

THE FORMER GLOVE FACTORY PILTON BARNSTAPLE DEVON

Results of a Desk-Based Assessment
&
Historic Building Recording



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The Former Glove Factory Pilton, Barnstaple, Devon

Results of a Desk-Based Assessment & Historic Building Recording

For

Philip Ward

On behalf of

Mr Tom Shard

By



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Summary

South West Archaeology undertook a survey of the Pilton Cabinet Works, a former Glove Factory in Pilton, Barnstaple. The former Glove Factory sits in the heart of the historic Pilton community, possibly within the precincts of the former Priory of Pilton, positioned immediately below the church, neighbouring Ladywell Lane and facing onto medieval Bull House. The standing factory building contains two main wings which lie at right-angles forming a reversed L-shape. The short southern wing of the factory is of three storeys height and built entirely of stone with brick detailing. This southern wing is the earliest building within the complex and may have been a tannery or warehouse. The longest of the factory's wings, to the east, predominantly dates from the later 19th century, post 1860, and is a purpose-built factory of three storeys. The north end of the factory is modern, replacing an earlier northern wing of the 1860s phase. This wing is probably of mid 20th century date, having a distinct 1930s style, and was certainly built by the 1970s.

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 The Staff of the North Devon Record Office
 Margaret Reed

1.0 Introduction

Location: The Former Glove Factory, Pilton
Parish: Barnstaple
District: North Devon
County: Devon

1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by to conduct historic building recording at the former Glove Factory, Pilton, Barnstable, Devon prior to the possible development of the building. The archaeological work was undertaken in accordance with a brief produced by Devon County Historic Environment Service (DCHES) (Appendix 1) and a Project Design (PD) produced and agreed with DCHES before the commencement of works (Appendix 2).

1.2 Location and Topography

The former glove factory, now a cabinet works, is situated within the parish of Barnstaple (see Figure 1) but at the north end of the medieval core of Pilton to the west of Pilton parish church close to the junction of Under Minnow Road and Bull Hill. The buildings themselves are tucked away between the area known as Lake, the western approach to the church and the narrow lane known as Ladywell Lane. To the south is Rosehill which includes the late medieval Bull House, to the east is the former Pilton School and to the north is the modern housing development Nursery End.

The former glove factory is within the NDDC Pilton Conservation Area.

1.3 Methodology

The building survey was undertaken on 8th September 2011 by Colin Humphreys and Emily Wapshott. The recording work was carried out with reference to IfA and English Heritage guidelines on the recording of standing buildings. Photographic and written records were produced.

The desk-based assessment was undertaken by Terry Green, with reference to the IfA guidelines on the preparation of Archaeological Desk-based Assessments (2008). Printed and unpublished material in the Devon HER (DCHES) and the North Devon Record Office (NDRO) was consulted as part of this work.

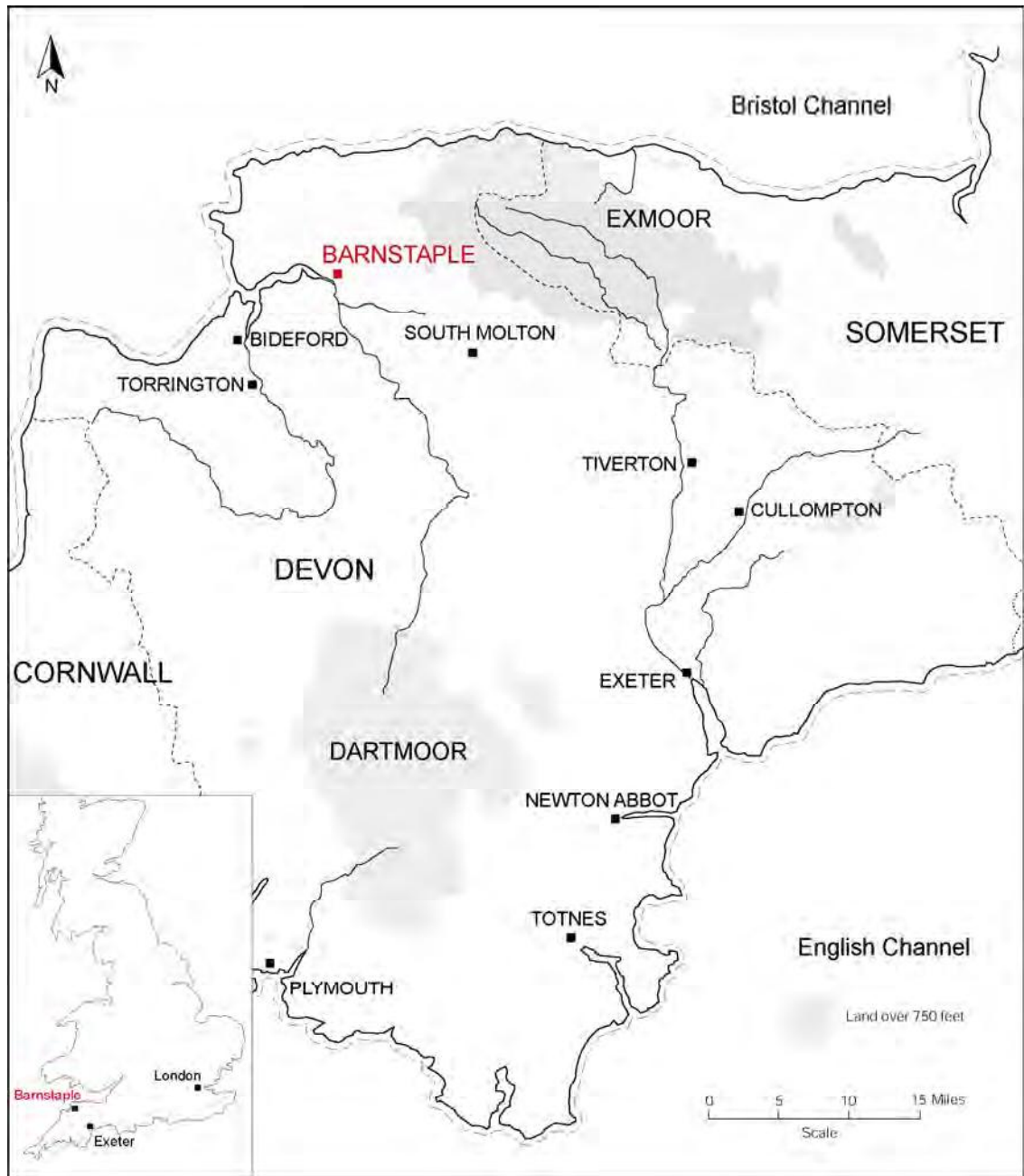


Figure 1: Regional location.

2.0 The Desk-Based Assessment

2.1 Brief History

At such close proximity to the church and the site of what was Pilton Priory, it is assumed that the land on which the glove factory stands was once within the priory precinct. Among the monastic properties granted or sold to lay persons after the Dissolution of the priory in 1536 was the supposed former prior's residence Bull House which was probably acquired initially by the Priory Steward John Brett. By 1678 it had descended to the Blackwill family whose heirs remained in possession until 1856. In business as clothiers, the Blackwills owned or leased the

land to the north and west of the church, the Lake and Ladywell area, where the trades of cloth manufacture, fellmongering and tanning were carried out.

This industrial area included in its ambit at least part of Bull House which was bought in 1854 by the Sanders brothers, tanners and woolstaplers of Barnstaple who turned the rear part of the house into a manufactory for agricultural gloves and gaiters. The Sanders brothers were the principal employers in this part of Pilton where the residents of Lake and Ladywell were occupied as woolcombers, tanners, leather dressers, bark grinders and woollsorters (after Reed 1985.).

In the later 1850s Joseph Edwin Baylis joined the firm, and subsequently the Sanders brothers handed over their interests to Baylis. As a specialist glover, Baylis set about expanding the glove making side of the business shifting the emphasis away from agricultural gloves to fashionable gloves. In or about 1860 he set up purpose built premises in the Lake-Ladywell area to the rear of Bull House. A parish map of 1845 (Figure 3) indicates that Baylis's factory had a predecessor on the site; presumably connected with one of the various trades practised in the area. This building stood a little way back from Ladywell Lane and is presumably the building in front of buildings of which Strong wrote in 1889 (page 43) 'the buildings in the rear were altered and to some extent newly erected by Mr Baylis when the glove manufactory was moved from its original site to the scene of the present busy manufactory'. A drawing dated 1864 (Figure 2) shows the gable end of the stone-built building which now fronts onto Ladywell Lane. This is therefore presumably that which was documented in 1845, or contains the remains of that building, being converted by the Sanders brothers in 1854-56 and adapted by Baylis after 1860.

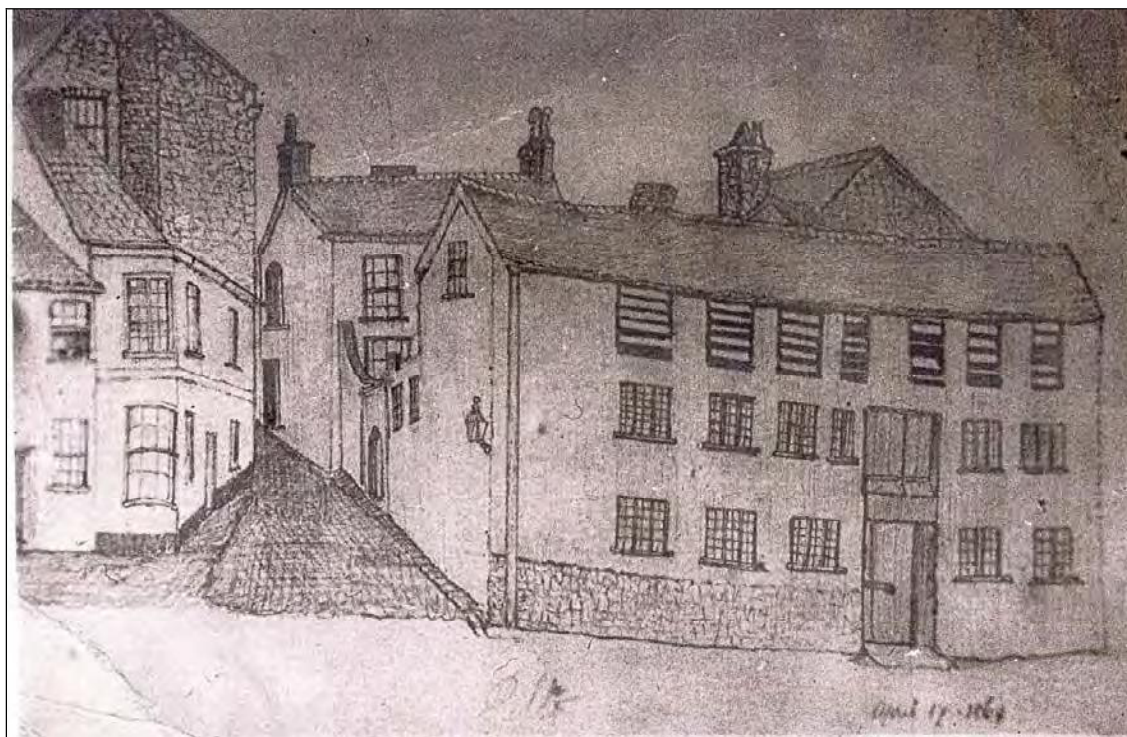


Figure 2: Drawing dated 1864 and entitled 'Fellmongers yard top of Pilton'. The glove factory is the tall rubble stone building on the left. The prominent building in the foreground was removed between 1864 and 1886. (Drawing supplied by Mr Lakeman)

The vigour of Mr Baylis' glove manufactory can be judged from the fact that by 1882 his company was employing 200 workers and producing 200 different kinds of gloves which were exported all over the world (Strong 1889, 33). In 1888 Baylis handed over active control of the business to R.E.Gay and A.J.Reavell, though the company name J.E.Baylis and Co remained (Kellys Directory of Devon, 1930). In 1930 the business passed to Dent, Allcroft and Company. The manufacture of gloves in Pilton finally ceased in 1973 (Devon HER 5339). In recent years the premises have been occupied by Pilton Cabinet Works.

