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Archaeological Programme of Works

**Space Architects UK Ltd on behalf
of Mrs L. Vaughan**

13 High Street Budleigh Salterton
Devon EX9 6LD

June 2014



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Cover: View looking NE showing S and W elevations of the southern range of Building A

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1 Executive Summary

The results of a programme of archaeological works on two outbuildings to the rear of No. 13 High Street Budleigh Salterton East Devon, comprising a standing building recording survey to RCHME Level 1-2 supplemented by desk-based research and an archaeological watching brief during alterations to the structures, revealed the following information as summarised below:

- *The existing gabled outbuilding with roughcast exterior on the western side of the yard to the rear of No. 13 (referred to as Building A) appears originally to have been erected at some time between 1842 and 1889; it first appears in its present form on the OS 1st -edition map of 1889.*
- *Building A is likely to be contemporary with the existing house at No. 13 High Street, which appears on the basis of architectural evidence to be of mid-late 19th -century date and replaced two earlier dwellings occupying this plot which are shown on the East Budleigh tithe map of 1842.*
- *Evidence of several phases of construction and rebuilding were noted, suggesting that Building A was not constructed in a single campaign but would appear to have been built in several phases during the mid-late 19th century.*
- *It is possible that the lower stages of the masonry wall defining the S end of Building A may incorporate a remnant of an earlier structure depicted in this location on the 1842 tithe map. The lower stages of the W wall of Building A may also incorporate part of an earlier boundary wall defining the western edge of the plot, the alignment of which is depicted on the 1842 tithe map. It is difficult to assign a secure date to these wall fragments, although a post-medieval origin appears likely.*
- *Documentary evidence shows that the property at No. 13 High Street was occupied by carpenters, a 'fly proprietor' (an owner of a fleet of carriages) and a 'dairyman' during the mid to late 19th century. From c.1900-1940, both No. 13 and the adjacent property at No. 12 High Street were occupied by a butcher's shop and premises.*
- *The three-storey rectangular gabled outbuilding on the eastern side of the yard (henceforth referred to as Building B) appears, in its present form, to be of relatively modern date (first shown on an OS map of 1955). However, further investigation suggests that the central and eastern parts of the building probably incorporate fabric from an L-shaped building of probable mid-late 19th -century date to the rear of No. 12 High Street, first shown on the OS 1st -edition map of 1889.*

2 Introduction

Border Archaeology was commissioned by Mr D. Tyler (Space Architects UK Ltd) on behalf of Mrs L. Vaughan to carry out a programme of archaeological work, comprising a desk-based appraisal, standing building recording survey (to RCHME Level 1-2) and archaeological watching brief to the rear of 13 High Street Budleigh Salterton East Devon EX9 6LD (NGR: SY 0630 8187) in respect of the proposed conversion and extension of existing outbuildings to create three new dwellings (Planning ref. 11/0274/FUL) (*fig. 1*).



Fig 1: Plan showing location of site (based on mapping supplied by the client)

The development area lies within the core of the historic settlement of Budleigh Salterton and it was considered that ground works associated with the demolition of the buildings, construction of the new building and the excavation of service runs might have potential to expose archaeological and artefactual material associated with the historic settlement at Budleigh Salterton. The reference number obtained for this project from the Royal Albert Memorial Museum, Exeter is RAMM: 13/3.

Copies of this report will be submitted to the client, to Stephen Reed Esq Archaeological Officer Devon County Historic Environment Team and Stephen Guy Conservation Officer East Devon District Council. A digital copy will also be deposited with Oasis (<http://www.oasis.ac.uk/>), the English Heritage Online Access to the Index of Archaeological Investigations website.

3 Site Description

The site comprises two ranges of outbuildings (henceforth referred to as Buildings A and B), located on the W and E sides of a narrow yard to the rear of No. 13 High Street Budleigh Salterton Devon.

4 Geology

The site is situated on the boundary of two soil types. An area of typical brown earths of the BEARSTED 2 series (541b) extends to the N of High Street and comprises deep well-drained coarse loamy soils on steep scarp slopes with permeable peat-topped and non-peaty soils affected by groundwater on some foot-slopes, the underlying geology being Cretaceous loam and sand. To the S, extending as far as the coast, lie humo-ferric podzols of the GOLDSTONE series (631e), composed of well-drained very acid and stony sandy soils with a bleached subsurface horizon over (Permo-Triassic and Devonian reddish) conglomerate. These are associated with less acid and less stony coarse loamy soils over (Permo-Triassic and Devonian reddish) sandstone (SSEW 1983).

5 Historical and Archaeological Background

5.1 General

The origins of settlement at Budleigh Salterton can be traced back to the medieval period; it is recorded as 'Saltre' and 'Salterne' in documents dated 1210 and 1405, respectively (Mills, 2003, 405). The place-name is clearly derived from salterns or salt-pans established by the mouth of the River Otter; it is possible that salt-panning may have been carried out in the vicinity since the Roman period or possibly earlier.

From the medieval period through to about 1800, the settlement of 'Salterton' (as it was known prior to the 1820s) was a small fishing village which lay within the extensive Rolle estate (established by the early 17th century). The focus of the pre-19th-century settlement appears to have extended along Fore Street and High Street (the present-day B3178). The site is located to the rear of No. 13 High Street within the area of the older fishing settlement of 'Salterton'

From being a small hamlet of 25 houses, the hamlet of 'Salterton' gradually expanded from the late 1820s-early 1830s to become a moderately fashionable seaside resort (known as Budleigh Salterton from c.1820 onwards) attracting visitors on account of its temperate climate and coastal scenery, although its shingle beach meant that it never became as popular as Exmouth or Sidmouth (Cherry & Pevsner 2002, 235).

The majority of the built heritage assets in Budleigh Salterton date from its expansion as a seaside resort in the 19th century, comprising late Regency-Victorian villas and terraced cottages juxtaposed with some early 20th-century 'Arts and Crafts' buildings and more recent development. The architectural character of the High Street is chiefly dominated by commercial premises of late Regency to Victorian date, although a small number of earlier buildings have survived, including The Feathers public house of 16th-century date (MDV 79322). The possibility of earlier fabric being retained within these 19th-century properties should certainly not be discounted.

