lead to the production of a report which will include phased plans showing the development of the building, with detailed plans and elevations as appropriate.

Regular liaison with the site developers should be made to ensure that any features of particular interest be drawn to their attention.

3.3 Panelling in entrance lobby

The remarkably rich fragments of an early 17C carved panelled room, perhaps once in a hall or closet, remain in the entrance lobby of the present house. These are of great historic significance and considerable financial value; they are also extremely vulnerable to damage or loss. They should be assessed by a knowledgeable specialist and a proposal securing their long-term survival should be put forward.

3.4 Assessment: recording of buried remains

A desk-based assessment of existing documentary, cartographic and photographic sources relating to the part of the property around the house will be carried out. A primary purpose of the search will be to attempt to establish the site or sites of the pre-1815 house and the layout of related features such as roads and ancillary buildings. This will include a search for early estate maps; the assembling of all 19th-century and later maps, and examination of aerial photographs. Evidence of changes in the landscape setting of the house will also be sought. A visit should be made to the RAM Museum, Exeter, to establish more precisely the provenance of the finds of prehistoric flints; they should be examined to determine more closely their age and character.

Following the desk-based search, a walk-over inspection will be undertaken to examine whether any features recognised can be found below ground.

3.5 Watching brief

It is accepted that insufficient is known about the site, and modern disturbances have been too extensive, to justify archaeological evaluation in advance of development. However, a watching brief should be carried at each stage that groundworks are undertaken. Should buried prehistoric or medieval features be encountered during excavation, a supplementary Written Scheme of Investigation would be produced to deal with the buried features and submitted for approval by the LPA *in advance* of any further works.

3.6 Any archaeological features/deposits exposed will be excavated and recorded as per Exeter Archaeology standard recording procedures (see below) and in accordance with the standards of the Institute of Field Archaeologists. However, if complex or extensive archaeological deposits are exposed then their extent, nature and depth *only* will be determined by these investigations. These investigations will make no attempt to fully excavate - where exposed - any such deposits.

3.7 A watching brief will also be carried out as alterations proceed in the house. These will record exposed evidence for the form, constructional techniques and evolution of the structure.

3.8 General project methods

The project will be organised so that specialist consultants who might be required to conserve artefacts or report on other aspects of the investigations can be called upon (see below).

3.9 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when machinery is operating nearby (see below). As a minimum, reflective jackets, safety helmets and protective footwear will be worn.

3.10 As appropriate, the Exeter Archaeology Scientific Officer will assess deposits on site to determine the possible yield (if any) of environmental or microfaunal evidence, and its potential for radiocarbon dating. If deposits of potential survive, these would be sampled using the EH Guidelines for Environmental Archaeology (EH CfA Guidelines 2002/1).

3.11 Initial cleaning, conservation, packaging and any stabilisation or longer term conservation measures will be undertaken in accordance with relevant professional guidance (including *Conservation guidelines No 1* (UKIC, 2001); *First Aid for Finds* (UKIC & RESCUE, 1997)).

3.12 Should any human burial remains or cremations be encountered, they will initially be left *in situ*. If removal at either this or a later stage in the archaeological works is deemed necessary, these will then be fully excavated and removed from the site subject to the compliance with the relevant Home Office Licence, which will be obtained by EA on behalf of the client. Any remains will be excavated in accordance with Institute of Field Archaeologist Technical Paper No. 13 (McKinley and Roberts 1993).

3.13 The project will be monitored by the DCHES, who will be informed of the progress of the work and may wish to inspect the excavations.

4 ARCHAEOLOGICAL RECORDING

4.1 Standard Exeter Archaeology recording and sampling procedures will be employed, consisting of:

- (i) standardised single context record sheets; survey drawings, plans and sections at scales 1:10, 1:20, 1:50 and 1:100 as appropriate;
- (ii) black and white and colour transparency photography;
- (iii) survey and location of finds, deposits or archaeological features, using EDM surveying equipment and software where appropriate; and
- (iv) labelling and bagging of finds on site from all excavated levels, post-1800 unstratified pottery may be discarded on site with a small sample retained for dating evidence as required;

5. REPORTING AND ARCHIVING

5.1 An illustrated summary archive report will be produced for the client and planning bodies, detailing the results. This will contain, as appropriate:

- i) location plan;
- ii) a written description of the exposed remains and a discussion and interpretation of their character and significance in the context of any locally available historical evidence;
- iii) plans and sections at appropriate scales showing the exact location of trenches and of any significant archaeological deposits within them; and
- iv) specialist reports as appropriate.

5.2 Copies of the report will be produced for distribution to the Client and the local planning authority, and will also be deposited with the site archive. If further archaeological investigation is required the results of these investigations will be incorporated in the overall site archive.

5.3 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will be deposited with RAM Museum, Exeter in consultation with the Curator of Antiquities. The guidelines in the *Procedures for the Deposit of Archaeological Archives from Developer Funded Fieldwork to Exeter City Museum (2005)* will be followed. The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the LPA.

5.4 Details of the project will be submitted to the OASIS (Online AccesS to the Index of Archaeological investigationS) database.

5.5 A short report summarising the results of the project will be prepared for inclusion within an appropriate national journal or journals *if merited, and if no further archaeological investigations are undertaken*.

5.6 Should particularly significant remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the DCHES, in consultation with the Client. On behalf of the Client, Exeter Archaeology will then implement publication in accordance with a timescale agreed with the above parties.

6. PROJECT ORGANISATION

6.1 The project will be undertaken by a suitably experienced and qualified EA archaeologist, assisted by the same as required. Timothy Gent, BA MPhil, who produced this document, will undertake the management of the project.

6.2 Health & Safety: Exeter Archaeology operations are subject to Health and Safety policies prepared by Exeter City Council which include all aspects of work covered by the *Health and Safety at Work Act* (1974). All monitoring works within this scheme will be carried out in accordance with current *Safe Working Practices* and a *Risk Assessment* will be prepared in advance.

ADDITIONAL INFORMATION

Specialists contributors and advisors

The expertise of the following specialists can be called upon if required:

Bone artefact analysis: Ian Riddler;

Dating techniques: University of Waikato Radiocarbon Laboratory, NZ; Alex Bayliss (EH);

Charcoal identification: Rowena Gale;

Diatom analysis: Nigel Cameron (UCL);

Environmental data: Vanessa Straker (English Heritage);

Faunal remains: Southampton University Faunal Remains Unit and sub-consultants, Dale Seargantson, Polydora Baker (EH); Lorraine Higbee (Taunton);

Fish bone identification: Alison Locker;

Foraminifera analysis: Mike Godwin;

Finds conservation: Alison Hopper-Bishop (Exeter Museums); Salisbury Conservation Centre;

Human remains: Louise Loe (Bournemouth University); Dr James Steele (Centre for Human Ecology, Southampton);

Lithic analysis: Dr Linda Hurcombe (Exeter University); John Newberry (Paignton);

Medieval and post-medieval finds: John Allan (Exeter Archaeology) and sub-consultants;

Metallurgy: Chris Salter (Oxford University); Ancient Monuments Laboratory (English Heritage) Peter Crew (Snowdonia National Park), Gill Juleff (Exeter University);