2.2 Details of the Premises as indicated by Strong (Industries of North Devon) in 1889

From Strong's account of Pilton Glove Factory, the following details can be obtained:

After the prepared skins had been dyed they were kiln dried, furnaces occupying the floor of outhouses 'wherein the skins are hung on nails to the roof and gradually dried.'

The skins next went to the parer who attached them to the 'parer's perch', a horizontal beam with uprights. His job was to pare off the thicker parts of the skin to produce an even thickness. There were 'a score of parers' perches' at the rear of the factory.

'Leather lofts, drying rooms and kilns together with the yard for 'staking' purposes (were) completely enclosed within the premises that (extended) from the churchyard steps back to the wool stapling lofts of the Messers Spurway'

The whole of the buildings in the rear, including the cutters' room, machine rooms, etc, (had) been added since the advent of Mr Baylis.

Cutting took place on the ground floor, sewing on the first floor in a 'lofty, light and well ventilated room'.

The building comprised three storeys.

The finished gloves were stored in 'lofty' ware-rooms (stores).

In the front of the premises were the counting-house, ware-rooms and packing department.

Baylis's premises were declared by the Factory Inspector to be 'a model of what such premises should be' (Strong 1889, 42).

2.3 The Cartographic Record

As the central parts of the parish of Pilton were not subject to tithes, the Pilton tithe map of c.1840 provides no information on the site of the glove factory. However, a parish map of 1845 represents the area in relative detail. Figure 3 depicts a rectangular block coloured grey set within an open area at the lower end of Ladywell Lane. The use of colour on this map appears to follow the convention adopted by the tithe surveyors: pink for domestic buildings, grey for non-domestic. This may have been 'the woolstapling lofts of Messers Spurway' (see above) or a warehouse or building connected to the clothier's trade of the Blackwill family.

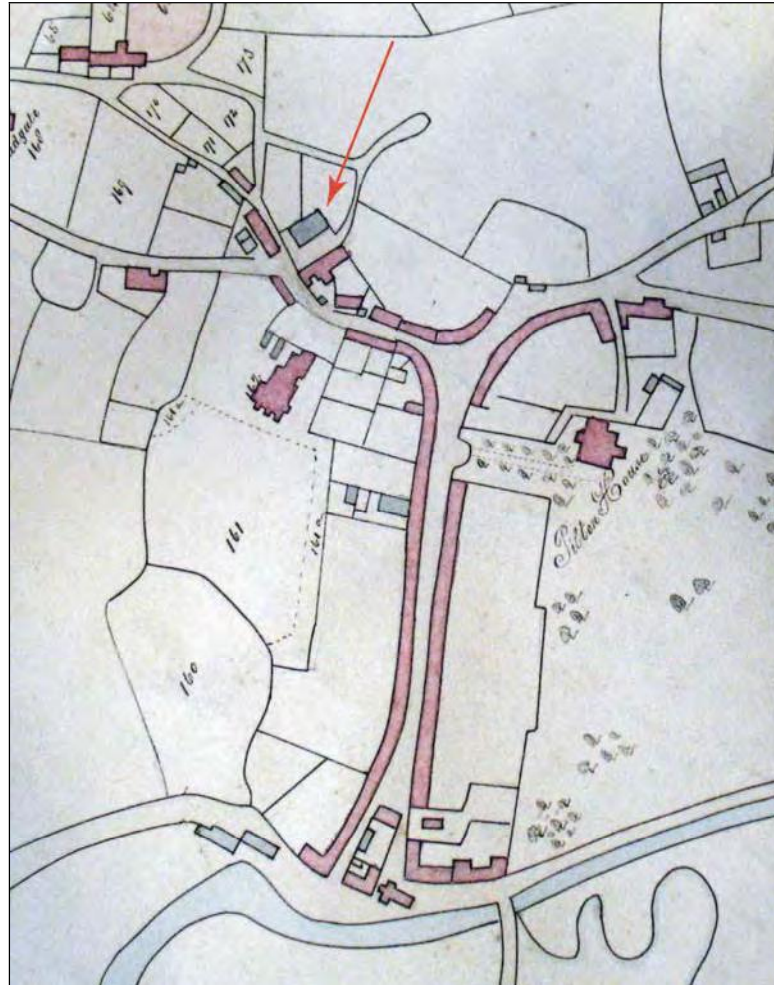


Figure 3: Extract from the Pilton parish map of 1845. The location of the glove factory is indicated. (NDRO B138/5)

The earliest map to provide details of the layout of the glove factory buildings is the Ordnance Survey First Edition map surveyed in 1886 and published 1889/90 (Figure 4). Fortunately Pilton together with Barnstaple and other towns was mapped at a scale of 1:500, providing us with more information than would otherwise be the case. From the map it can be seen that in the 1880s the purpose-built buildings were extensive, occupying almost the entire area between Lake and Ladywell Lane.

The Ordnance Survey Second Edition 1:2500 map of 1905 (Figure 5) indicates no change apart from the addition of outbuildings along the northern boundary of the site. Likewise the Ordnance Survey revised map of 1932 (Figure 6) suggests no further change of layout during the first half of the 20th century. Later 20th century mapping indicates the removal of what were possibly lean-to structures on the west side of the yard. From comparison of the drawing of 1864 (Figure 2) and the set up at the present day, it is evident that an originally domestic building on the corner to the south-west of the glove factory has been added to the factory and adapted. Its ground floor has been largely removed to make an arched vehicle entrance to the yard behind. By the time the 1971 Ordnance Survey map was produced the factory had radically changed shape with the outbuildings to the north and north-east being demolished and a new large rectangular wing constructed running almost up to the northern boundary of the site (Figure 7). The buildings to the north-west appear to remain the same although all of the buildings in the west yard have now been demolished along the western boundary. The site has continued with this layout to the present day.

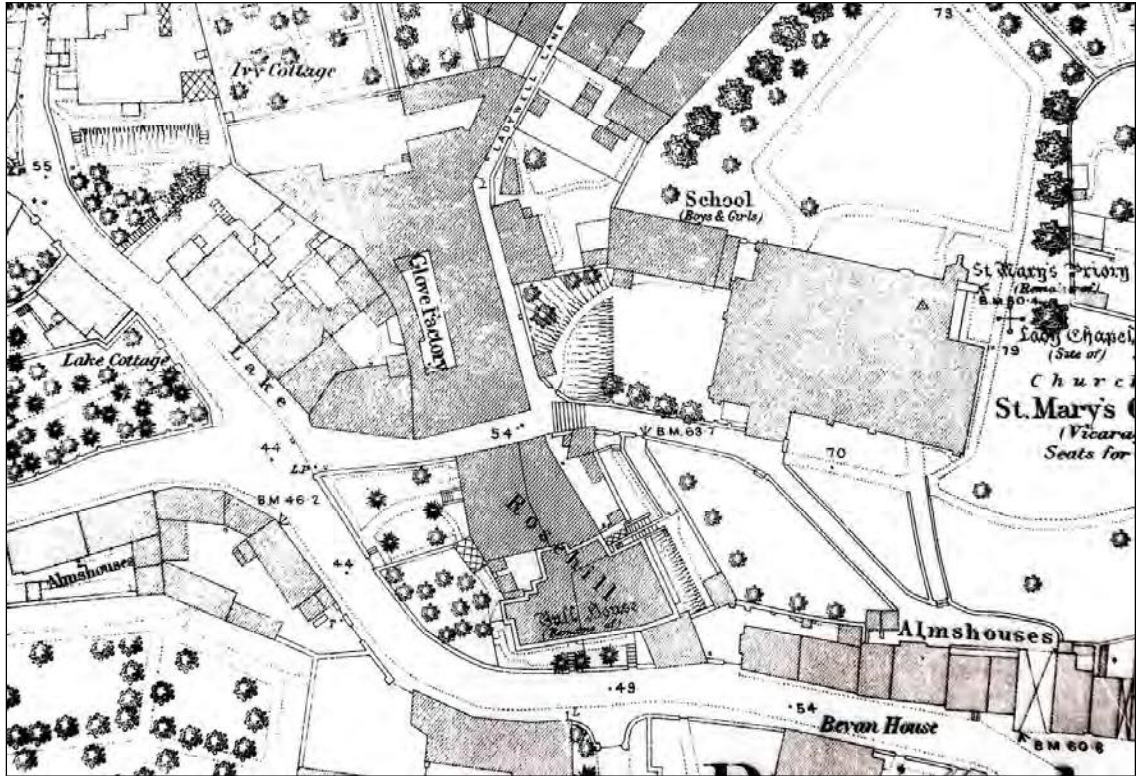


Figure 4: Extract from the Ordnance Survey First Edition map at a scale of 1:500, surveyed 1886, published 1889. (NDRO)



Figure 5: Extract from the Ordnance Survey Second Edition map at a scale of 1:2500 published 1905. The Glove Factory is indicated.