5.2 Site Specific Information

Documentary and cartographic information on the study area prior to the 19th century is extremely limited. An Ordnance Survey drawing of Budleigh Salterton dated 1801 shows a somewhat straggling settlement at Budleigh Salterton, with houses lining both sides of the present High Street and Fore Street, with little evidence of settlement activity extending towards the shoreline. The earliest plan to show the study area in appreciable detail is the East Budleigh tithe map of 1842 (fig. 2), which shows that there had been a steady expansion of settlement at Budleigh Salterton during the intervening 40 years, with a particularly increased density of settlement between High Street/Fore Street and the shoreline, evidenced by the laying-out of a grid of new streets (Cliff Road, Cliff Terrace, Queen Street, Rolle Road).

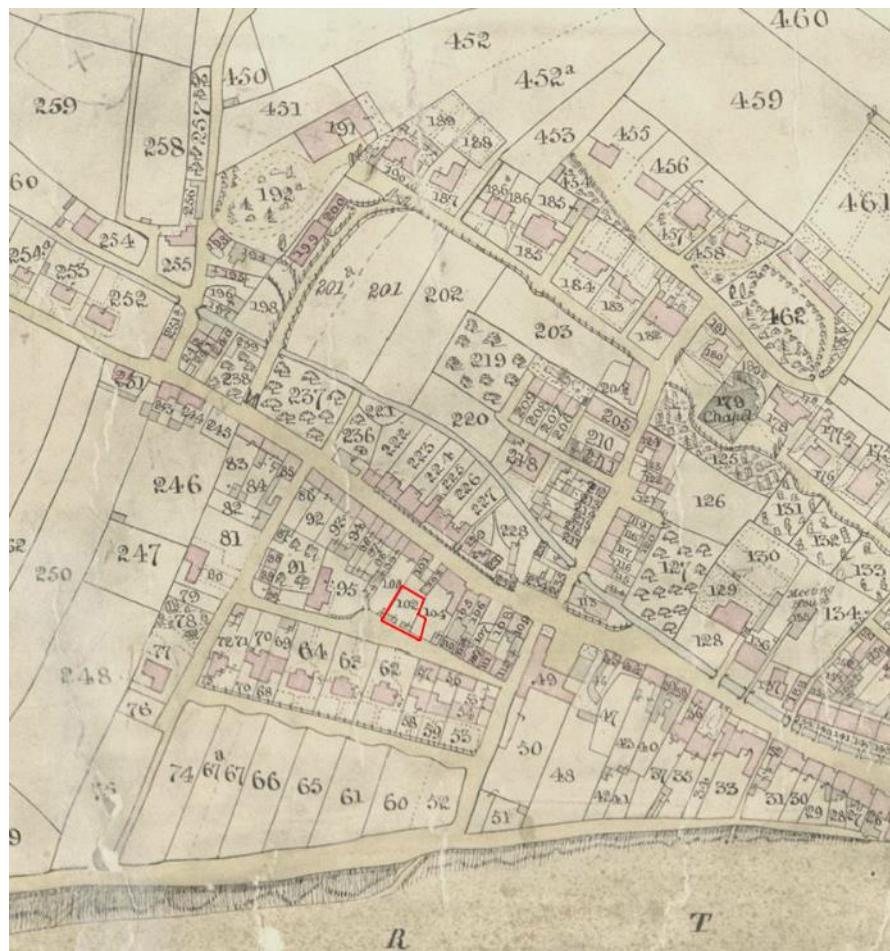


Fig. 2: Extract from the East Budleigh tithe map of 1842
(Reproduced by courtesy of Devon Record Office)

The specific study area is shown on the tithe map as lying within a narrow linear plot extending NNE-SSW from the High Street to Queen Street. At the NNE end of the plot (fronting onto the High Street), the tithe map shows two small rectangular buildings oriented NNE-SSW flanking a passageway giving access to an enclosed garden or yard extending SSW as far as Queen Street. The tithe award indicates that these two buildings fronting onto the High Street were both dwellings, the westernmost (No. 101) was leased and occupied by Henry Cowd (listed as a carpenter in the 1841 census), who also owned the garden or yard to the rear (No. 102), while the easternmost dwelling (No. 103) was leased and occupied by William Price. The adjacent property to the E (Plot No. 104) corresponding to present-day No. 12 High Street) was occupied by David Jones, a tinplate worker who resided there until the early 1860s.

At the southernmost end of the garden/yard marked as Plot No. 102 (fronting onto present-day Queen Street), two small oblong buildings oriented E-W are shown on the tithe map as flanking either side of a gateway giving access from Queen Street. It is noteworthy that none of the buildings as depicted on the map appear on the OS 1st-edition map of 1889, implying that a substantial programme of demolition and rebuilding took place within this plot during the mid-late 19th century, an inference which appears largely to be confirmed by the architectural evidence.

Henry Cowd, owner of Plots 101 and 102, died in 1846 and his will, proved on 14th March of that year, contains bequests of various property and goods to his wife Sarah and his sons Joseph and John Cowd (NA Prob 11/2032). Of particular importance is a bequest to Sarah Cowd of 'the house, furniture and garden that now live in No. 327 with appurtenances thereto belonging'; this must almost certainly correspond to Henry Cowd's house and garden in the High Street, as Sarah, then aged 76 and described as a 'proprietor of houses', is listed as resident there in the 1851 census (interestingly, the property is listed in the census return as being situate in Fore Street, a name which appears then to have been commonly used to cover both present-day High Street and Fore Street).

Sarah Cowd appears to have died in April 1851, shortly after the census was taken; by 1861, the property appears to have been occupied by James Saller, described in the census return for that year as a 'fly proprietor', in other words, the owner of a fleet of horse-drawn carriages. However, by 1871, it appears to have been occupied by Edwin Cowd, carpenter and grandson of Henry Cowd. By 1881, it appears that Edwin Cowd's house was occupied by another carpenter, William Keslake and his family. The 1891 census return lists the occupier of the property at No. 13 High Street as George Larcomb dairyman; however, by 1901, it appears that both No. 13 and the adjacent property to the E, No. 12 High Street, were then occupied by a butcher named Henry Bickley (first recorded at No. 12 High Street in Kelly's Directory of 1889), who continued to occupy the premises at Nos. 12 & 13 until shortly before the Second World War.