Molluscan analysis: Terrestrial- Paul Davis (Bristol); Marine- Jan Light (Godalming);

Numismatics: Norman Shiel (Exeter);

Petrology/geology: Roger Taylor (RAM Museum); Dr R. Scrivener (British Geological Survey);

Plant remains: Julie Jones (Bristol); Wendy Carruthers (Llantrisant)

Pollen: Dr Heather Tinsley (Bristol); Elizabeth Huckerby (Lancaster University Archaeological Unit); Dr Tony Brown (Exeter University),

Prehistoric pottery: Henrietta Quinnell (Exeter);

Radiocarbon dating: University of Waikato, New Zealand; Scottish Universities Research and Reactor Centre, East Kilbride

Roman finds: Paul Bidwell & associates (Arbeia Roman Fort, South Shields);

Soil Science: Dr Tony Brown (Exeter University), Matthew Canti (EH) and sub-consultants;

Textiles: Penelope Rogers (York)

APPENDIX 3: EXTRACT FROM EAST ALLINGTON TITHE APPORTIONMENT, 1839

Within the site area

<i>Plot No</i>	<i>Ownership</i>	<i>Occupancy</i>	<i>Field Name</i>	<i>Land Use</i>	<i>Land Holding</i>
1064	W. B. Fortescue, Esq.	Robert Whiteway	Plantation	Fir	Lower Chilley
1287	W. B. Fortescue	Robert Cutmore	Cow Park	Pasture	Fallapit
1293	W. B. Fortescue	W. B. Fortescue, Esq.	Higher Grove	Pasture	Fallapit
1294	W. B. Fortescue	Robert Cutmore	Horse Close	Pasture	Fallapit
1295	W. B. Fortescue	Robert Cutmore	Waste in No. 1294	Waste	Fallapit
1296	W. B. Fortescue	Robert Cutmore	Stable Orchard	Orchard	Fallapit
1297	W. B. Fortescue	W. B. Fortescue	Garden	Garden	Fallapit
1298	W. B. Fortescue	W. B. Fortescue	Linhay Grove	Pasture	Fallapit
1327	W. B. Fortescue	W. B. Fortescue	Pond	—	Fallapit
1328	W. B. Fortescue	W. B. Fortescue	Dog Kennel	—	Fallapit
1329	W. B. Fortescue	W. B. Fortescue	House and Shrubbery	Mansion House	Fallapit
1330	W. B. Fortescue	W. B. Fortescue	Garden	Garden	Fallapit
1331	W. B. Fortescue	W. B. Fortescue	Garden	Garden	Fallapit
1332	W. B. Fortescue	W. B. Fortescue	Lawn	Pasture	Fallapit
1333	W. B. Fortescue	W. B. Fortescue	Road in No. 1332	—	Fallapit

Adjoining the site area

<i>Plot No.</i>	<i>Ownership</i>	<i>Occupancy</i>	<i>Field Name</i>	<i>Land Use</i>	<i>Land Holding</i>
1063	W. B. Fortescue, Esq.	Robert Whiteway	Lower North Park	Arable	Lower Chilley
1299	W. B. Fortescue	Robert Cutmore	Machine Meadow	Pasture	Fallapit
1318	W. B. Fortescue	Robert Cutmore	Homestead Yard	Homestead	Fallapit
1319	W. B. Fortescue	Robert Cutmore	Mow Plot	Mowhay	Fallapit
1320	W. B. Fortescue	Robert Cutmore	Garden	Garden	Fallapit
1321	W. B. Fortescue	Robert Cutmore	Waste	Waste	Fallapit
1322	W. B. Fortescue	Robert Cutmore	Warren	Arable	Fallapit
1323	W. B. Fortescue	Robert Cutmore	Plantation in Warren (1322)	Fir	Fallapit
1324	W. B. Fortescue	Robert Cutmore	Plantation in Warren (1322)	Fir	Fallapit
1325	W. B. Fortescue	Robert Cutmore	Plantation in Warren (1322)	Fir	Fallapit
1326	W. B. Fortescue	W. B. Fortescue	Rookery	Timber	Fallapit
1334	W. B. Fortescue	W. B. Fortescue	Coppice in No. 1332	Timber	Fallapit