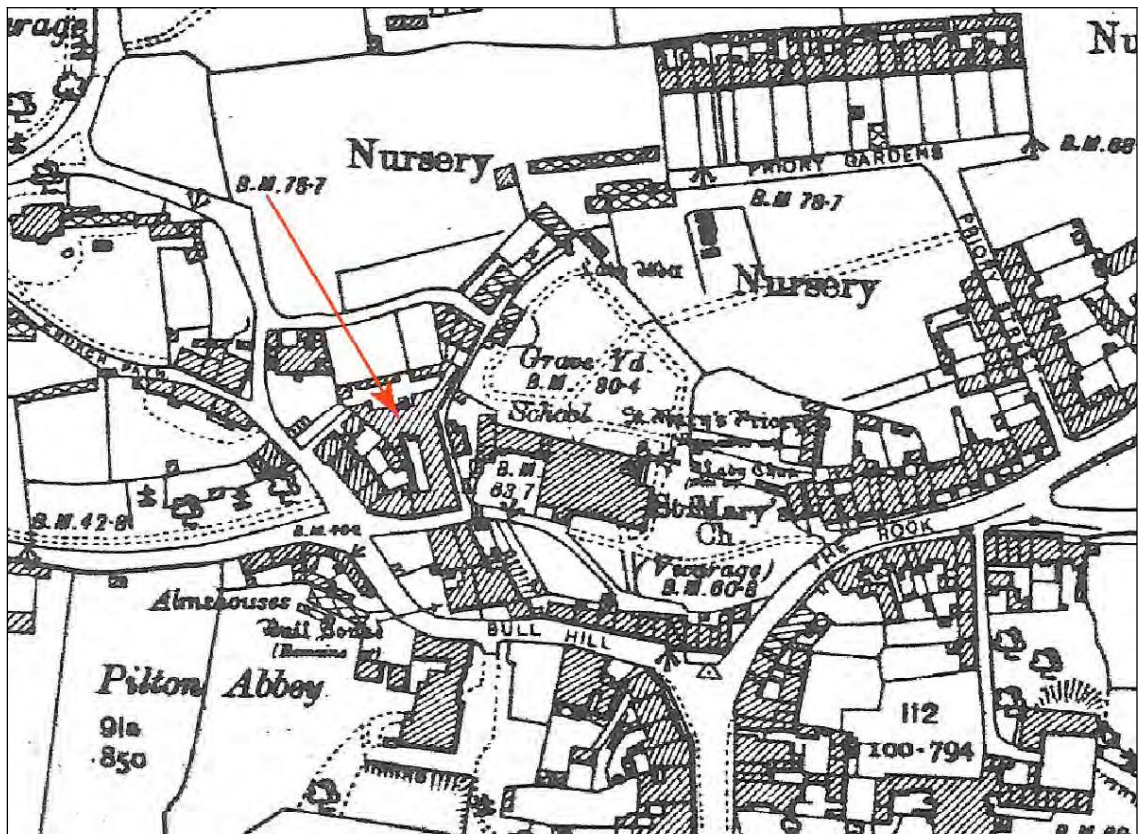


Figure 6: Extract from the Ordnance Survey Revised map at a scale of 1:2500 published 1932. The Glove Factory is indicated. (NDRO)



Figure 7: Extract from the 1971 Ordnance Survey map at a scale of 1:2500. The Glove Factory is indicated. Notice the marked change in shape of the main north-west wing, which no longer runs along Ladywell Lane but is squared off with a new extension.

3.0 The Results of the Building Survey

3.1 General Exterior Description

The former Glove Factory is a large stone building with brick extensions and brick architectural details (Figure 8). It stands at the Bull Hill entrance to Ladywell Lane, which leads up to the church steps and then turns north, into the heart of the former precincts of the medieval Priory. The main three storey buildings form a reversed L-shape which bounds this lane to the west. The buildings continue around to the north, but are only of one storey; forming a yard between the factory and the row of residential cottages to the west which face onto Lake. The yard is now accessed through a large open archway, forced through an adjoining former residential cottage that has been incorporated into the factory site as first floor offices (Figure 9). The south wing lies directly opposite the historic Bull House, presumed to have once been the Prior's house. This building is of three storeys, all of stone, with the various openings all with creamish-yellow Barnstaple brick reveals and with a brick-built sign forced into the elevation between the second and third storeys possibly spelling *SANDERS*, the name of the early 19th century owners of the building. The long east wing which runs north along the length of Ladywell Lane is also of three storeys; the ground and first floor are of stone, with red brick reveals to the regular sash window openings. The top floor of this wing has been extended in modern brick and there is a large three storey modern brick and concrete extension to the north, which has large skylights and large glazed openings to the north and east, with long windows to the west to give the appearance of sash windows.



Figure 8: The west elevations of the east and north wings of the factory from under the entrance archway, viewed from the south-west.

3.2 The Entrance Archway and Former Cottage

The complex of buildings at the former Glove Factory is entered through a large archway from Ladywell Lane and Bull Hill; this has been formed by removing the ground floor of a cottage which abutted the south wing (Figure 9). From the exterior the appearance of a domestic dwelling has been somewhat maintained with white render to the walls and a slate roof, with four dormer windows with sashes. The walls of the former cottage abut those of the surviving row of cottages which face onto Lake; in the north-west corner are the remains of the ground and first floor fireplaces which once heated the demolished rooms (Figure 10). These fireplaces display several phases of construction, the earliest built using greyish-yellow bricks.

The west wall of the archway has been rebuilt and lined in concrete blocks with a concrete block plinth supporting the first floor at the inner opening, leading to the yard in front of the main buildings. The east wall, the party wall with the south wing of the factory, is largely of stone patched and supported by concrete block work. There are also two fireplaces in this elevation on first and ground floor, the chimney stack to these has been capped but projects from the exterior of the west elevation of the factory wing, above the roofline of the former cottage. A forced opening, now blocked, leads through to the covered former entranceway on the ground floor of the south factory wing. The north elevation facing onto the enclosed factory yard is rendered with small modern windows.



Figure 9: The entrance archway from Ladywell Lane to the factory complex with view into the enclosed yard, viewed from the south-west.



Figure 10: The west wall of the building containing the entrance archway, showing various phases of fireplace and the enclosed yard beyond, viewed from the south-west.

3.3 The Factory Yard

The yard is formed by the short wing to the south, the long wing to the east, the single storey remaining buildings to the north and the row of cottages to the west. The ground surface here has been treated with layers of tarmac and concrete to form a car park, however there appears to be some surviving areas of cobbling to the north-west. To the east the ground level has been raised over 1m in height in concrete, with steps leading up; this is used as a delivery area.

3.4 The Single Storey North Wing

The buildings here are of modern brick, built between the stone western boundary wall of the site and the brick west elevation of the long eastern wing of the factory. The south wall which faces the yard has a large opening which has been partially blocked by concrete block, forming a narrower opening with a modern garage door. This building and the others behind have flat roofs, of corrugated fibre or metal with walls of modern brick. The interiors have exposed brick walls and roofs supported on timbers and modern RSJs and the southernmost building has a large opening into the main factory floor in its east wall, with a large metal sliding door. The buildings partially fill the northern end of the site, with a former open area to the north-west corner which was not accessed.

3.5 The North-East Yard

The yard which fronts onto the east elevation of the modern north wing, is accessed from Ladywell Lane through a wide timber gate. This area is very overgrown and was not viewed during the survey; historically, there were numerous small service buildings within this yard built up against the wall of Ladywell Lane, these now appear to have been demolished. A high brick wall runs along the northern boundary of the site, which is visible from the lane. The wall

running along Ladywell Lane to the north-east (Figure 11) is of stone rubble construction similar to that of the long east wing, it has a number of blocked openings into the overgrown yard to the north, with brick reveals in orange-coloured brickwork, as seen on the long east wing of the factory, and narrow timber lintels, typical of the 19th century. There appears to be corrugated iron roofing running along the top of the wall here which may remain from the service buildings formerly occupying the yard.



Figure 11: The stone wall of Ladywell Lane running along the length of the former north-east yards, showing the brick arches and blocked doorways into the former yards, viewed from the south-west.

3.6 The Main Factory Building

3.6.1 The South Wing – Exterior Description

The north elevation of this wing overlooks the enclosed yard; the elevation is three storeys high, of rubble stone construction in a creamy lime mortar with five window openings and a large access archway to the west on the ground floor (Figure 12). The roof is pitched and of red clay pantiles. The top, second floor storey has two large modern metal framed windows with cement sills inserted into large earlier openings which have orange brick reveals. These former openings have been partly blocked and infilled with modern red brick below the windows. The windows are similar to those found on the north wing of the main factory building; formed of small glass panes in metal frames, there are small central sections of casement which open to allow air flow. There are two windows at first floor level; a narrow four light modern timber window to the east, adjacent to the east wing, with orange brick reveals and slate sill and inserted concrete lintel. To the west is a matching six light timber window also with orange brick reveals, slate sill and cement lintel which has been inserted into a larger earlier opening. This opening, positioned centrally above the archway below, may have been a large loading door, as the orange brick reveals run down past the inserted concrete sill and modern brick infill below. At ground floor level is a window opening to the east and a large archway, with symmetrically positioned orange brick reveals to both openings. To the east is a narrow

window, as at first floor level above, with segmental brick arch in orange brickwork and a slate sill, a two light hornless sash, with 2x3 panes, in a timber frame. The adjacent archway to the west is at a slightly lower level, with a long segmental brick arch, with brick reveals to the sides of the opening which terminate approximately half a metre above ground level with stone below. The archway leads out onto Ladywell Lane and presumably formed the original access into the factory yard, being wide and high enough for horses and carts to pass through. It is now partly blocked internally by a modern stair lobby of glass and timber boarding with modern concrete steps up to it. To the west of the lobby a narrow alley leads to a heavy door, which opens onto the lane. There are a number of iron structural ties projecting through the building giving structural support. The east side of the south elevation is abutted by the later eastern wing, which stretches away to the north.



Figure 12: The north elevation of the south wing, with phases of blocked openings and the former entrance archway.

The west elevation is rendered and abutted by the former residential cottage from first floor level (now containing the ground floor archway and raised first floor offices) and has a raised gable-end with brick coping details. A former brick built chimney projects from the centre of the elevation and there is one window opening to the north side at second floor height containing a long narrow timber window, with slate sill, with two single rows of four panes, the upper row, opens outwards as a hopper casement. There are a number of iron structural ties projecting through the elevation as to the north.

The south rubble stone elevation overlooks Ladywell Lane; the stonework is bonded in a lime mortar with patches of cement repair and possible patches of former render. The roof is pitched, with red clay pan tiles. The wall contains eight openings and has a large yellow brick built sign inserted into the rubble stone of the elevation between the second and third storey. At second floor level are two small windows, to the west and east ends of the building that appear to have been forced into the elevation, as the openings are patched with cement, however the yellow bricks forming the reveals are as used in the other openings on the elevation. To the west the window is a two light 1x3 pane timber window which may be reused in this position. To the east the window is a modern single light in a timber frame. The first floor has two centrally positioned window openings, with brick segmental arches and reveals, in yellow brick with modern fixed four light timber windows and slate sills. On the ground floor to the west are two large doorways leading through to the enclosed yard; both openings are framed by matching brick pilasters with stepped pediment to the top, built in yellow brick but with modern cement lintels or simply cement render above.