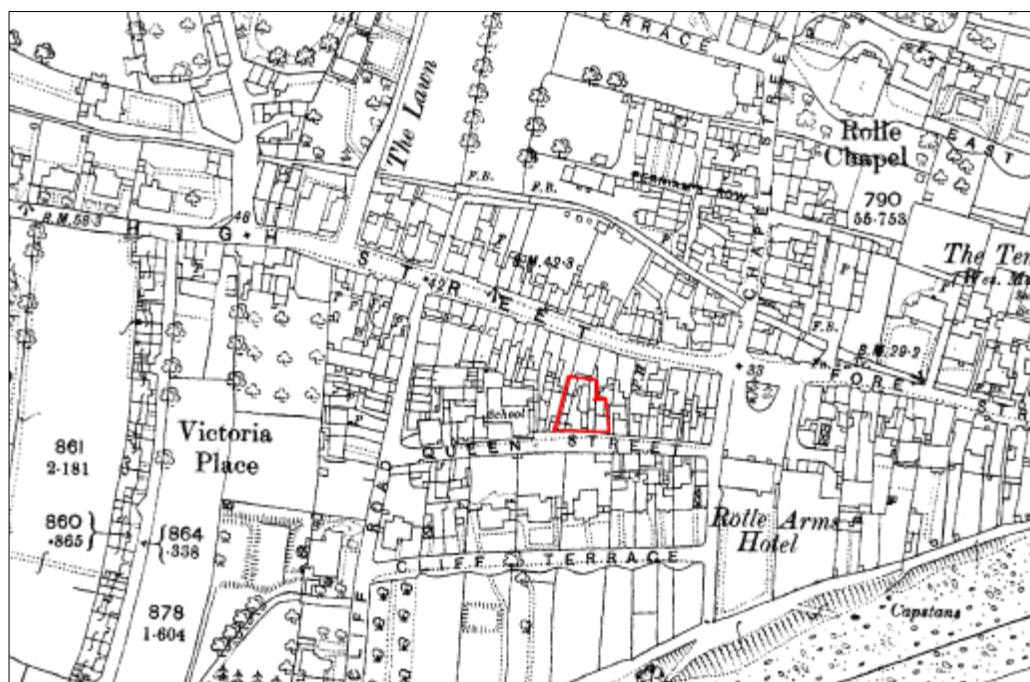


Fig. 3: Extract from the OS 1st-edition 25-inch map of 1889
(Reproduced by courtesy of Devon Record Office)

The evidence of the OS 1st-edition 25-inch map of 1889 (fig. 3) indicates that the layout of the buildings within the study area had changed significantly since the early 1840s. At the NNE end of the property (fronting onto the High Street), the two houses shown on the tithe map appear to have been demolished and replaced by a L-shaped building which corresponds to the present two-storey property at No. 13 High Street.

To the rear of the L-shaped structure, two ranges of outbuildings are indicated along the E and W sides of the yard. The western outbuilding is shown as subdivided into four separate compartments with a projecting bay at the southernmost end; this appears to correspond very closely in layout to the existing structure (Building A). The eastern outbuilding is shown as consisting of an oblong range aligned N-S (subdivided into two compartments), with two oblong structures of unequal size abutting it on its western side. Located E of this outbuilding and to rear of the adjacent property (No. 12 High Street), an L-shaped building is shown fronting onto Queen Street, which appears to occupy the site of the existing two-storey building on the E side of the development (Building B).

Precisely when these buildings were erected is unclear; however, the limited architectural detailing of the street frontage of No. 13, with a plain Tuscan pilastered doorcase at street level, two canted bay windows on the first floor and gabled dormer windows at roof level, is suggestive of a mid to late 19th-century date.

Examination of the OS 2nd-edition map dated 1905 (*fig. 4*) shows that the western outbuilding (Building A) had remained largely unchanged since 1889. However, the eastern outbuilding had undergone some alterations; the larger of the two structures abutting it on its western side had been removed. The L-shaped building to the rear of the adjoining property (No. 12) had also remained essentially unaltered.



*Fig. 4: Extract from the OS 2nd-edition 25-inch map of 1905
(Reproduced by courtesy of Devon Record Office)*

The OS 3rd-edition map of 1933 (*fig. 5*) indicates that the layout of the outbuildings to the rear of No. 13 had remained essentially unchanged from that shown on the earlier 2nd-edition map. However, by 1955, significant changes appear to have occurred, as shown on an OS 1:2500 map of that date (*fig. 6*). The outbuilding on the E side of the yard to the rear of No. 13 High Street appears to have vanished; the site of this outbuilding, together with the L-shaped building to the rear of No. 12, appears to have been superseded by a large rectangular structure occupying the site of both buildings, which almost certainly corresponds to the existing two-storey structure occupying the E side of the yard (Building B).