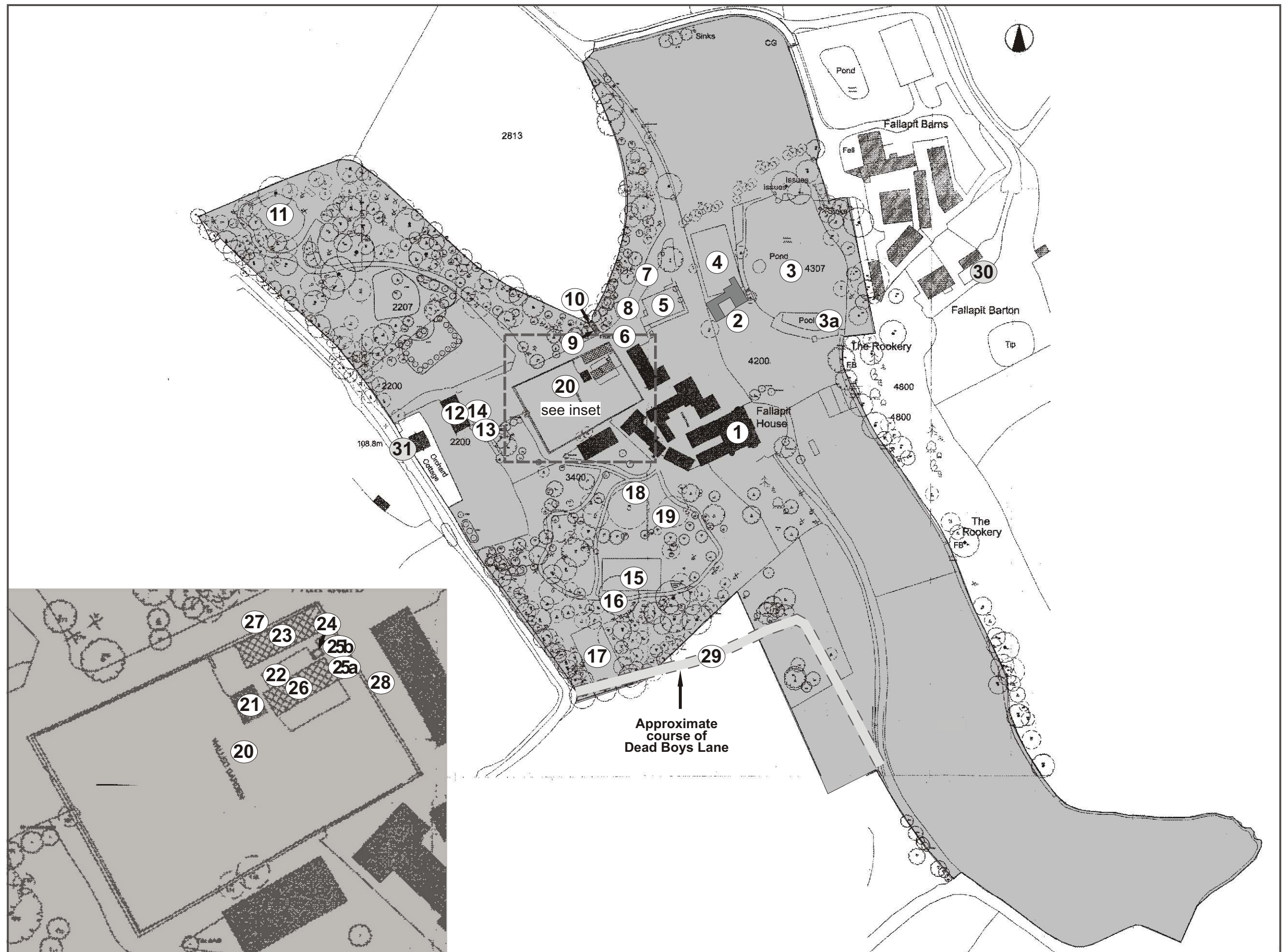
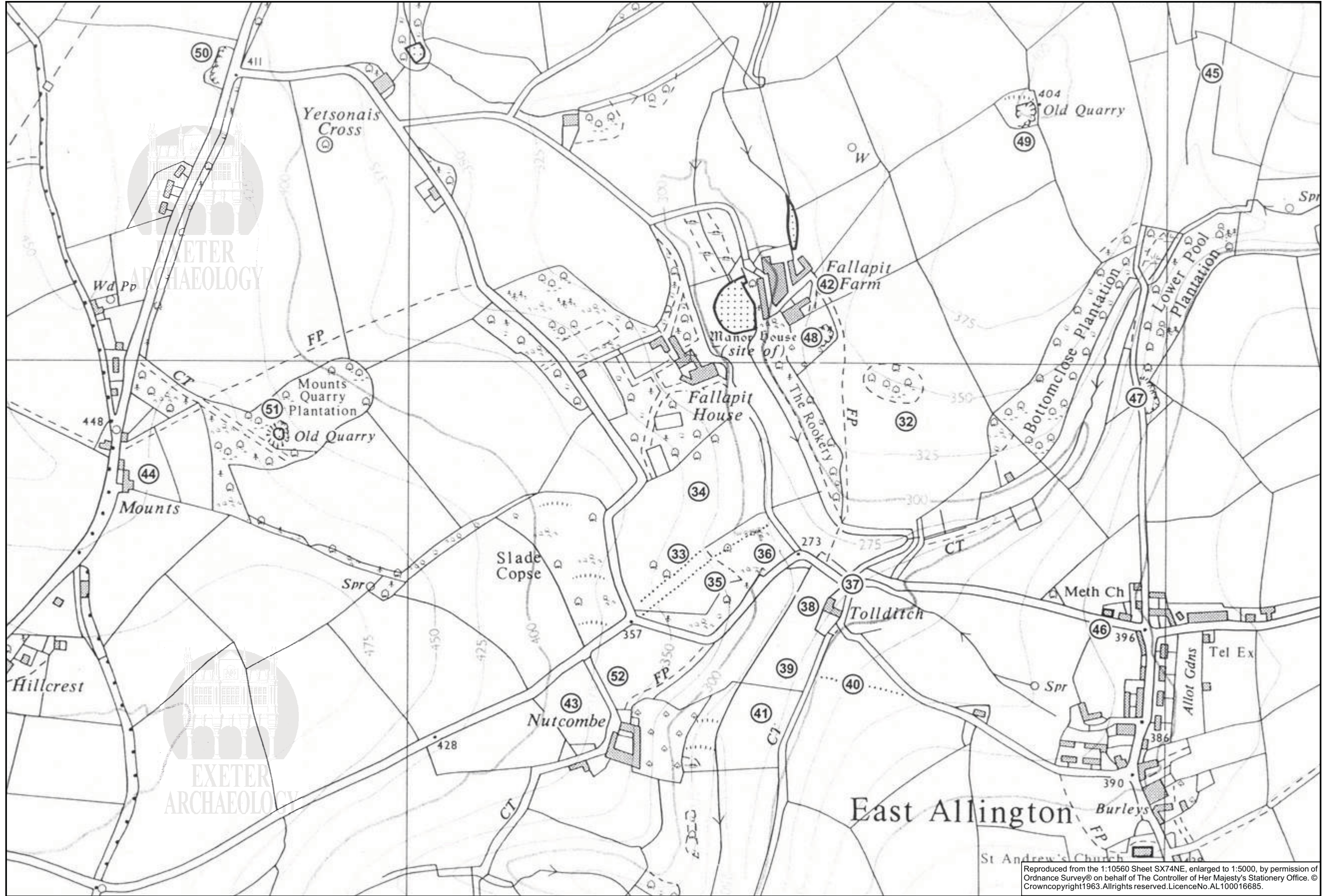


Fig. 2 Location of the identified sites of potential archaeological interest within the study area Nos 1 to 29, and the adjacent sites Nos 30 & 31. Based on plan originated by Tom La Dell and supplied by Strutt & Parker, reduced to 1:2000 (inset at 1:667). The position and outline of Site 2 have been derived from the tithe map and may be only approximate.



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Fig. 3 Location of the identified sites of potential archaeological interest in the vicinity of the study area Nos 32 to 52