The door to the west is full height and the remains of cobbles line the entranceway, it has a modern door. To the east the opening is raised with a large concrete sill or plinth below for loading carts, there is a large double timber door, which may be original to this opening but has been patched by modern plaster board. To the east of the doors is a window with brick segmental arch and reveals, a slate sill and two light timber hornless sash, of 2x3 panes. The easternmost opening, also with brick segmental arch and reveals, was formerly a window but has been converted to a door, now with new reveals built below the level of the former opening and rendered to the sides. At the western corner of the building is a large strap brace, providing structural support to the building. At the eastern corner there are large stone quoins which run up to second floor level where they are replaced with yellow brick.

In the centre of the elevation directly above the two first floor window openings is a large rectangular section of brickwork forming a brick-built placard; this appears to spell the word *SANDERS*, the A, N, D, E, R are all quite clear but the sign has been damaged at both ends making the first and last letters illegible. A former mid 19th century agricultural gloves and gaiters manufacturer located here called Sanders is the most likely candidate for the sign, which may have then been deliberately defaced by a subsequent owner of the business.

The east elevation faces onto the church steps, it is also of rubble stone construction in a lime mortar and contains four openings (Figure 13). The gable is again raised with yellow brick decorative coping as in the west elevation. There are no windows at third storey height, but there are two large iron ties which provide structural support to the gable end. At first floor level there are two windows with segmental brick arches and reveals in yellow brick, with slate sills. Both openings contain two light timber hornless sashes, with 2x3 panes per light. On the ground floor are two windows, again with yellow brick segmental arches and reveals and slate sills. That to the south is boarded and to the north has been set with an outer modern timber frame and mesh to protect the two light timber hornless sash window as that above. To the north the elevation is abutted by the later added eastern wing which stretches away to the north, the build line between the two types of rubble construction stonework is visible here.

3.6.2 The South Wing – Interior Description

The Ground floor of the south wing is currently occupied by the cabinet works. The walls are of painted exposed stone, to the west the modern staircase projects into the room, which is boarded in plasterboard. To the north a small office with modern partitions has been built up against the east wall of the entrance arch with a hornless sash window (Figure 14), overlooking the yard to the north.



Figure 13: The south wing showing the yellow brick detailing and the raised gable, with the matching first floor hornless sash windows, viewed from the south-east.

The window is in a timber frame with a single bead to the opening, the glazing bars are quite thick and are moulded in a loose form of ogee.

To the east of the north wall the south wing is abutted by the long east wing; here there is an access doorway to the ground floor of the east wing with a small square blocked window to the left. In the east wall are two hornless sash windows, but with a shallow arch to the top sash to mirror the segmental brick arch of the window openings, slightly arched frames and with moulded glazing bars narrower than on the sash window in the north wall. All window openings have horizontal bars to the interior. The windows frame a central portion of stone wall which has a projecting stack in greyish brickwork in a lime mortar; probably a redundant former chimney stack. The south wall also has a central sash window (Figure 15), as those in the east wall, with a slight arch to the top sash and with splayed reveals. To the east end of the wall is a large but narrow timber framed ledged door which leads out onto Ladywell Lane with part of the original arched window frame remaining above (also barred). This door has been forced into a window opening which would have held an arched hornless sash to match the other windows. To the west end of the south wall is large, wide set of double doors, boarded internally. The floor is hard packed limecrete.



Figure 14: The hornless sash window in the north wall of the south wing, note the square top to this window, different from the others in this wing, viewed from the south-east.

The first floor of the south wing is accessed via the glass and timber stair lobby built within the former access archway; the stair rises up to the third storey at the west end of the south wing. The staircase is modern and has been partitioned from the rest of the building to the east and north by modern plasterboard walls. Modern glass doors in the north partition wall lead through to a short section of corridor against the north wall of the south wing which in turn leads through to the first floor long east wing of the factory. In the east partition wall is a modern timber door leading to three small offices constructed from modern partition walls and with false ceilings.

The first office is the largest and incorporates the two windows in the south elevation which overlook Ladywell Lane. These windows are modern timber, of four lights, with two long panes to the base and two small panes to the top. The east window is cut by the insertion of a further partition wall forming the next office. This second office has the other half of the window in the south wall and includes a sash window in the east wall overlooking the church



Figure 15: The sash window in the south wall of the south wing, showing the shallow arch to the top sash, viewed from the north.

steps. The sash is hornless, with the shallow arch to the top sash as found on the ground floor windows; the sash is boxed in and cut by the inserted false ceiling, a number of the glass panes have been replaced. A door in another partition wall to the north leads through to a third small office/store which also has a window in its east wall which overlooks the church and school. This sash window is the same as the others found in the south wing, with the shallow arch to the top.

The second floor is accessed from the staircase, overlooked by the small window in the south wall which faces onto Ladywell Lane, this window is a small paned timber window; the wall is painted un-plastered stonework which shows this window was forced into the elevation. At the tops of the stairs, to the north, are two small rooms constructed of partition walls, forming a kitchenette and toilets. Within the modern kitchenette area is a long narrow window of two rows of four panes, the top row opening inwards as a hopper casement, in the west wall (Figure 16). The ogee moulded glazing bars are quite thick and the window has been heavily repaired. The toilets are built into the north-west corner of the south wing; the two modern metal framed windows in the north elevation light the toilets and the narrow access corridor.

A door at the top of the stairs leads east into a lobby with a low false ceiling; this is partially lit by one of the metal framed windows in the north elevation which is cut by a modern partition wall to the west which forms the access corridor to the toilets and kitchenette area. The false ceiling in this lobby area has collapsed at the eastern end giving a view into the roof space. The roof structure is timber king post with additional queen posts, but no bracing struts. The purlins are cut into the backs of the truss blades. The rafters lie on the backs of the purlins and the clay

pan tiles are attached directly to the rafters, there is some intermediary felt between rafters and tiles on the south side. The eastern elevation is visible to the gable apex and the stone wall has the remains of plaster and whitewash in places, the rafters also have nail staining and the marks of former lath and plaster suggesting that the building was once open to the apex with a lathe and plaster ceiling attached directly to the rafters (Figure 17).



Figure 16: The narrow window in the kitchenette area, viewed from the south-east.



Figure 17: The roof structure over the south wing, showing the integration with the east wing roof and the marks of a former lathe and plaster ceiling to the rafters, viewed from below.

3.6.3 The East Wing – Exterior Description

The east elevation of the long east wing (Figure 18) adjoins the east gable wall of the south wing and runs along the side of Ladywell Lane, facing the church and 19th century school building (now an arts centre). The pitched roof is of red clay pan tiles. The ground and first floors are of rubble stone construction in a lime mortar, of similar build to the south wing but of smaller less blocky stone and with more use of shale slabs. The top storey has a series of yellow brick pillars with some stone, infilled between with modern brick below modern windows inserted into the upper part. These may have formerly been partially open or fitted with louvers, shutters or timber boarding. Below this the first floor has four symmetrically positioned windows, all with segmental arches and reveals in orange-coloured brick, with slate sills. The four windows all match and are of unusual form. The metal casements each have a single row of three fixed panes to the top and bottom, with a central hopper opener of 2x3 panes and giving an outer appearance similar to sash windows.

On the ground floor are four openings, not symmetrically positioned, comprising one to the south, a central opening and two to the north positioned close together. That to the south is a forced modern opening, with concrete lintel and sill and with shallow rendered reveals and a modern timber two light window with a secondary timber frame and mesh to the exterior for protection. The centre opening is a former doorway, with a brick segmental arch and reveals in orange-coloured historic brick which has been partly blocked using poor quality bricks, with a narrow slate sill and a modern inserted timber window. This also has a secondary timber and mesh protective frame to the exterior. To the north end of the elevation two small windows have been forced into the stonework. The openings have been built in modern brick but with an

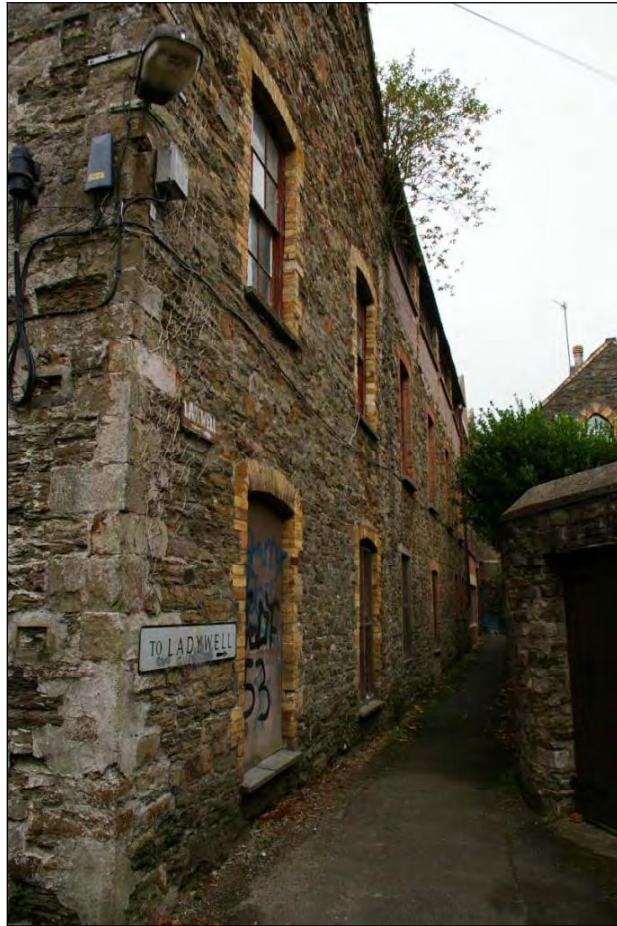


Figure 18: The east side of the factory complex, along Ladywell Lane with a view to the east elevation of the east wing, with red brick detailing in the distance, viewed from the south.

attempt to match the historic openings with red brick segmental arch and reveals, mortared in cement. These windows have cement sills and modern timber windows which have been partly boarded. Beyond these windows the stone elevation of the east wing is abutted by the modern brickwork of the north wing.

The west elevation of this long east wing (Figure 19) forms the east side of the enclosed yard, facing the residential row of cottages which run along the western boundary of the site. The pitched roof is of red clay pan tiles. The wall on the ground and first floor is of rubble stone construction in a lime mortar, as the east elevation. The second floor has been completely rebuilt in modern brick with a row of three long metal framed windows, with opening sections and with concrete sills, set into the eaves. At the south end a fourth window, half the size of the others abuts a loading door with painted plank double doors in a timber frame. The opening appears to have brick reveals to the south with some stone, possibly indicating that this element is slightly earlier than the rest of the upper elevation. At first floor level there are seven window openings, all with orange-coloured brick reveals and slate sills; the rebuilding of the upper floor meant these windows lost their segmental arches, which were replaced with concrete lintels. These windows are as those in the east wall, with a single row of three fixed panes, to the top and bottom and a central six pane opening casement.