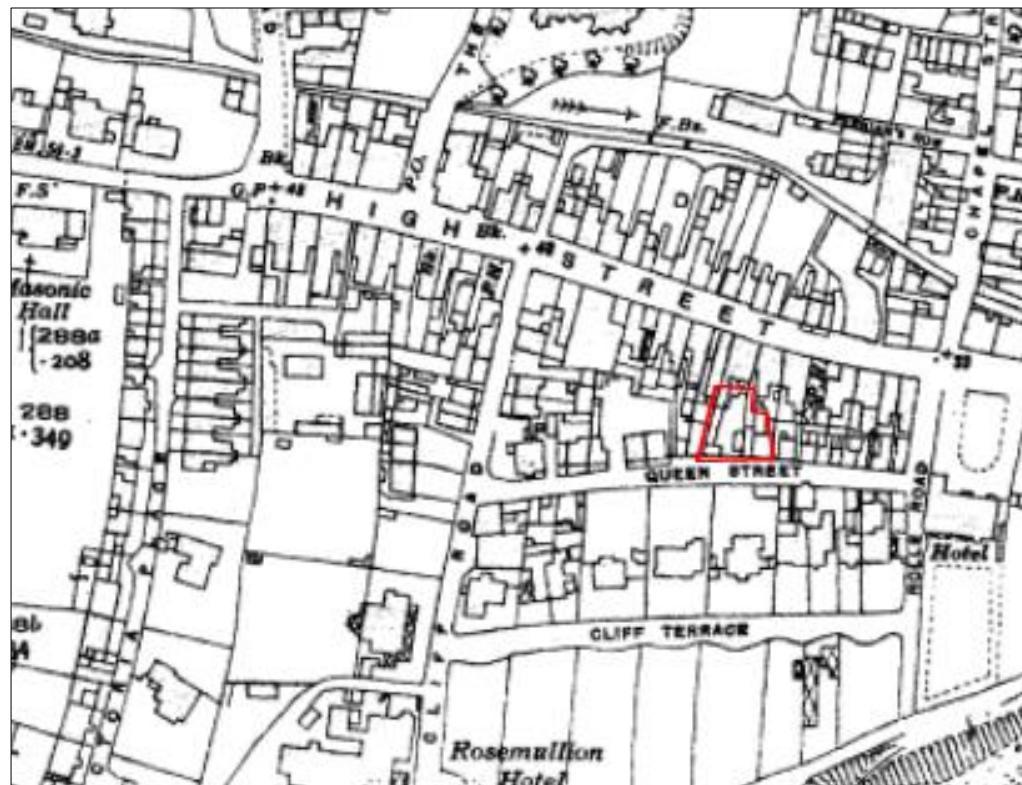


Fig. 5: Extract from the OS 3rd edition 25 inch map of 1933
(Reproduced by courtesy of Devon Record Office)



Fig. 6: Extract from the OS 1:2500 map of 1955
(Reproduced by courtesy of Devon Record Office)

6 Methodology

6.1 Desk based appraisal

A documentary appraisal was carried out prior to fieldwork in order to assess the historic importance of the buildings. Relevant information, including historic mapping and HER data, was consulted using resources held at the Devon Historic Environment Record, Devon Record Office and the Westcountry Studies Library. These have been reproduced in the final report where necessary to aid interpretation.

6.2 Standing Building Recording Survey

The aim of the programme of standing building recording was to allow for the preservation by record of all standing building fabric of historical interest that will be destroyed or substantially altered by the development.

This standing building recording survey was carried out to RCHME Level 1-2 as defined within *Understanding Historic Buildings: A guide to good recording practice* (English Heritage, 2006). This record consists of a limited visual and photographic survey of both the interior and exterior of the building amplified where appropriate by drawings and by descriptive information sufficient to support conclusions as to the building's development and use. Existing architect's plans drawn to an appropriate scale and level of accuracy were used as the basis of this programme of recording.

The work also followed guidance contained within *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures* (IfA 2008 – updated 22 Nov 2013). Border Archaeology complied throughout with the Institute for Archaeologists' *Code of Conduct* (2013 – updated 20 Mar 2014) and *Code of approved practice for the regulation of contractual arrangements in archaeology* (2008 – updated 20 Mar 2014).

6.3 Archaeological Watching Brief

Archaeological observation was carried out in accordance with *Standard and Guidance for an archaeological watching brief* (IfA, 2008 - updated 22 Nov 2013). Border Archaeology adheres to the IfA *Code of conduct* (2013 - updated 20 Mar 2014) and *Code of approved practice for the regulation of contractual arrangements in archaeology* (2008 - updated 20 Mar 2014) and is cognisant of 'The Historic Environment and Development Practice Note' (Devon County Council March 2009).

6.3.1 Recording

Full written, graphic and photographic records were made in accordance with Border Archaeology's *Archaeological Field Recording Manual* (2014). Records included:

- A pro-forma context record for each stratigraphic unit
- Plans of excavated areas showing: the extent of the area (tied into the Ordnance Survey National Grid and located on a 1:2500 plan), the extent of all stratigraphic units, and appropriate detail within stratigraphic units.
- A photographic record of all stratigraphic units, in addition to a representative photographic record of the progress of the archaeological work. The record was made using a high-resolution digital camera and comprised photographs of archaeological features and appropriate groups of features and structures. Included in each photograph was an appropriate scale and all photographic records were indexed and cross-referenced to written site records. Details concerning subject and direction of view were maintained in a photographic register, indexed by frame number.