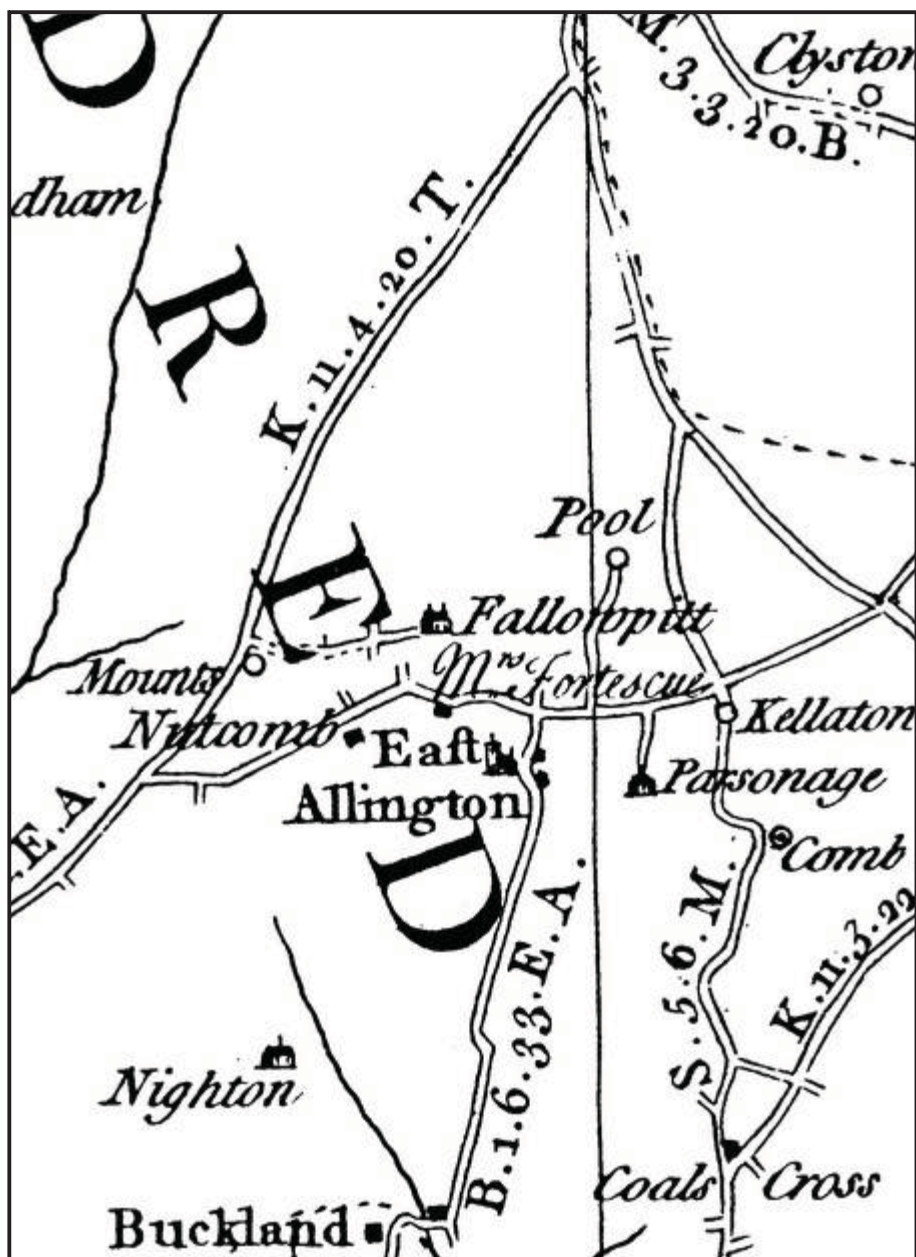


Fig. 4 Extract from Benjamin's Donn's 1765 one-inch-to-the-mile map of Devon, Sheet 10b, enlarged to two inches to the mile.



Fig. 5 Extract from the Ordnance Survey's 1809 one-inch-to-the-mile map of Devon, Sheet No. XXIV, enlarged to two inches to the mile.

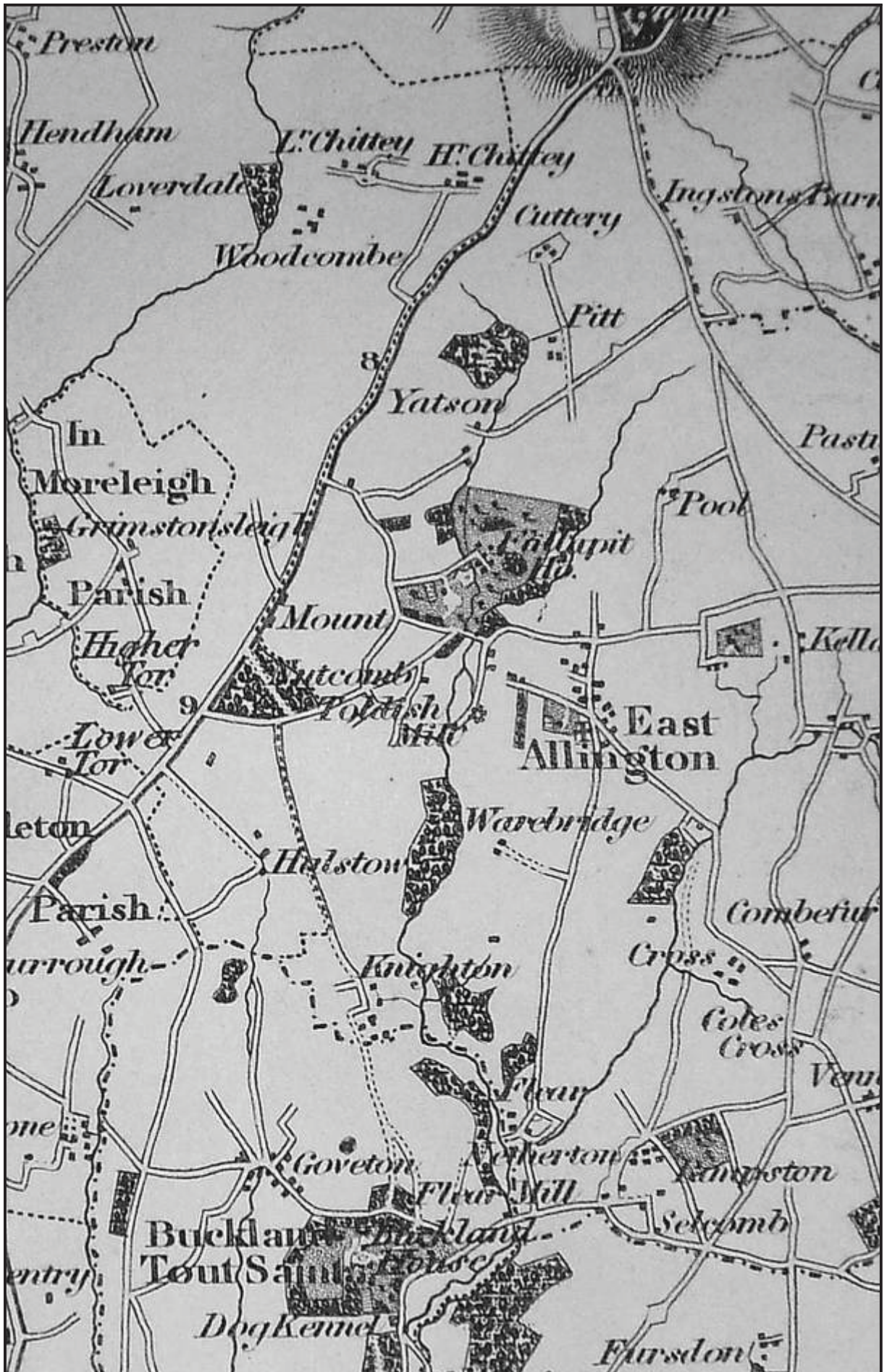


Fig. 6 Extract from the Greenwood's one-inch-to-the-mile map of Devon, published in 1827, enlarged to two and a half inches to the mile.