On the ground floor are five openings, three to the south and two to the north. To the south end there is an archway with segmental arch and reveals in historic orange-coloured brick, there is a

slate step and the threshold has been raised in brick. The opening contains slim plank double doors with glazed uppers and with a possibly formerly opening transom window comprising seven slim panes above, probably original to the opening. To the centre of the elevation are two windows with segmental arches and reveals in orange brick and slate sills with the metal windows as on the first floor and the east elevation. At the centre of the elevation a small modern concrete block building, with timber barge boarding and an off-centre pitched slate roof has been added and houses some of the machinery for the current occupants of the building. To the north of the elevation are two further windows matching those to the south, with orange brick segmental arches and reveals and slate sills and metal windows. Immediately to the north the stone elevation is abutted by the modern brickwork of the north wing.



Figure 19: The west elevation of the east wing of the factory, viewed from the south-west.

3.6.4 The East Wing – Interior Description

The ground floor of the east wing is accessed to the south by a door in the north wall of the south wing and leads to the north wing by a door in the north wall, there is also access to the enclosed yard via the double doors at the south end of the west wall,. The floor is boarded with slim planks, the ceiling is boarded with modern plasterboard and two large metal girders support the first floor across and down the wing. The walls are painted un-plastered stonework. To the south the wing is built up against the earlier building (Figure 20), there is a small square blocked window to the west of the access doorway, presumably blocked on the building of the east wing. Above the doorway to the east there is a scar on the wall which runs down from first floor height at a steep angle; this shows where the roofline of an earlier former single storey building abutted the south wing. The west wall has four tall windows which overlook the yard, these are original to the design of the building, however to the east the southernmost window has clearly been forced into the elevation as the reveals are repaired in cement render. The window further to the north has been created by partially blocking a doorway. There is then a small square window which also appears to have been forced, a small office has been built in the north-east corner and the window here is also small and square and appears to have been

forced into the elevation. Within this small office there is a window which looks into the interior of the north wing, this is modern but the opening itself has an irregular timber lintel and appears original to the construction of the building. On the north wall there is a small projecting brick stack which rises up and appears to go through the first floor; as in the south wing, this is a possible redundant chimney stack. To the west of the chimney stack is a doorway which leads to the ground floor of the north wing.

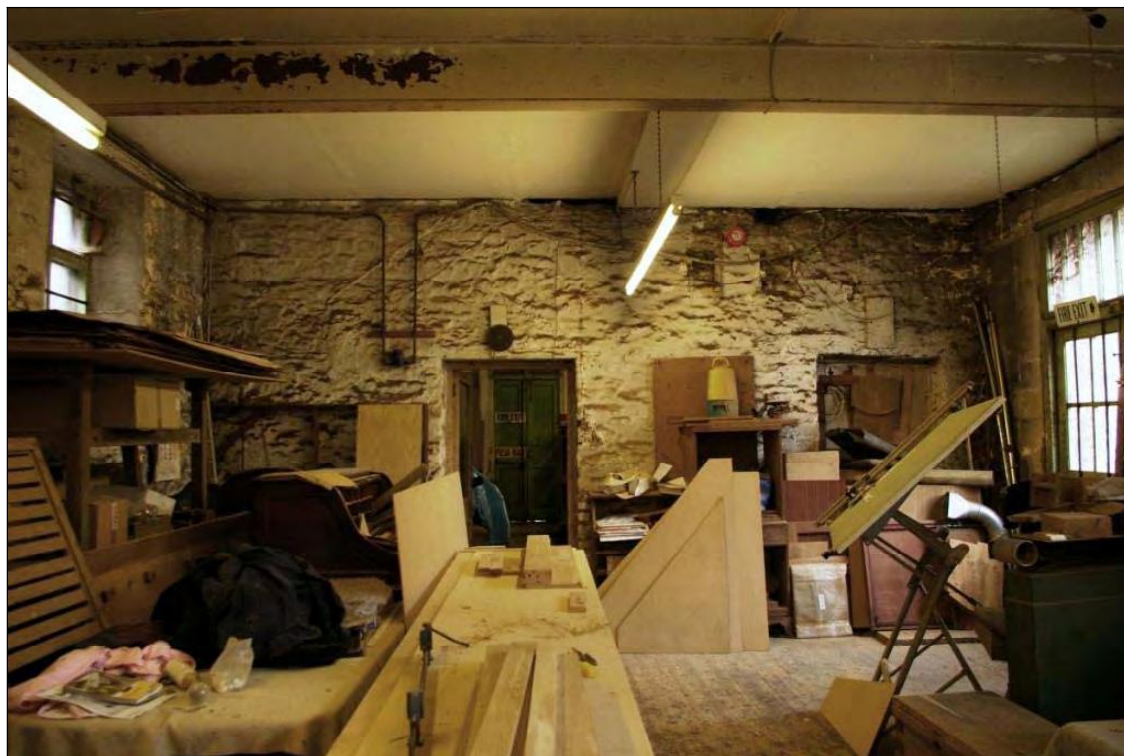


Figure 20: The south wall of the ground floor of the east wing, the former exterior north wall of the south wing. With the small square blocked window to the west and the angled scar of the roofline of a former building to the east at first floor height, viewed from the north.

The first floor of the east wing (Figure 21) is accessed from the stairs in the south wing where a large archway has been forced into the north wall leading into the large open space, lit by numerous windows to the west and east. These tall windows are described with the exterior elevations (see 3.6.3 above). The floor is of slim timber planks, possibly 19th century in date. The ceiling is plastered and the walls are plastered and painted. There is a small modern partition office in the south-east corner. There is a large opening in the north wall where access has been created to the north wing. This opening is partially supported by metal girders.

The second floor of the east wing is also accessed from the south, via a long corridor which runs down the west side of the building (Figure 22), leading to the open space of the north wing. The long glass panel windows between large brick built pillars in the west elevation light this corridor. To the east are small offices and work rooms, with large glass panels which face onto the corridor allowing for visibility and light. In one of these work rooms the false ceiling has collapsed and the roof structure is visible. The roof, timbers and boarding are all whitewashed. The roof structure is again of king and queen posts without bracing or struts.



Figure 21: The large open first floor space of the east wing, viewed from the south.



Figure 22: The second floor corridor to the west side of the east wing, viewed from the south.

3.6.5 The North Wing – Exterior Description

The west wall of the modern north wing is of three storeys constructed in red brick with a corrugated iron or fibre sheeting roof (see Figure 23). The elevation is divided into three sections with a large projecting chute or stack in the centre on the first floor, running down to the ground floor. The roof is set in three peaks with two long valley gutters running across the building, creating three off-centre pitches, which have rendered gables to the west elevation. The top storey has three windows symmetrically positioned within each of the three sections, nine in all. The windows are all the same, metal framed, with a row of three fixed panes to the bottom, with a hopper casement, of 2x3 panes, above. Some of these windows are boarded, many broken. Metal RSJs appear to run under the large concrete lintels directly above the windows in each set and sections of brickwork giving the appearance of brick pillars run between the long window openings. On the first floor there are three symmetrical windows to the south section and three to the north, the central section has the large projecting chute or stack. These windows are as before but are much longer than those above on the second floor. On the ground floor the elevation is abutted by a single storey buildings to the south and to the north there are three long windows which as those on the first floor, with metal frames, these are boarded.

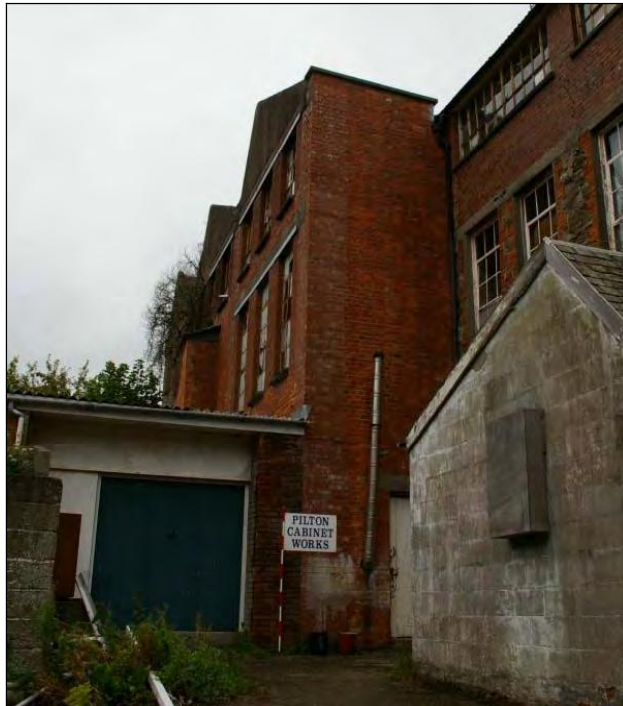


Figure 23: The north wing and single storey northern buildings, viewed from the south-west.

The east elevation faces onto Ladywell Lane and onto the overgrown yards and ruined service buildings to the north-east (Figure 24). The roof is of corrugated iron or fibre sheeting. The elevation is of modern brick, divided into three sections as on the west elevation, of three storeys, with large concrete lintels running between brick pillars on each floor. The elevation is dominated by the eight large glass panels which run between the brick pillars, comprised of small panes in metal framing with some opening sections, they have concrete sills and there is one panel on each floor of each section, three on the second floor, three on the first floor and two to the north and south on the ground floor. At the centre of the ground floor elevation the wall is abutted by the stone wall of Ladywell Lane, once the perimeter wall of the site, there is a modern doorway with concrete lintel, which opens onto Ladywell Lane. There are three

gables, which rise to the three peaks of the roof; these are built in brick, with the two valley gutters which run across the building exiting into iron guttering downpipes. The elevation is partially obscured by vegetation and the exterior of the north elevation could not be viewed because access into the yard which wraps around the north-east corner of the building was also blocked by vegetation growth.



Figure 24: View down Ladywell Lane to the modern brick east elevation of the north wing of the factory, with large glass panels and triple pitched roof with skylights, viewed from the north-east.

3.6.6 The North Wing – Interior Description

The ground floor is occupied currently by the cabinet works and forms a large open space, with exposed brick walls to the east and west, a concrete block wall to the north, the south wall is the original stone wall of the long east wing which the north wing is built up against. There is a large opening with a sliding metal door which opens onto the single storey buildings to the west and the east wing is accessed through a single doorway in the south wall; there is a door in the centre of the east wall which opens onto Ladywell Lane. The floor is concrete, with raised sections to the east and west.

The first floor is accessed through a wide opening which has been forced into the rubble stone north end of the east wing; this is also a large open space which is currently derelict. The stonework of the narrower 19th century east wing terminates three-quarters of the way along the

length of the south wall (Figure 25). The brick of the modern wing is not tied into the earlier wall but abuts the stonework here, extending the length of the wall further to the west.



Figure 25: The former exterior north wall of the east wing, abutted to the west by the brickwork of the modern north wing, viewed from the north.