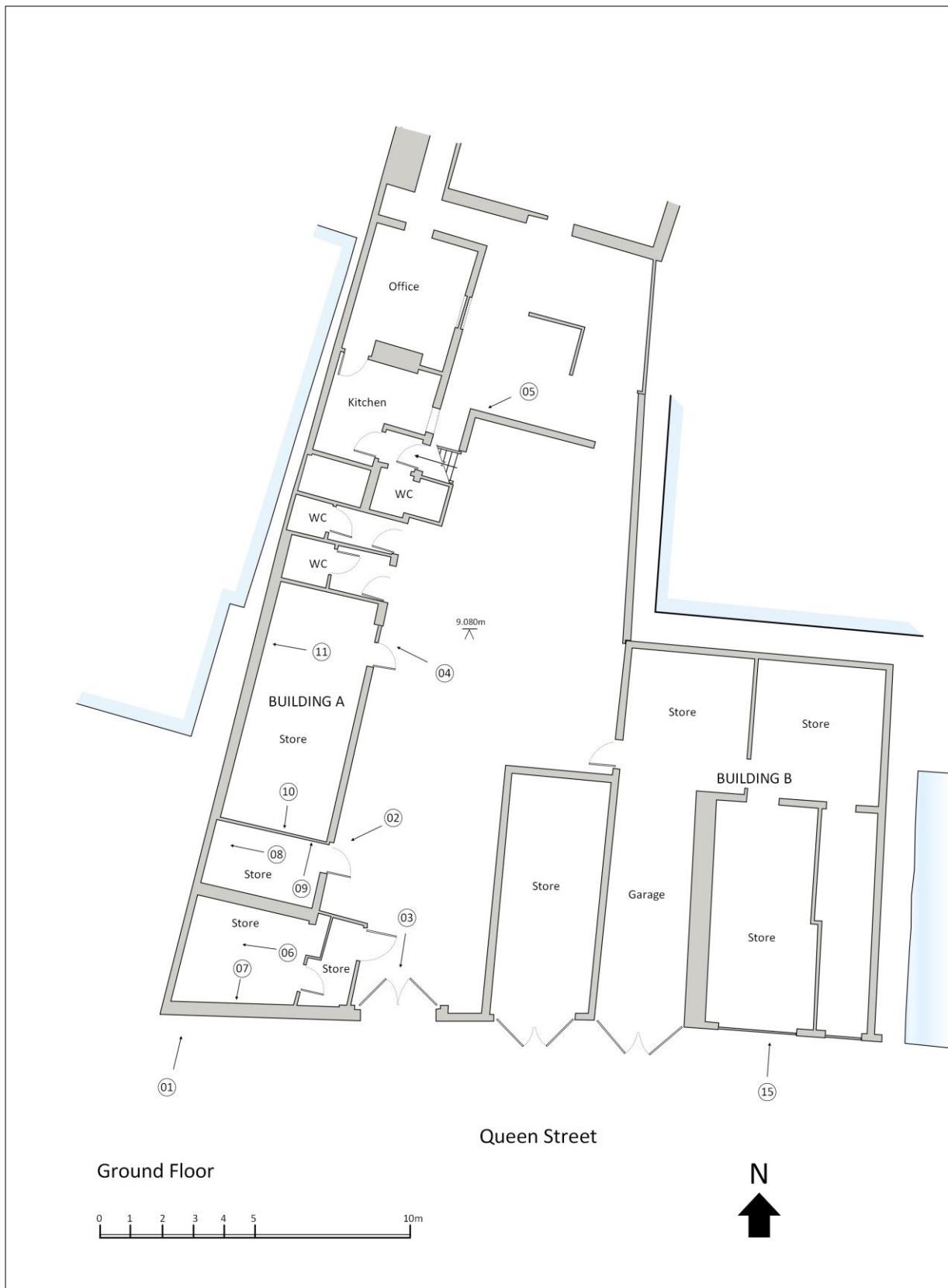


Fig. 7: Ground-floor plan of outbuildings to the rear of No. 13 High Street Budleigh Salterton

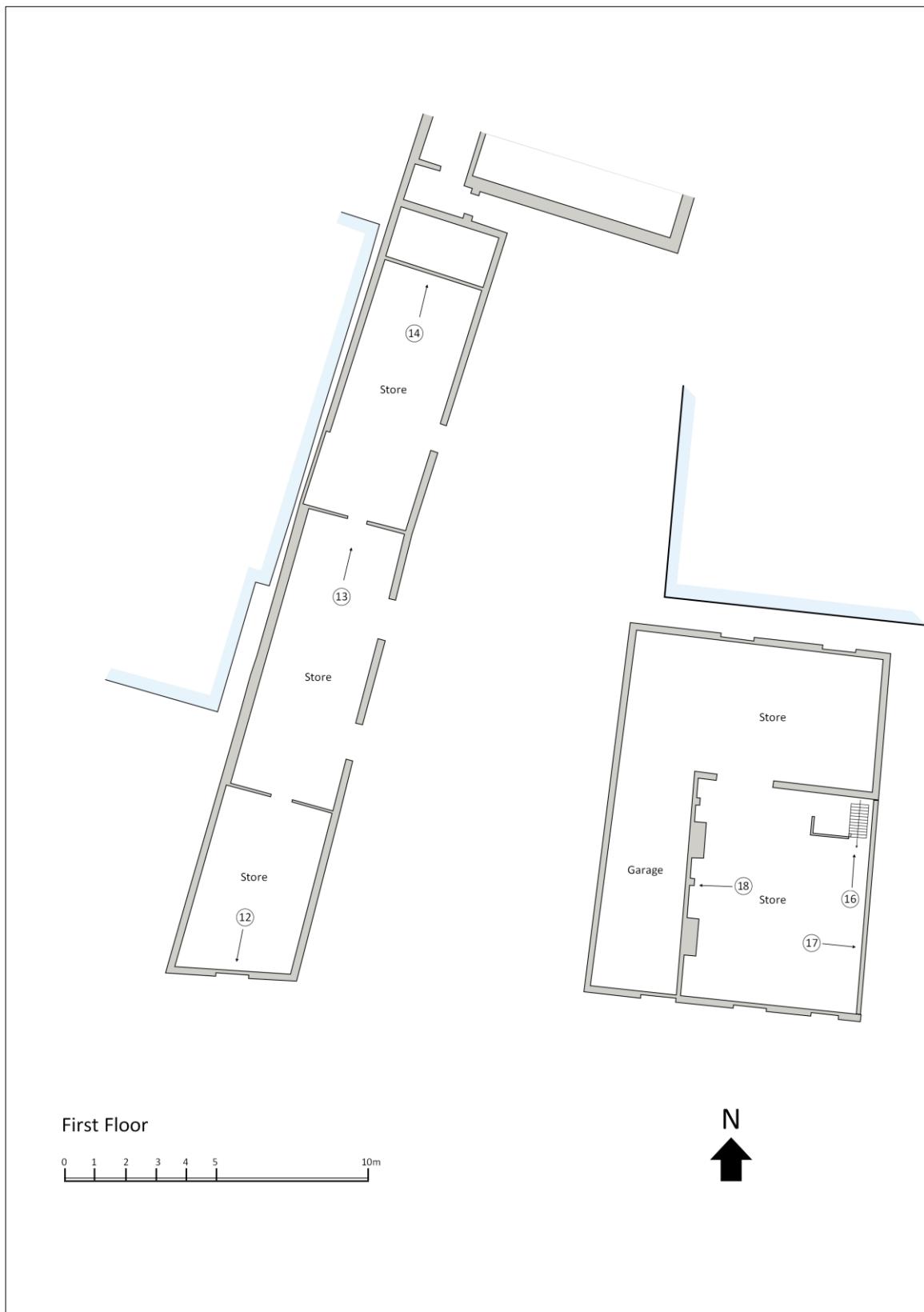


Fig. 8: First-floor plan of outbuildings to the rear of No. 13 High Street Budleigh Salterton