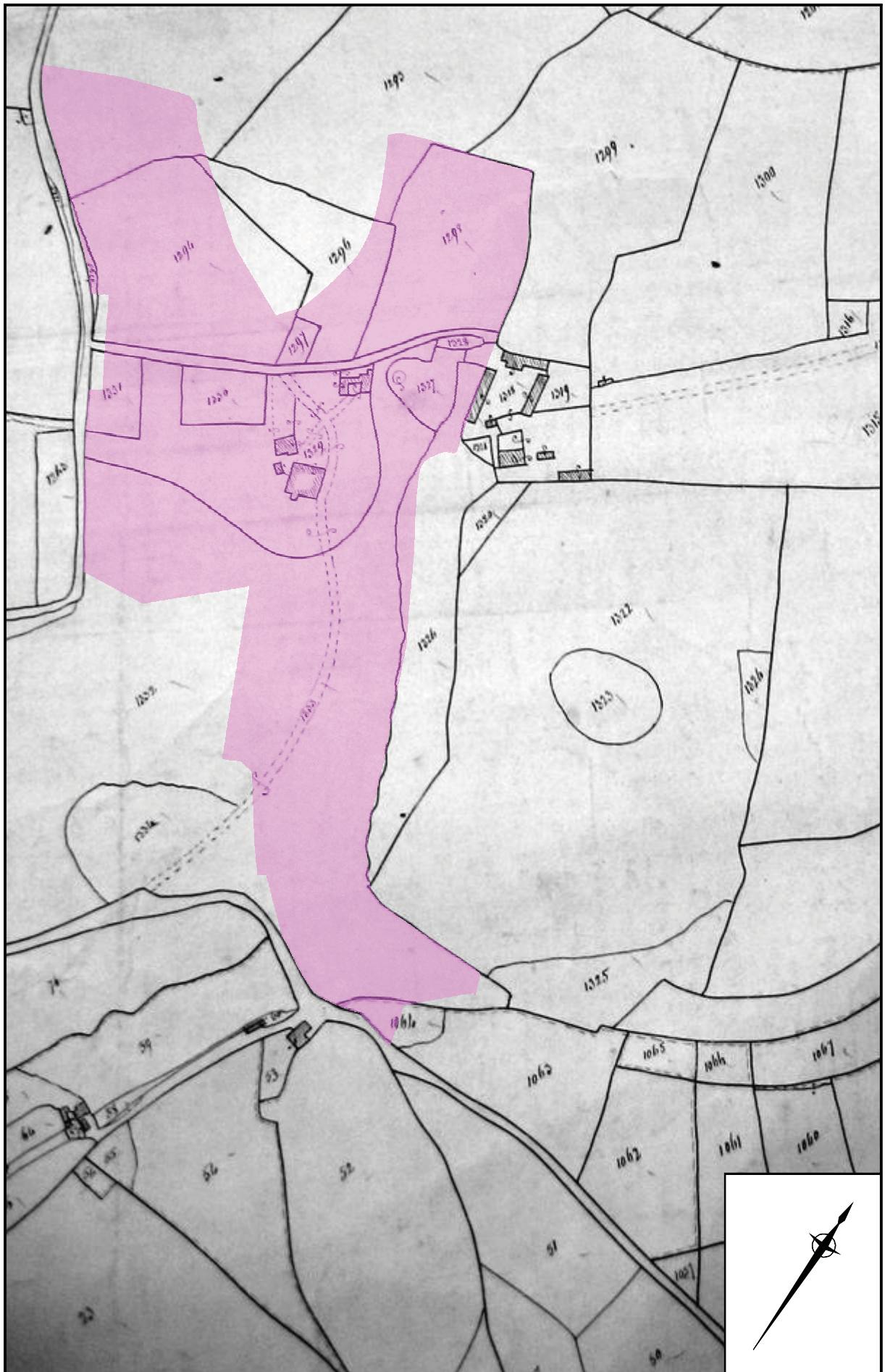


Fig. 7 The site in 1840 (East Allington Tithe Map reduced to approximately 1:3500).

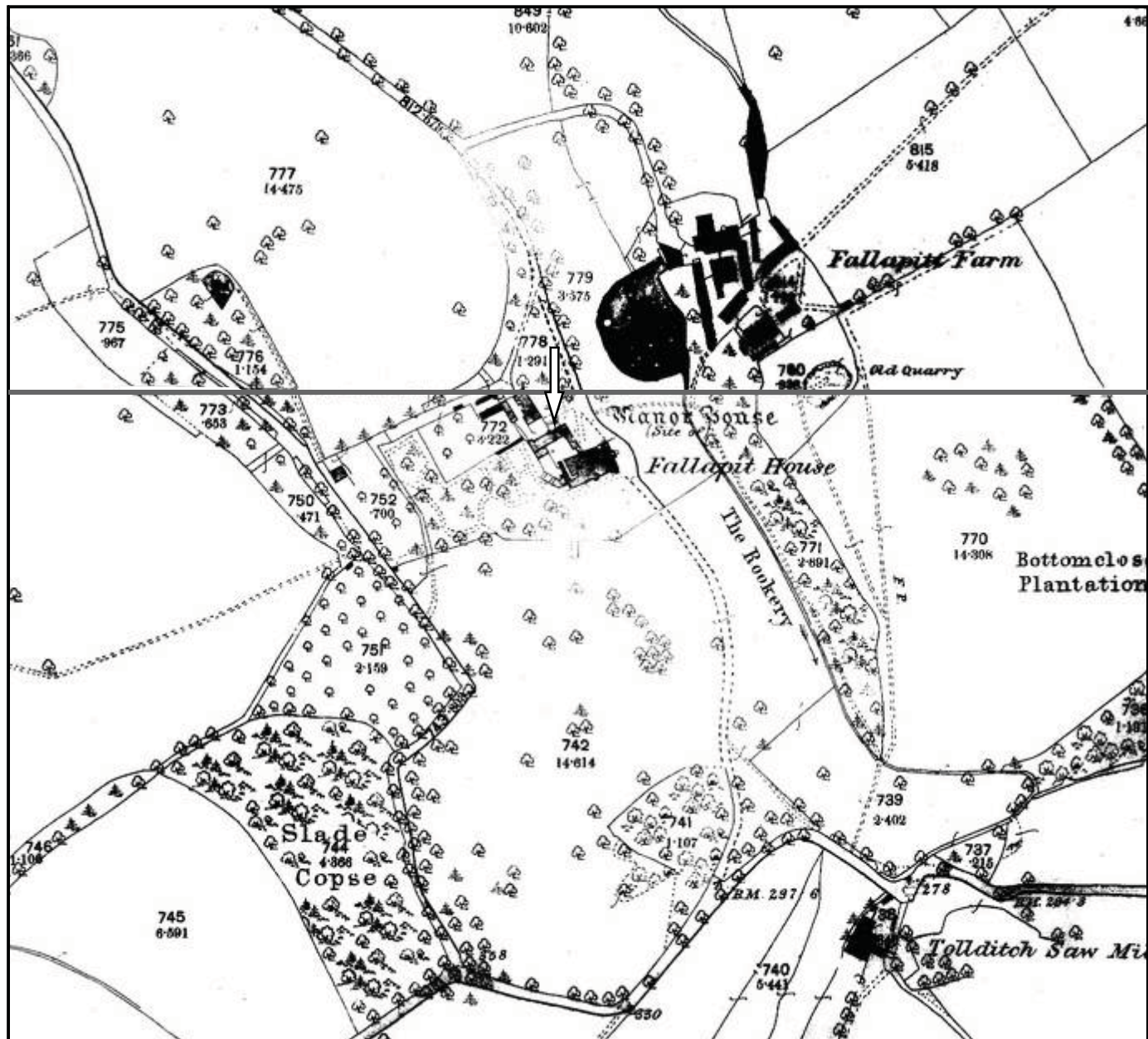


Fig. 8 The site in 1885 (Ordnance Survey 1:2500 map sheets Devonshire CXXXII.4 & 8, published in 1886, reduced to 1:4000). The arrow indicates the Ordnance Survey antiquity symbol denoting their position of the Manor House site.