The second floor is supported on large iron RSJs and iron pillars run down the centre of the room, the walls to the east and west are brick, with large glass panels to the east and the tall narrow windows to the west. Between the windows on the west wall the sections of brickwork are very modern and it is likely that the long glass panels in the east elevation were once also found on the west elevation. The north wall has another large glass panel to the west side, to the east a modern plasterboard structure has been built enclosing the north-east corner for a staircase to the ground floor. In the centre of the west wall is the large projecting chute/stack, this has timber boarding to the roof and is open to the room. The floor is boarded and covered with plastic sheeting, beneath this there are timber floor boards, these are narrow and of fairly modern date. The ceiling is also boarded.

The second floor is also accessed through an opening from the rebuilt modern brick third storey of the long east wing; this room is also derelict. The south wall of the room abuts the west wall of the long east wing and these structures appear to have been built at the same time. To the east side, the wall is rendered and a further opening leads into the glassed compartments within the east wing. The east wall is of brick pillars with the large glass panels between, the west has the arrangement of three sets of three windows; the brickwork between these is very modern, suggesting the west wall formerly had large glass panels as on the east wall. The north wall also comprises a large glass panel to the west side and the remains of a large panel to the east corner, there is a modern plasterboard partition built against the north wall, which may contain another access stair as on the first floor. The floor is boarded, partly covered in plastic sheeting, there are floor boards visible to the northern end of the room and these are narrow and fairly modern. There is no ceiling as the room is open to the triple pitched roof; the north side of every pitch contains a large skylight in a metal frame. The roof structure here is of metal girders

and metal straps which brace metal A-frames. Metal posts project up through the floor, to support the long valley gutters which run across the width of the building.

4.0 Development and Phasing of the Building

See Figures 27-29

4.1 Phase One – pre 1845

The earliest building on the site is first documented cartographically on the parish map of 1845, marked grey and therefore not a residential building but designated to be of trade or industrial use. The 1845 map maybe of questionable accuracy from the points of scale and the exact shape and position of buildings and roads, but taken at face value the building indicated lies in the same position as that of the current south wing. The marked thickness of the walls of the south wing, noticeable on the plans of the building, the neat blocky rubble construction stonework, a seeming lack of original openings as well as the small size and wide splayed reveals of the one small blocked opening at ground floor in the north wall, suggest possibly a late 18th century or early 19th century date for this part of the building.

From 1678-1856 the Blackwill family, local clothiers and owners of the neighbouring Bull House, leased the ground to the north and west of the church and it could therefore be presumed that the Blackwills owned the site of the former Glove Factory when the building was recorded in 1845. The late 18th and early 19th century was a boom period for industry and many businesses were developing and expanding with the arrival of new machinery and the mechanisation of many traditional methods of manufacture. It is quite possible that a new stone building was constructed on the site by the Blackwill family to house one of the many cloth manufacture related process which were undertaken in the area.

It has been noted however that many of the openings in this wing had been forced through the walls, most obviously on the north elevation, enlarging or replacing earlier openings or creating new ones, suggesting a development or expansion of use from that determined by its primary build. The lack of openings may suggest more of a storage function for this building, and it may have been constructed primarily as a warehouse to store products prior to shipment and distribution, perhaps designed to be secure, sited deliberately in close proximity to Bull House where the Blackwill family business was based.

4.2 Phase Two – post 1854

The openings on the south and east elevations of the south wing, the gable-end coping on the west and east elevations and the brick sign forced into the wall, probably reading ‘*SANDERS*’ all carry the same yellow brick architectural detailing, making a cohesive building scheme which appears secondary to the primary build of the structure. The Sanders brothers, who were tanners and woolstaplers from Barnstaple, bought part of Bull House and its environs in 1854 from the Blackwills and moved their tannery and agricultural glove and gaiter manufacturing business to the site. The hornless sash windows which are only found in the south wing of the factory and which appear to be contemporary with the window openings, support an early to mid 19th century date for this phase of the building. That a specific decorative treatment was given to the outer ‘public’ face of the building, using expensive yellow bricks, including the new brick sign, suggests that a simple earlier building, owned by the Blackwills may have been modernised and adapted to form the new factory.

4.3 Phase Three – 1860s

After Joseph Edwin Baylis, a specialist glover, took over the Sanders brothers company and interests in the Pilton properties he set about shifting the emphasis away from agricultural

gloves to fashionable gloves. In the 1860s therefore to undertake the new processes he wished to introduce he probably set up purpose built premises in the Lake-Ladywell area to the rear of Bull House. As quoted above in the desk-based study, in 1889 Strong wrote of Joseph Baylis's Pilton factory, 'the buildings in the rear were altered and to some extent newly erected by Mr Baylis when the glove manufactory was moved from its original site to the scene of the present busy manufactory'. When Bayliss moved his factory to the Pilton site the south wing building was clearly not large enough for his venture and so he constructed the purpose built long east wing and the former north wing (replaced in the 20th century) and then converted the older building to contain his new factory. He also added further buildings to the north, now replaced by the current modern north wing, and the yards and service buildings to the north-west and north-east. These buildings had new metal casement windows, brickwork detailing undertaken in newer red bricks and designed with considerably more windows to provide maximum light to the workers.

Strong discusses the existence of a warehouse, packing house and a counting house to the front of the site. The sash windows on the ground floor to the south, east and north elevation of the south wing and the section of window above the doorway are all internally barred to prevent access suggesting that this may have been a secure section of the site. The inserted grey brick fireplace on the ground floor shows that this part of the building was also heated, which together with the barring points to this end of the building functioning as the counting house during this period, with a doorway being forced into a window opening to provide a separate entrance, requiring direct access from Ladywell Lane, via the narrow double doors to the east end of the south elevation.

4.4 Phase Four – Early 20th Century

In the early to mid 20th century the factory again changed shape, coinciding with another change of ownership to Dent, Allcroft and Company in 1930 and probable new processes or methods. The large brick north wing and the third storey of the long east wing date from the period after the production of the 1932 OS map and it is most likely that the new owners wished to further modernise and possibly expand during the later 1930s or the Second World War, possibly supplying gloves to the armed forces, or altering their production to other vital leather goods.

4.5 Modern Times – Late 20th / Early 21st Century

There are numerous fairly recent changes to the factory. These include the small forced window on the ground floor of the east elevation of the long east wing, the updating of the first floor offices over the archway, the addition of the small partitioned offices within the larger rooms, the addition of the stairs in the south wing and the removal of the long glass panels in the west elevation of the north wing with the insertion of tall narrow windows. These changes are largely cosmetic and haven't involved the construction or reconstruction of any major elements of the building, therefore they are mentioned within the text but have not been designated as a phase, within the plans.

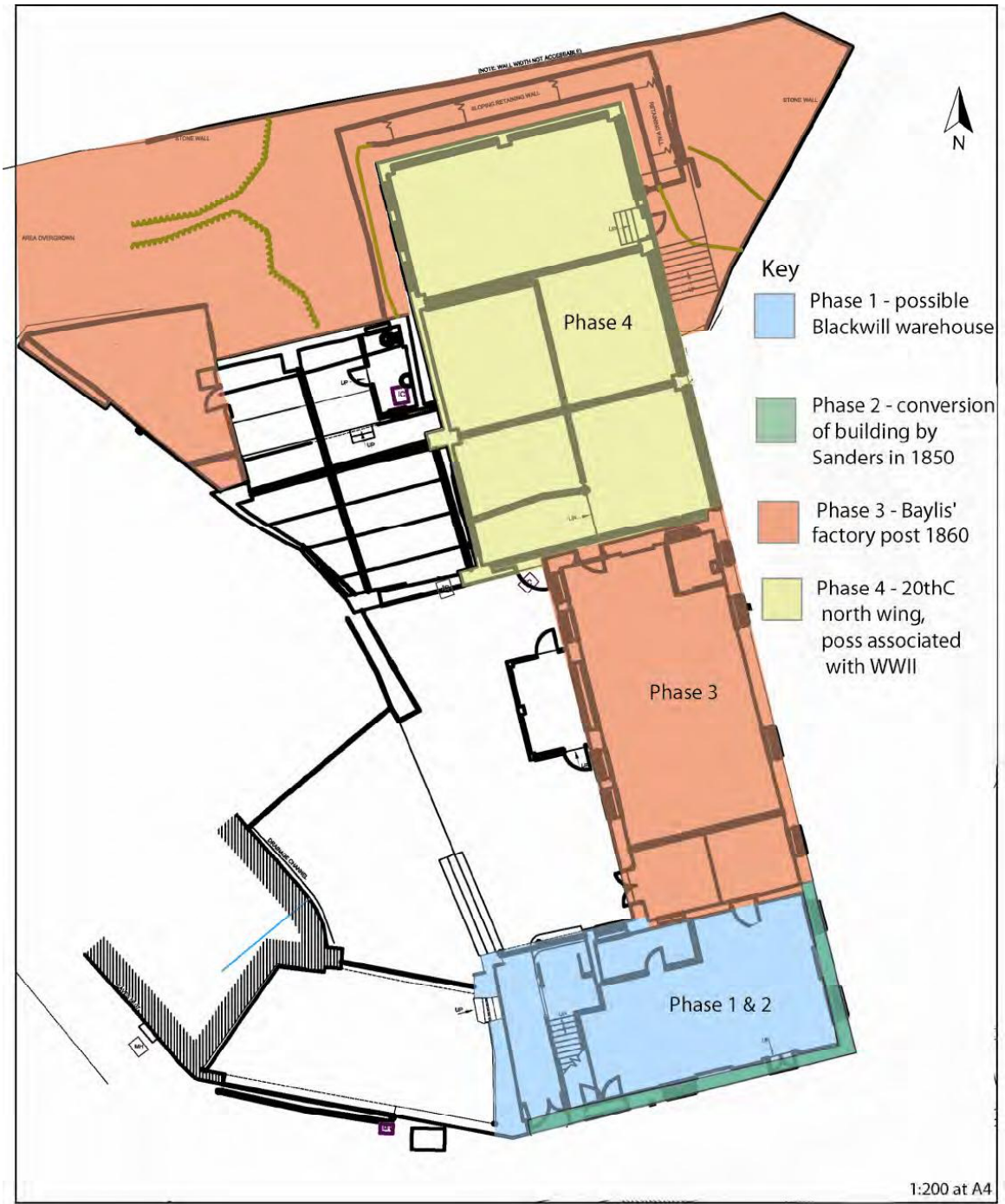


Figure 26: Phased ground floor plan of the Glove Factory.