Plate No.	Description
1	<i>View looking NE showing S and W elevations of the southern range of Building A, externally roughcast, with a blocked-up window or loading bay with wooden lintel at first-floor level</i>
2	<i>View looking SW showing E-facing elevation of southern range of Building A, with demolished footings of projecting bay</i>
3	<i>View looking S showing internal face of S gable wall (to right of gateway) and roofline & footings of projecting bay</i>
4	<i>View looking NW showing N end of southern range of Building A with modern doorways and six-paned window above</i>
5	<i>View looking SW showing E-facing external elevation of northern range of Building A with flight of wooden stairs leading to upper storey, with a low segmental-arched doorway beneath</i>
6	<i>View looking W showing interior of southernmost compartment in southern range of Building A with brick cobbled floor</i>
7	<i>View looking S showing roughly coursed rubble masonry wall in southernmost compartment in southern range of Building A with timber shelving to left of picture</i>
8	<i>Internal view looking W showing second compartment in southern range of Building A with evidence of construction break in central part of elevation</i>
9	<i>Internal view looking N showing S-facing wall of second compartment, the lower stages of brick and rubble masonry construction surmounted by brickwork laid in stretcher bond</i>
10	<i>View looking S showing N-facing wall of long compartment within southern range of Building A</i>
11	<i>Internal view showing blocked-up window openings in W wall of long compartment in S range of Building A</i>
12	<i>Internal view looking S showing upper storey of compartment at southernmost end of southern range of Building A, with evidence for open-truss roof construction and blocked-up window or loading bay in S gable end</i>
13	<i>Internal view looking N within upper storey of southern range of Building A showing open-truss roof construction with vertical struts linked to the principal rafters</i>
14	<i>Internal view looking S within upper storey of northern range of Building A showing open-truss roof construction with vertical struts supporting the principal rafters</i>
15	<i>View looking N showing S-facing elevation of Building B, externally roughcast</i>
16	<i>Internal view looking N showing hoist mechanism above stairs in upper storey of Building B</i>
17	<i>Internal view of upper storey of Building B looking ESE showing exposed timber-framed walling and lath-and-plaster infill</i>
18	<i>Internal view looking W showing brick walling and fireplaces in upper storey of Building B</i>

Table 1: List of photos referenced in ground-floor and first-floor plan of outbuildings to the rear of No. 13 High Street (Figs. 7 & 8)

7 Standing Building Recording Survey

7.1 General Building Plan

The site comprises two outbuildings (henceforth referred to as Buildings A and B), ranged along the western and eastern sides of a yard to the rear of No. 13 High Street Budleigh Salterton Devon. Building A, situated on the W side of the yard, comprises two contiguous gabled ranges, one-and-a-half storeys high, while Building B, located on the E side of the yard, is a two-storey gabled structure with a single-storey modern extension to the W.

7.2 Analytical Description

7.2.1 Building A

7.2.1.1 External Description

Building A, situated on the W side of the yard, consists of two contiguous gabled ranges, both one-and-a-half storeys high and six bays in length, the roofline of the southern range being slightly higher than its northern counterpart. It should be noted that it was not possible to gain access to the ground floor of the northern range, used as a kitchen and offices. Both ranges are entirely roughcast externally with pitched roofs, the original roofing (probably tile) appears to have been replaced in both cases with corrugated metal sheeting (*Plate 1*). The southernmost bay of the southern range appears to have projected slightly to the E with a catslide roof; this appears to have been demolished recently, although the footings and the roofline of the projecting bay are still clearly visible (*Plate 2*).



Plate 1: View looking NE showing S and W elevations of the southern range of Building A, externally roughcast, with a blocked up window or loading bay with wooden lintel at first-floor level

The lower stages of the S gable wall of the southern range are constructed of roughly-coursed rubble masonry (*Plate 3*); it is difficult to assign a date to this masonry (which is roughcast externally and whitewashed internally), although it does appear to be of an earlier date than the rest of the building (which is chiefly of brick construction), excepting the lower stages of a section of the W wall of the southern range, which it appears to resemble quite closely. Inserted in the upper stage of the S gable end is a flat-headed window or loading bay with a thin wooden lintel, subsequently blocked up with concrete breeze blocks.



Plate 2: View looking SW showing E-facing elevation of southern range of Building A, with demolished footings of projecting bay



Plate 3: View looking S showing internal face of S gable wall (to right of gateway) and roofline & footings of projecting bay



Plate 4: View looking NW showing N end of southern range of Building A with modern doorways and six-paned window above

The E wall of the southern range is punctuated by a single flat-headed doorway in the middle of the elevation, surmounted by an elongated timber lintel. The length of the lintel suggests that the doorway was originally much broader than it presently appears. Located above and to the right of the doorway is a blocked-up rectangular opening that may represent a window or loading bay. Two unequal sized, flat-headed doorways inserted in the two northernmost bays of the elevation appear to be later additions.

Above the larger of the two doorways is a rectangular six-paned window, extending up to eaves level, with a single-course brick sill (*Plate 4*). Internal evidence indicates that substantial sections of the E wall of the southern range were heavily reconstructed in the mid-late 20th century and it thus appears likely that the existing doorways and the 6 -paned window are contemporary with this rebuilding.

The northern range of Building A (*Plate 5*) is set slightly below its southern counterpart, reflecting the topography of the site, which slopes gently downhill from Queen Street to High Street. It is six bays long and externally roughcast with a corrugated metal roof. A wooden stairway at the southern end of the range leads to a doorway providing access to the upper storey, beneath which is a low segmental arched doorway leading to the ground floor of the building (which could not be accessed at the time of recording). To the right of this doorway is a flat-headed window with PVC frame which is evidently a modern insertion.



Plate 5: View looking SW showing E-facing external elevation of northern range of Building A, with flight of wooden stairs leading to upper storey, with a low segmental-arched doorway beneath

7.2.1.2 Internal Description

The ground floor of the southern range is subdivided into three separate compartments, all being used for storage purposes. The southernmost compartment is largely of red-brick construction, with a flat wooden planked ceiling and a brick cobbled floor (*Plate 6*). The brickwork of the walls are laid in stretcher bond (*Plate 6*), however, the W wall appears to rest upon the foundations of a heavily truncated masonry wall (which may represent the line of a boundary wall visible on the 1842 tithe map), while the S wall appears largely to be of un-coursed rubble masonry. Remains of timber shelves attached to the S wall may represent an original fitting (*Plate 7*).