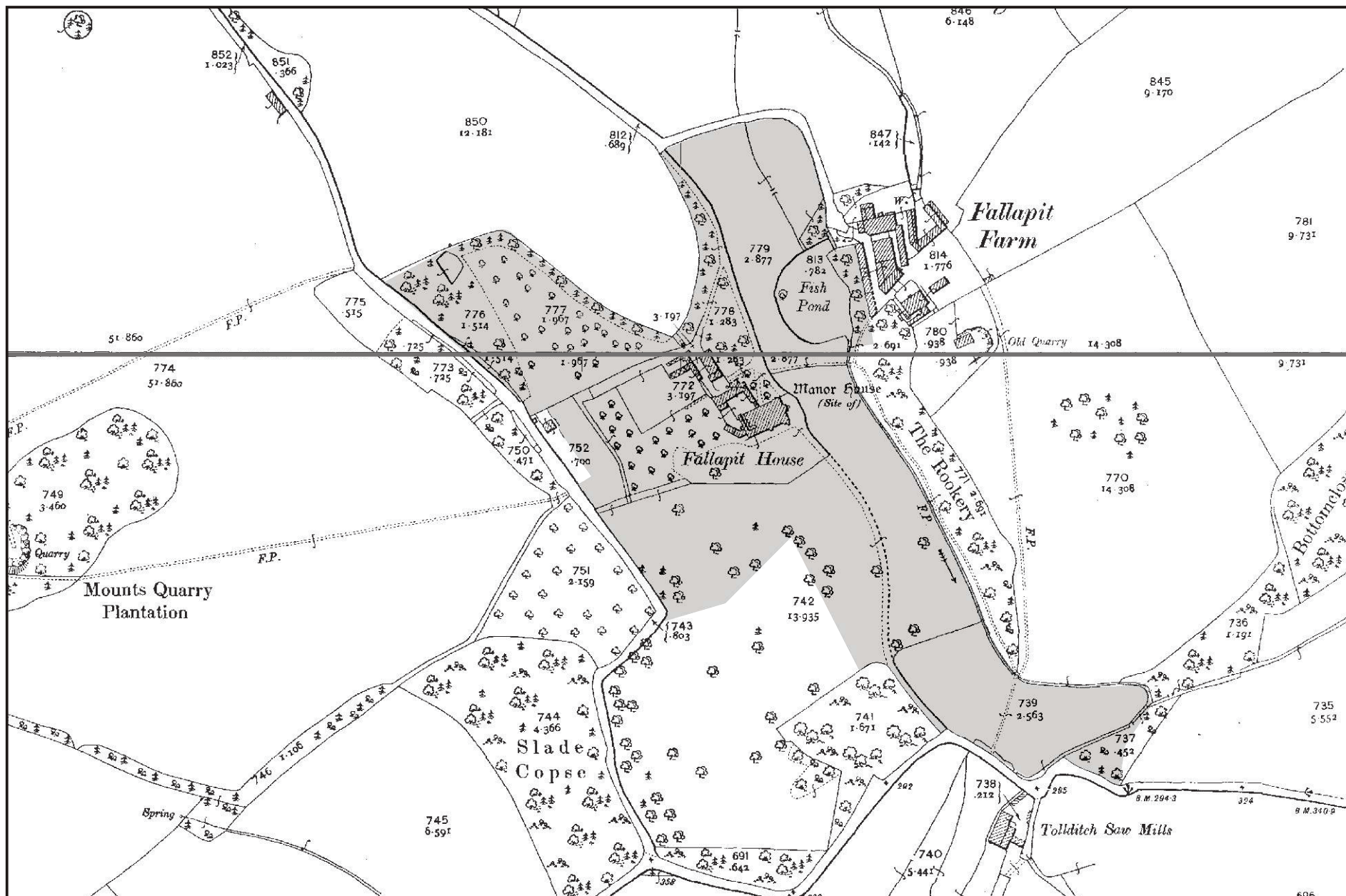


Fig. 9 The site in 1904 (Ordnance Survey 1:2500 map sheets Devonshire CXXXII.4 & 8, published in 1906, reduced to 1:4000).



Fig. 10 The northern part of the site in 1954 (Ordnance Survey 1:2500 map sheets SX7648 and SX7649, published in 1955). No differences from the 1904 survey (Fig. 9) were detected on the southern part of the site.