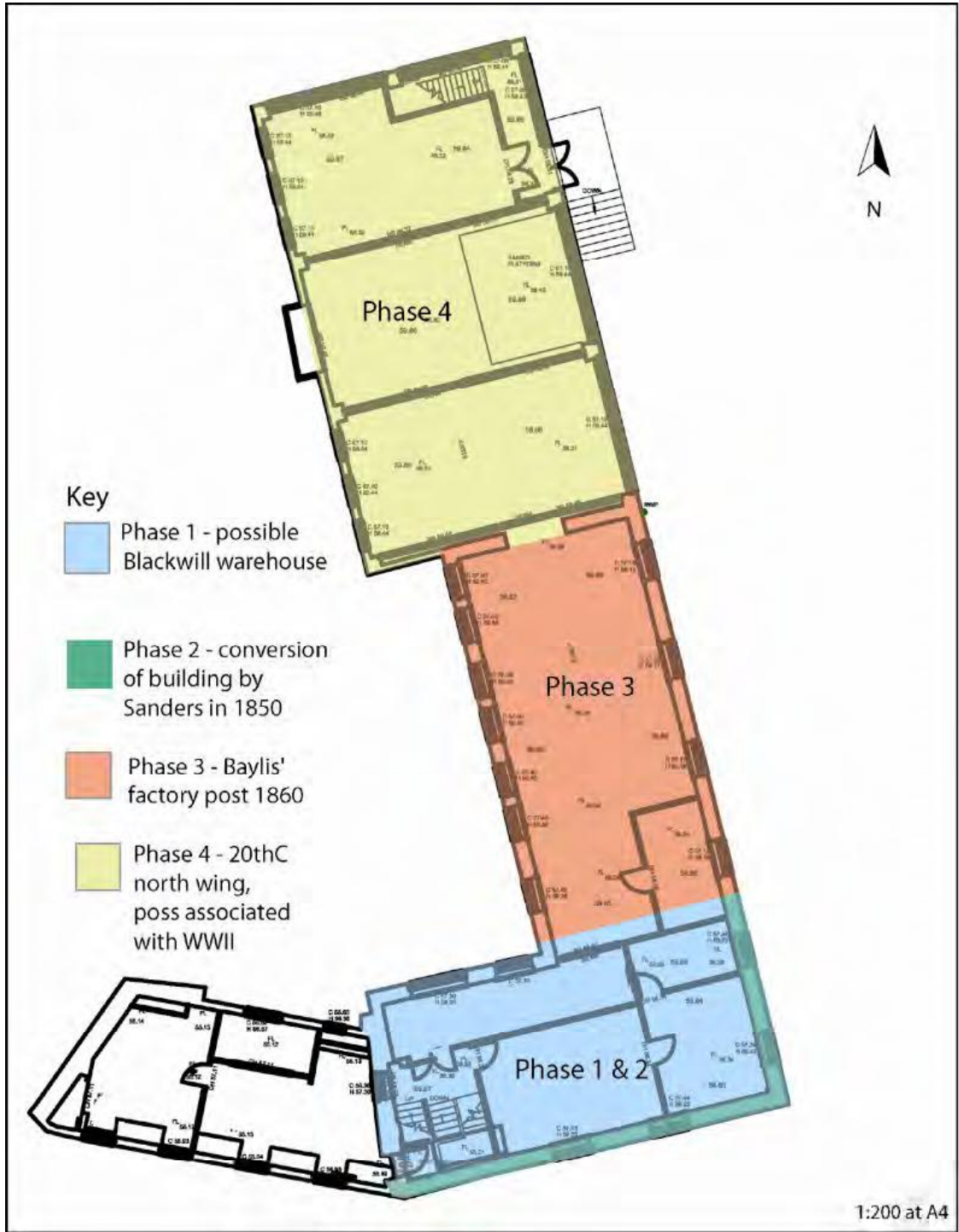


Figure 27: Phased first floor plan of the Glove Factory.

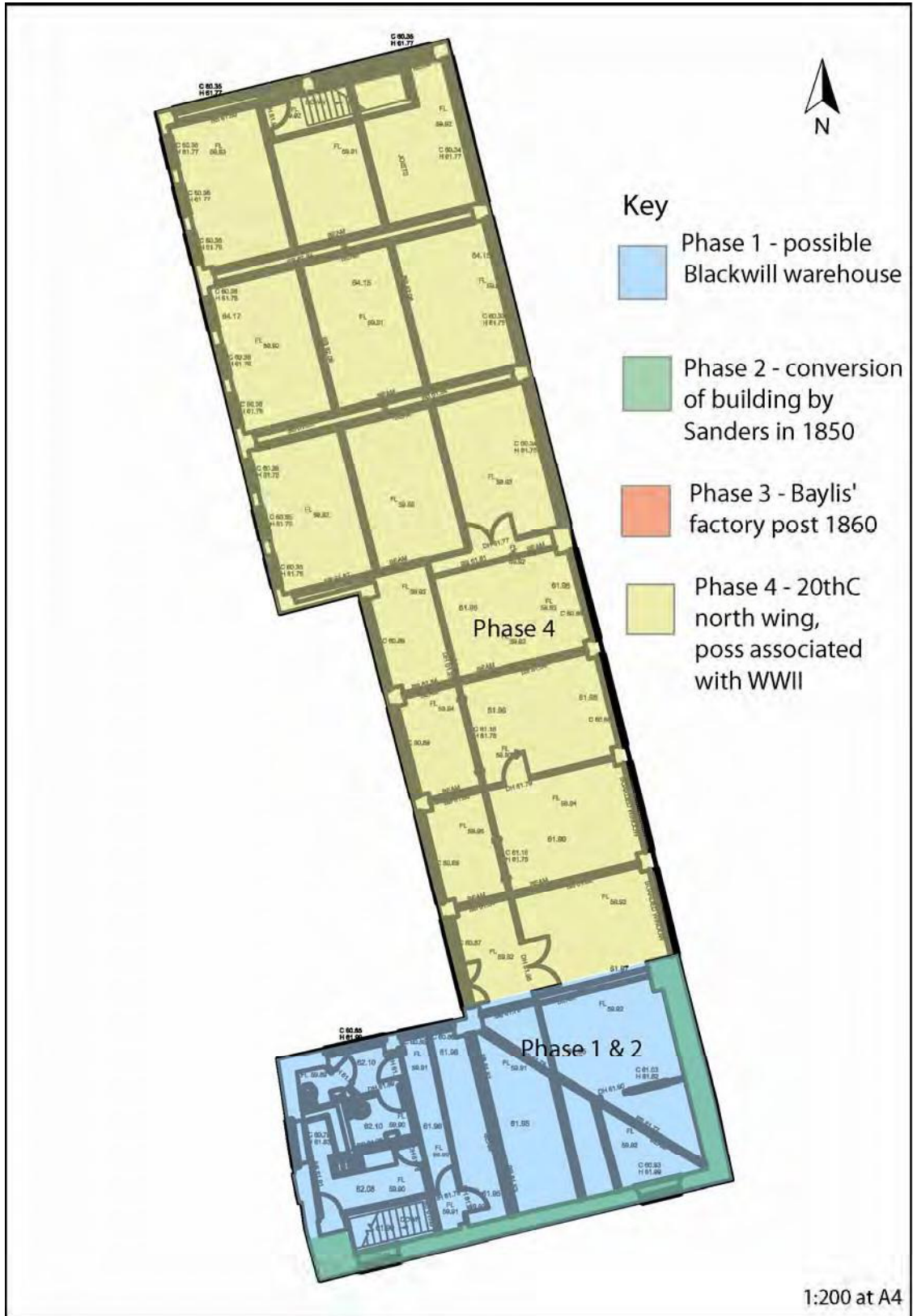


Figure 28: Phased second floor plan of the Glove Factory.

5.0 Conclusions

5.1 The Significance of the Building

The glove factory is a rare survival from the manufacturing industries that formerly dominated this area of Pilton during the 18th and 19th centuries, which included tanning, wool-stapling, glove making and cloth production. After the dissolution and sale of Pilton Priory and certainly from the late 17th century onwards the settlement became a centre for the production of a number of goods, with production initially focussed through smaller independent cottage industries and less permanent structures. From the late 18th and through the early 19th century however, the production of commodities such as cloth and leather goods became increasingly mechanised, and purpose built factories and warehouses were erected to house such industries. The southern wing of the current building was probably constructed during this early industrial period within the area near Ladywell Lane, it was then transformed into a purpose built factory for the production of leather gloves.

Whilst many of the lesser manufacturing activities in Pilton had disappeared by the 20th century, the glove factory which had specialised in production and been developed and modernised by consecutive owners, survived until the 1970s. The extant standing factory building largely retains its 19th century appearance to the south and east, with stone walls and tall sash windows, and it is an important example of the industrial architecture of the 19th century, of which little or nothing else remains in Pilton. Even the more modern elements of the factory reflect a modern industrial past for the area, that is now all but lost. Positioned adjacent to the church steps and opposite Bull House, the medieval former prior's residence, this local landmark characterises the history of the immediate area as it transitioned from a religious to an industrial focus, as well as illustrating the modern changing character of the area.

5.2 The Potential Impact of the Development

The significance of the building lies in its exterior appearance as a historic industrial structure. The proposed plans (see Appendix 4 for examples) appear to retain the current exterior of the building, including the sizes of the openings, which will substantially lessen the visual impact of any development. The interior of the building has been remodelled numerous times since its 19th century fitment as a factory; all the existing rooms are largely devoid of any historic features or machinery and the few partitions and interior walls dividing areas into smaller offices or work zones are modern. The majority of the building is not used by its current occupant, the cabinet works, and lies derelict. The development of these spaces and associated heating and insulating of the building will help to ensure the preservation of this unusual 19th century structure for the future.

The below ground archaeology may be affected by development of the building and the associated groundworks, and despite the 20th century works which have been undertaken within the factory complex it is still highly possible that buried features surviving from earlier industry on the site in the 17th/18th centuries may be uncovered. Importantly, the building lies within the former precinct of Pilton Priory, adjacent to Bull House, within historic Ladywell and just to the west of the parish church. Although the cartographic sources do not give us access to the layout of the earlier religious landscape of Medieval Pilton it must be considered that archaeological features related to this important phase in Pilton's history may be uncovered and this issue should be considered carefully in relation to the extent of any future development.

6.0 Bibliography & References

Published Sources:

English Heritage 2006: *Understanding Historic Buildings, a Guide to Good Recording Practice*.

Institute of Field Archaeologists 1994 (Revised 2001 & 2008): *Standard and Guidance for archaeological Desk-based Assessment*.

Institute of Field Archaeologists 1996 (Revised 2001 & 2008): *Standard and Guidance for archaeological Investigation and Recording of Standing Buildings or Structures*.

Institute of Field Archaeologists. 2001 (Revised 2008): *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*

Kelly's Directory of Devon 1930.

Reed, M.A. (revised) 1985: *Pilton: Its Past and its People*, Barnstaple.

Strong, H.W. 1889: *Industries of North Devon* (Republished 1971), Newton Abbot.

Unpublished Sources:

North Devon Record Office

NDRO B138/5: A map of the Parish of Pilton, 1845

Devon County Historic Environment Service:

Historic Environment Record (HER) 5339

Appendix 1

BRIEF FOR ARCHAEOLOGICAL DESK BASED ASSESSMENT

Location: Pilton Cabinet Works, The Old Glove Factory, Ladywell, Barnstaple

Parish: Barnstaple

District: North Devon

County: Devon

NGR: 255603,134155

Planning Application no: n/a

Proposal: development of the former Glove Factory Building

Historic Environment Service ref: ARCH/DM/ND/16810

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This Brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the historic building fabric and desk-based assessment required at the above application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.