Immediately to the N is another narrow compartment, largely of brick construction with a brick cobbled floor. Evidence for a probable construction break was noted in the middle of the W wall of this compartment, distinguished by a marked difference in bonding between the stretcher bond to the left and a more irregular bond consisting of rows of stretchers and intervening rows of headers. This reconstruction of the W wall appears to have been connected with a lowering of the ceiling in this part of the building (*Plate 8*). The E wall of this compartment appears to have been substantially reconstructed with concrete breeze blocks.



Plate 6: View looking W showing interior of southernmost compartment in southern range of Building A with brick cobbled floor



Plate 7: View looking S showing roughly coursed rubble masonry wall in southernmost compartment in southern range of Building A with timber shelving to left of picture



Plate 8: Internal view looking W showing second compartment in southern range of Building A with evidence of construction break in central part of elevation



Plate 9: Internal view looking N showing S-facing wall of second compartment, the lower stages of brick and rubble masonry construction surmounted by brickwork laid in stretcher bond

Immediately N of this is the largest compartment within the southern range of Building A, three bays in length. The construction of this part of the building differs markedly from the other compartments; the lower stages of the E-, W- and S-facing walls are of irregularly-coursed rubble masonry construction surmounted by a later brick wall laid in stretcher bond, all of which are coated in whitewash (*Plate 10*). The flooring appears to have been partially removed but evidence for rough stone cobbling was noted. Two low flat-arched window openings, subsequently blocked, are visible within the E wall of this compartment, one of which appears to have a wooden lintel (*Plate 11*).



Plate 10: View looking S showing N-facing wall of long compartment within southern range of Building A



Plate 11: Internal view showing blocked-up window openings in W wall of long compartment in S range of Building A



Plate 12: Internal view looking S showing upper storey of compartment at southernmost end of southern range of Building A, with evidence for open truss roof construction and blocked-up window or loading bay in S gable end

The upper storey of Building A is entirely of brick construction and arranged into three split-level compartments descending from S to N, each accessed by a flight of wooden stairs. The southern range of Building A comprises two compartments; the floor of the southern compartment is set slightly above its northern counterpart. The southernmost compartment (*Plate 12*) has a roof of open-truss construction with trenched purlins. The brickwork of the E and W walls are laid in stretcher bond; however, the brick bonding of the S gable wall is much more irregular and appears to indicate a phase of rebuilding. Inserted in the S gable wall is a flat-headed opening with a wooden lintel, which could be either a window or loading bay.

A flight of wooden stairs leads down from this compartment to another room within the southern range of Building A (*Plate 13*), which appears to have been used until fairly recently as workshops (indicated by the benches flanking either side of the room). This room is lit by a single six-paned casement window (presumably of modern date); the roof construction is open truss with trenched purlins but has vertical struts linked to the principal rafters. The flanking walls are of brick construction, laid in stretcher bond and coated in whitewash.

To the N of this room, a flight of stairs leads down to the upper-storey compartment within the northern range of Building A, which is separated from the southern range by a brick partition wall (laid in stretcher bond). This compartment is lit by a 16-paned casement window (which has been boarded-up). The flanking walls are of stretcher bond and partially whitewashed, while the N gable end has been completely clad in plasterboard and wallpaper (*Plate 14*). A blocked doorway in the centre of the N gable wall presumably led to the main building, above which is a partially blocked triangular window inserted in the apex of the gable, which appears to be a modern addition.



Plate 13: Internal view looking N within upper-storey compartment in northern half of southern range of Building A showing open-truss roof construction with vertical struts linked to the principal rafters



Plate 14: Internal view looking S within upper storey of northern range of Building A showing open-truss roof construction with vertical struts supporting the principal rafters

7.2.2 Building B

Building B, located directly opposite Building A on the E side of the yard, consists of a rectangular two-storey block of brick construction, three bays wide (E-W), externally roughcast with a weather-boarded gable and pitched-tiled roof (*Plate 15*). The westernmost bay with its catslide roof appears to be a later addition. Three blocked-up, flat-headed windows with brick sills are visible at upper-storey level. Attached to the W side of the building, projecting into the yard, is a modern single-storey structure, also of brick construction, with a flat concrete roof. The ground floor of the building was, at time of writing, in use as a garage and storeroom and was largely coated in whitewash; no features of interest were visible within this area



Plate 15: View looking N showing S-facing elevation of Building B, externally roughcast with blocked-up windows at upper storey level

At first floor level, the building is arranged into two separate compartments, accessed by a narrow flight of stairs in the NE corner. Above the stairs was a hoist and pulley mechanism of uncertain date, possibly late 19th or early 20th century (*Plate 16*). The roof is of simple post-and-truss construction, while the E wall has been exposed to reveal timber-framing with evidence of lath-and-plaster infill (*Plate 17*). Two fireplaces with segmental brick-arched openings have been inserted into the thickness of the W wall, flanked by projecting brick buttresses, giving the impression that this wall may originally have been an external wall (*Plate 18*). The exposed timber-framing of the E wall and the brickwork of the W wall (laid in an irregular English Garden Bond) appear to represent evidence of earlier fabric, probably associated with the L-shaped building first marked in this location on the OS 1st-edition map of 1889.



Plate 16: Internal view looking N showing hoist mechanism above stairs in upper storey of Building B



Plate 17: Internal view of upper storey of Building B looking ESE showing exposed timber-framed walling and lath-and-plaster infill



Plate 18: Internal view looking W showing brick walling and fireplaces in upper storey of Building B

7.3 Summary Discussion of Phasing

Investigation of the outbuildings to the rear of No. 13 High Street Budleigh Salterton revealed evidence of three main phases of construction extending from the mid-19th century to the late 20th century.