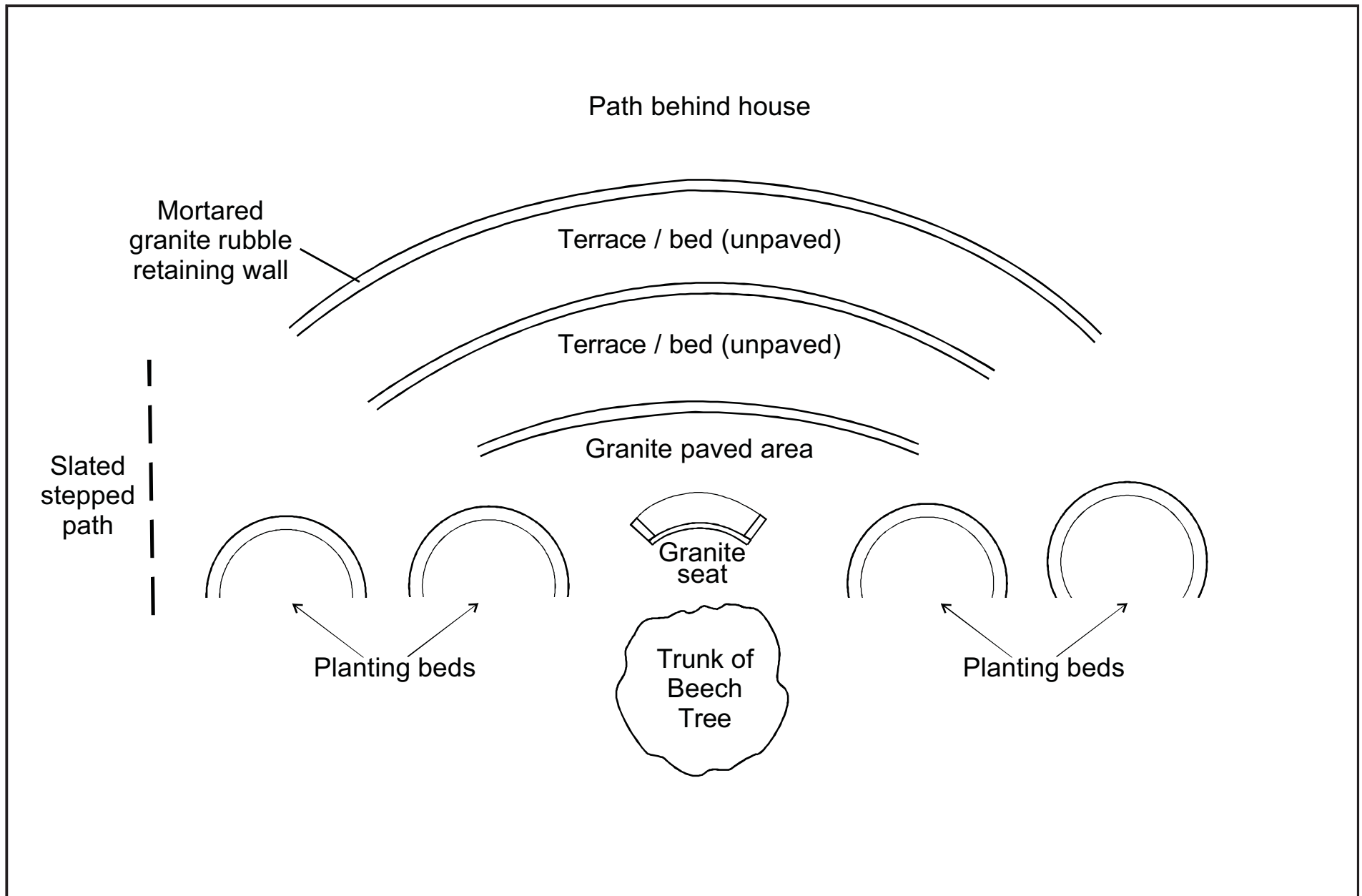


Fig. 11 Sketch plan of garden features: granite seat, semi-circular beds and terraces. Scale 1:100.

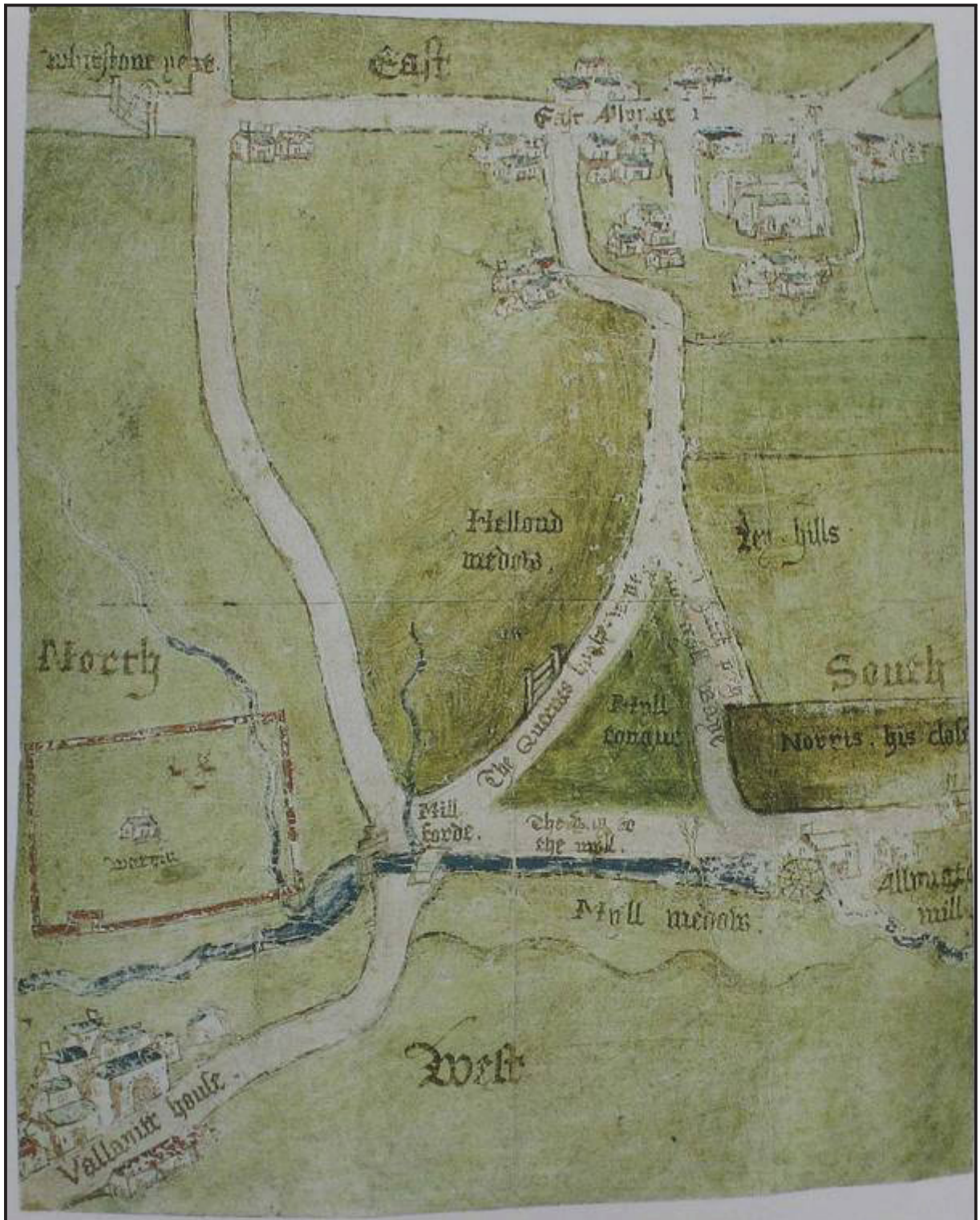


Plate 1 The c. 1600 map of East Allington with 'Vallamit house' in the north-west corner (DRO 3288Z/Z1).



Plate 2 Detail from the c. 1600 map of East Allington showing 'Vallapitt house' (DRO 3288Z/Z1).