- The existing gabled outbuilding with roughcast exterior on the western side of the yard to the rear of No. 13 (referred to as Building A) appears originally to have been erected at some time between 1842 and 1889; it first appears in its present form on the OS 1st-edition map of 1889.
- Building A is likely to be contemporary with the existing house at No. 13 High Street, which appears on the basis of architectural evidence to be of mid-late 19th-century date and replaced two earlier dwellings occupying this plot, which are shown on the East Budleigh tithe map of 1842.
- Evidence of several phases of construction and rebuilding were noted, suggesting that Building A was not constructed in a single campaign but would appear to have been built in several phases during the mid-late 19th century.
- The long three-bay structure within the southern range of Building A appears to be the earliest surviving fabric, the lower stages of the walls are of roughly-coursed rubble masonry, which appears to have been rebuilt in brick and heightened during the mid-to-late 19th century. At some point before 1889, two further compartments, largely of brick construction, were added to the S of this three-bay structure and another, lower range added to the N.
- It is possible that the lower stages of the masonry wall defining the S end of Building A may incorporate a remnant of an earlier structure depicted in this location on the 1842 tithe map. The lower stages of the W wall of Building A may also incorporate part of an earlier boundary wall defining the western edge of the plot, the alignment of which is depicted on the 1842 tithe map. In the absence of firm documentary evidence, it is difficult to assign a secure date to these wall fragments, although a post-medieval origin appears likely.
- Documentary evidence shows that the property at No. 13 High Street was occupied by carpenters, a 'fly proprietor' (an owner of a fleet of carriages) and a 'dairyman' during the mid to late 19th century. From c.1900-1940, both No. 13 and the adjacent property at No. 12 High Street were occupied by a butcher's shop and premises.
- The three-storey rectangular gabled outbuilding on the E side of the yard (referred to as Building B) appears, in its present form, to be of relatively modern date (first shown on an OS map of 1955). However, further investigation suggests that the central and eastern parts of the building probably incorporate fabric from an L-shaped building of probable mid-late 19th-century date to the rear of No. 12 High Street, first shown on the OS 1st-edition map of 1889.

8 Archaeological Watching Brief

An archaeological watching brief was undertaken on ground-reduction works within Building A, located on the W side of the yard to the rear of No. 13 High Street, to a depth of approximately 0.25-0.30m below existing ground level.

Reduction of ground levels within the southern range of Building A, immediately beneath the W wall, constructed of roughly-coursed rubble masonry (the lower stages of which appear to incorporate the remains of an earlier wall defining the W edge of the boundary plot), revealed evidence of a foundation course of large reddish sandstone slabs (001), 0.18m thick and bonded with a well-cemented mid-grey mortar, which, in turn, overlaid a sterile, soft mid-reddish brown sandy clay (002) measuring between 0.07-0.12m thick, devoid of finds and interpreted as probable natural deposition (*Plate 19; Fig. 9*).

No other significant archaeological features, deposits or finds were identified during the course of this watching brief.

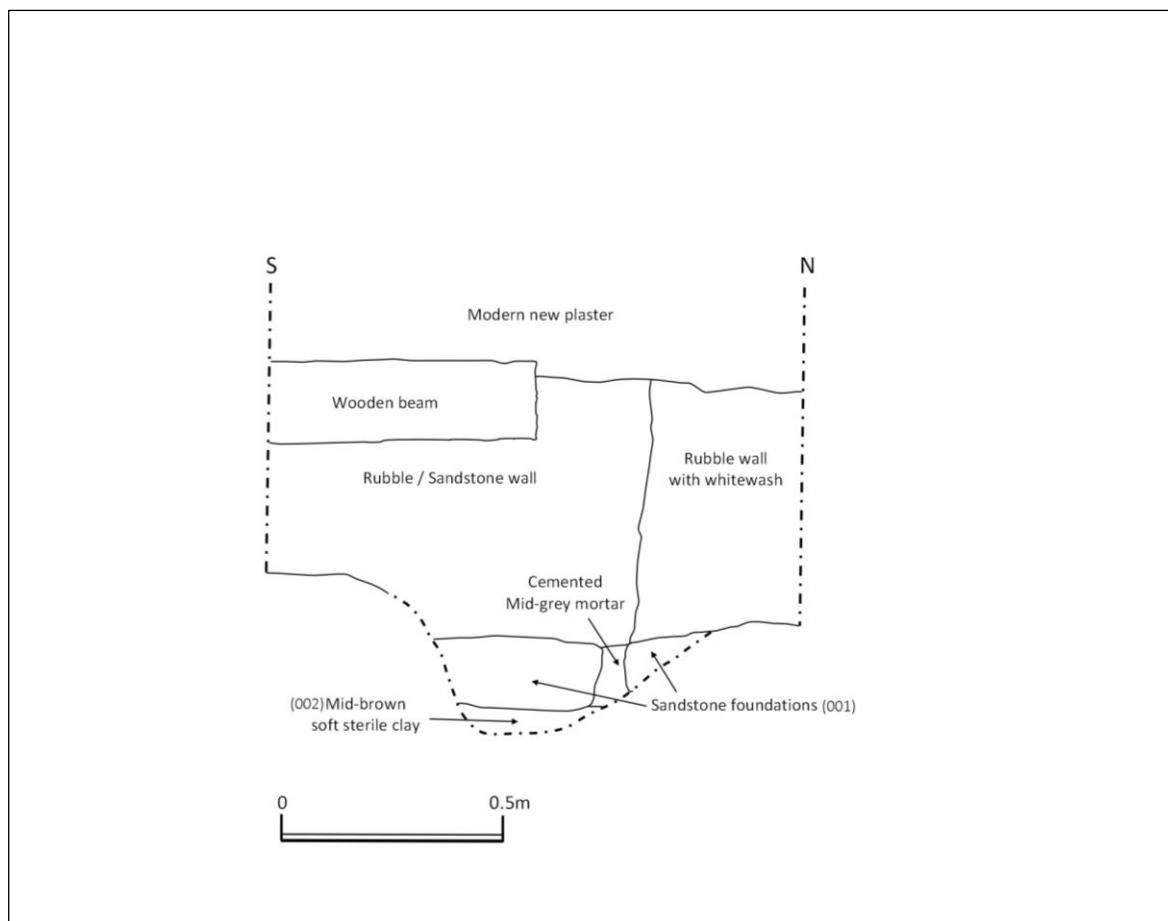


Fig. 9: E-facing section within Building A showing foundations of W wall



Plate 19: View looking W showing E-facing section within Building A, with evidence for sandstone rubble foundations

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10 References

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