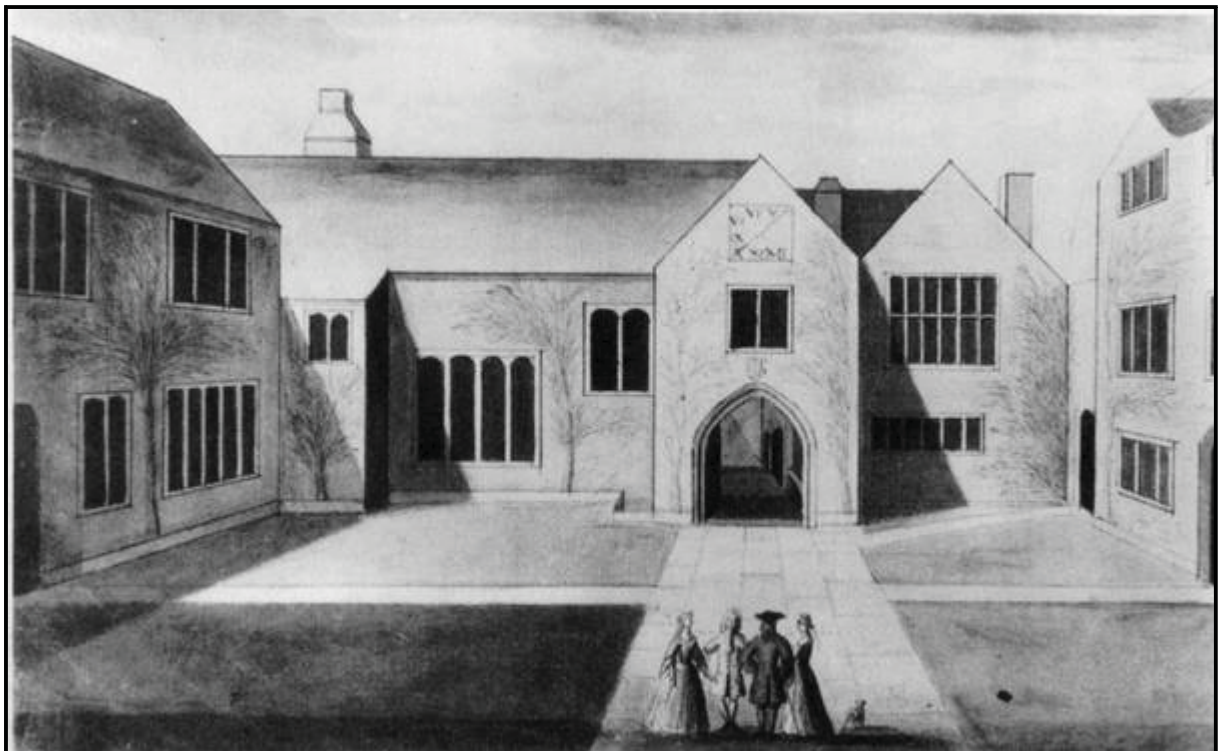


Plate 3 The illustration of 'Fallapitt near Kingsbridge in Devon Edmond Fortescue Esqr' made by Edmund Prideaux on 24 October 1727.

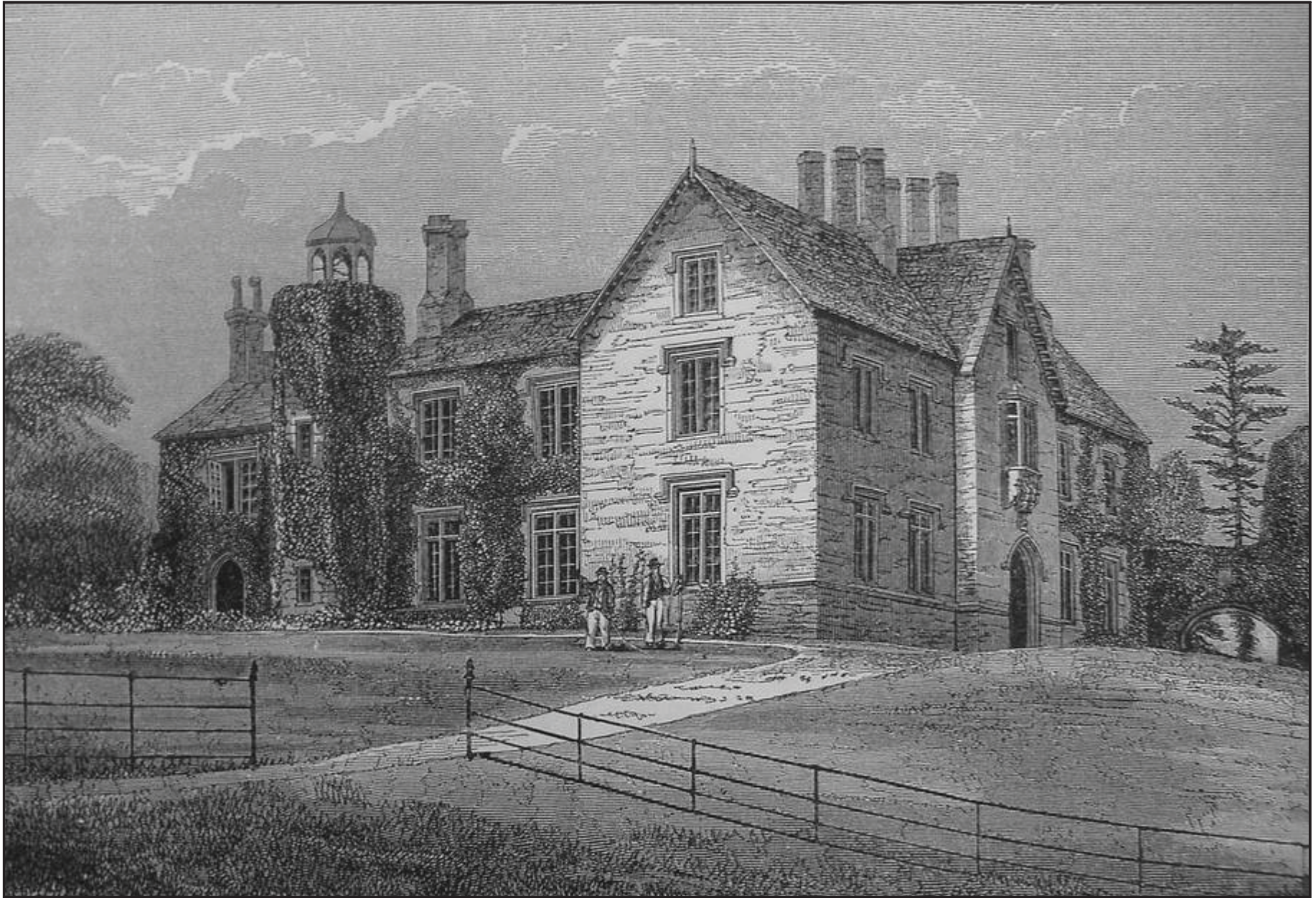


Plate 4 Engraving by D. Jewitt of Fallapit House viewed from the south-east, prior to the 1849 extension (Clermont 1869, 25).



Plate 5 View of Fallapit House, from the north-east, showing the surviving arch; taken *c.* 1900, when owned by Lord Ashcombe (Westcountry Studies Library framed picture collection, source unknown).



Plate 6 View of Fallapit House, from the south-east, taken *c.* 1900 (Westcountry Studies Library).



Plate 7a Fallapit House from the south-east (from the 1928 sale catalogue Devon Record Office 547B/P2714).



Plate 7b Fallapit House from the south-west (from the 1928 sale catalogue Devon Record Office 547B/P2714).



Plate 8 View looking north over the site of the building regarded as either the stables or the earlier manor house (Site 2).



Plate 9 View looking west along the surviving section of the main access route to Fallapit Farm prior to 1870 (Site 7), with the walled garden (Site 20) to the left and the fruit store (Site 9) to the right.



Plate 10 View looking north-west of the 20th-century building (Site 9).



Plate 11 View looking north of the interior of the building (Site 9), showing internal slate rubble walls and concrete platform at the rear of the building.



Plate 12 View looking east of the Higher Pond (Site 11), described as 'lily pond' in the 1925 Sale Catalogue (DRO 547B/P2379).



Plate 13 The slipway at the north-west corner of the Higher Pond (Site 11), possibly used to launch small boats from. One-metre scale.



Plate 14 The stone seat under the beech tree, (part of Site 19).



Plate 15 Well head dated 1837 within the walled garden (Site 24).



Plate 16 Well-head and tank, service buildings and masonry gable and north wall of southern greenhouse (Sites 24 to 26).



Plate 17 Interior of northern service building, showing doorway in east wall of garden, with adjacent earlier stone recess (Site 25b).



Plate 18 View looking west of the east exterior elevation of the walled garden, showing evidence of the former buildings (Site 28 and, to the right, Site 6). The doorway into the walled garden and, later, the service building (Site 25b) is also visible.