The proposed development site lies within the historic core of Pilton and in close proximity to several Listed Buildings including the parish church of St Mary the Virgin that has its origins as a 10th century Benedictine Priory. As such, any groundworks associated with the development of this site have the potential to expose and destroy archaeological deposits associated with the medieval and earlier settlement here. The site also lies within the Pilton Conservation Area, the extant buildings would seem to date to the 19th century - shown on the late 19th century OS map as 'Glove Factory' – and may contain historic fabric and fixtures associated with their use former use as a glove factory. These buildings also contribute to the character of the Conservation Area.

This work is being undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment (PPS5)* (2010) in support of a forthcoming planning application for alterations to, or demolition of all or part of the fabric of the extant building and the erection of new buildings. Based upon the results of these investigations the impact of the proposed development can be determined. Should the forthcoming planning application subsequently be approved, this work will inform the appropriate mitigation, either by design to minimise the impact of the development upon the historic fabric/below-ground archaeological deposits or by further historic building fabric recording/archaeological mitigation.

This Assessment is the first stage of a programme of archaeological works. Depending upon the results of this stage further evaluative and/or recording works will be required to adequately inform a future planning application for the development of this site and the impact of the development upon the heritage asset of the site.

1.2 The principal objectives of the Assessment shall be to determine:

- the presence and significance of any surviving historic building fabric, fixtures and fittings within the former glove factory;
- the contribution the building makes to the Pilton Conservation Area, and
- the potential for the survival of below-ground archaeological deposits associated with the medieval and earlier settlement her - in particular any remains associated with the 10th century Benedictine Priory that may lie within proposed development site.

1.3 In the light of the results of the Assessment it may be possible to determine the nature and scope of the archaeological mitigation required by the impact of the development. However, if the results of the Assessment are insufficient to determine the mitigation further archaeological works may be required. If any further archaeological work is found to be necessary, a proposed Specification may be prepared by the Archaeological Consultant, for approval by the HES in its role as the Local Planning Authority's Archaeological Advisor. Any such work would need to be carried out prior to determination of the planning application, in accordance with Policy HE6 of PPS5.

1.4 The proposed development is centred on NGR 255600,134159.

2. PROJECT DESIGN

2.1 This document sets out the scope of the works required to identify the likely character, extent, quality and worth of the known or potential heritage asset in a local, regional, national or international context as appropriate. This document will form the basis of the *Project Design* to be prepared by the archaeological consultant.

2.2 The Project Design must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES *prior* to any development commencing on site.

3. ASSESSMENT AREA

This assessment should consider the extant building in its context as part of the built environment of Pilton. The archaeological consultant should be provided with a plan showing the location of the site, its relative position within the building landscape and information on the scope of the proposed building works.

4. PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based work

The programme of work shall include detailed desk-based research to allow the historic and archaeological context of the site to be fully understood. This work will, as a minimum, consist of:

4.1.2 Examination of cartographic, printed and documentary sources available in the North Devon Record Office, North Devon Local Studies Centre, Tuly Street, Barnstaple

4.1.3 Examination of cartographic, printed and documentary sources available in the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ.

4.1.4 Examination of cartographic, printed and documentary sources available in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter.

4.1.5 Examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter - to also include examination of the HER and any other relevant sources of information.

4.7 Fieldwork

An examination will be made of the building in order to produce an illustrated, scaled, phased plan and elevations of the extant building and identify the original and later elements of the building, as well as any fixtures, fitting or features of special architectural interest. Existing architect's plans may be utilised for the production of the phase plan provided they are of appropriate accuracy and scale.

4.7.1 A detailed written description of the existing building will be made, including the roof structure.

4.7.2 While a full photographic record is not required, the report should contain a limited number of photographs showing the overall character and setting of the building(s), as well as of any significant fixtures, fittings and architectural features that survive.

4.7.3 An inspection of any available test pits or geotechnical logs that may have been undertaken.

5. ASSESSMENT REPORT

5.1 The report shall collate the written, graphic and visible information outlined above. It shall be illustrated, and shall show the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context.

5.2 The report shall include a statement of the impact of the proposed development on the potential heritage asset of the site - historic building fabric and below-ground archaeological deposits, and shall indicate any areas where further work and/or recording is recommended (but these will be subject to review by the HES, who will make final recommendations to the Local Planning Authority).

5.3 The results of this work will be produced in a detailed and illustrated report, in a format agreed in advance with the HES.

5.4 While it is anticipated that the results of this work will be submitted in support of the forthcoming planning application, to enable the Local Planning Authority to reach an informed planning decision, it is recommended that a draft report is submitted to the HES and the NDDC Conservation Officer for comment prior to its formal submission to the Local Planning Authority.

5.5 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the

HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.6 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. The report to the HES will also include the OASIS ID number.

6. PERSONNEL

The work shall be carried out by a recognised archaeological consultant, agreed with the DCHES.

Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a specified Member of the Institute for Archaeologists (MIFA), or by a specified person of equivalent standing and expertise. The Project Design will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

The work shall be carried out in accordance with the IfA Standard and Guidance for Archaeological Desk-Based Assessment (1994 - revised 2008).

7. FURTHER WORK

Should the results of this Assessment indicate a need for further historic building recording or archaeological works to be undertaken this would need to be completed before validation of the Planning

Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within Policy HE6 of PPS5.

8. CONTACT NAMES

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW

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Email: stephen.reed@devon.gov.uk

James Bate & Collette Hall, Conservation Officers, North Devon District Council, Civic Centre, Barnstaple, EX31 1EA

Tel 01271 388764/01271 388352

Email: James.Bate@northdevon.gov.uk or collette.hall@northdevon.gov.uk

9. USEFUL ADDRESSES

North Devon Record Office, North Devon Local Studies Centre, Tuly Street, Barnstaple, EX31 1EL
01271-388607/8

ndevrec@devon.gov.uk

Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ. 01392-384216

westcountry.library@devon.gov.uk

Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter, EX2 7NL. 01392-384253

devrec@devon.gov.uk

30th January 2011

Appendix 2

PROJECT DESIGN FOR AN ARCHAEOLOGICAL ASSESSMENT OF THE OLD GLOVE FACTORY, PILTON, BARNSTAPLE, DEVON.

Location: Pilton Cabinet Works, The Old Glove Factory, Ladywell, Barnstaple
Parish: Barnstaple
District: North Devon
County: Devon
NGR: 255603,134155
Proposal: Development of the former Glove Factory Building
Historic Environment Service ref: ARCH/DM/ND/16810
WSI ref: SWARCHBGF11
Date: 9th September 2011

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology (SWARCH) at the request of Mr Tom Shard (the Client), and sets out the methodology for desk-based research and historic building recording of the building, prior to development, and for related off site analysis and reporting. The Project Design and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES) (Steven Reed 30.01.2011)
- 1.2 This work is being undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010) in support of a forthcoming planning application for alterations to, or demolition of all or part of the fabric of the extant building and the erection of new buildings. Based upon the results of these investigations the impact of the proposed development can be determined. Should the forthcoming planning application subsequently be approved, this work will inform the appropriate mitigation, either by design to minimise the impact of the development upon the historic fabric/below-ground archaeological deposits or by further historic building fabric recording/archaeological mitigation.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The proposed development site lies within the historic core of Pilton and in close proximity to several Listed Buildings including the parish church of St Mary the Virgin that has its origins as a 10th century Benedictine Priory. As such, any groundworks associated with the development of this site have the potential to expose and destroy archaeological deposits associated with the medieval and earlier settlement here. The site also lies within the Pilton Conservation Area, the extant buildings would seem to date to the 19th century - shown on the late 19th century OS map as 'Glove Factory' - and may contain historic fabric and fixtures associated with their use former use as a glove factory. These buildings also contribute to the character of the Conservation Area.

3.0 AIMS

- 3.1 The principal objectives of the work will be:
- 3.1.1 To determine the presence and significance of any surviving historic building fabric, fixtures and fittings within the former glove factory and the contribution the building makes to the Pilton Conservation Area;
- 3.1.2 Determine the potential for the survival of below-ground archaeological deposits associated with the medieval and earlier settlement here - in particular any remains associated with the 10th century Benedictine Priory that may lie within proposed development site.
- 3.1.3 To analyse and report on the results of the project as appropriate.

4.0 METHOD

- 4.1 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.
- 4.2 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.
- 4.2.1 Appropriate PPE will be employed at all times.
- 4.2.2 The site archaeologist will undertake any site safety induction course provided by the Client.

- 4.3 The desk-based assessment:
A detailed desk-based assessment of the site will be undertaken to place the development area into its historic and archaeological context. This work will consist of an examination of cartographic, printed and documentary sources available in the North Devon Record Office, North Devon Local Studies Centre, Tuly Street, Barnstaple, the Westcountry Studies Library, Castle Street, Exeter, EX4 3PQ and in the Devon Record Office, Great Moor House, Bittern Road, Sowton, Exeter as well as examination of material currently held in the Devon County Council Historic Environment Record, County Hall, Exeter - to include examination of the HER and any other relevant sources of information.
- 4.4 Historic building recording:
- 4.4.1 An examination will be made of the building in order to produce an illustrated, scaled, phased plan and elevations of the extant building and identify the original and later elements of the building, as well as any fixtures, fitting or features of special architectural interest. Existing architect's plans will be utilised for the production of the phase plan provided they are of appropriate accuracy and scale. A detailed written description of the existing building will be made, including the roof structure and a photographic record will be undertaken for reporting purposes.
- 4.4.2 This initial assessment of the building will also identify and highlight any historic fabric that has potential for containing palaeoenvironmental information, such as historic thatch and cob that may contain plant macrofossils that would be suitable for palaeoenvironmental assessment/analysis or for dendrochronological analysis.
- 5.0 REPORT**
- 5.1 An illustrated summary report will be produced within three months of completion of the fieldwork of fieldwork, and submitted to the DCHES and the Client. One hard copy and one PDF copy of the report will be provided to the DCHES on the understanding that the hard copy will be deposited for public reference in the HER.
The report will include the following elements:
- 5.1.1 A report number and the OASIS record number;
- 5.1.2 A copy of the DCHES brief and this Project Design;
- 5.1.3 A summary of the project's background;
- 5.1.4 Description and illustration of the site location;
- 5.1.5 The methodology of the works undertaken;
- 5.1.6 Plans and reports of all documentary and other research undertaken;
- 5.1.7 A description of the project's results;
- 5.1.8 An interpretation of the results in the appropriate context;
- 5.1.9 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- 5.1.10 Plans, elevations and images to illustrate the historic building assessment;
- 5.1.11 Photographs showing the general site layout and exposed significant historic building fabric. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.1.12 A written description of the building;
- 5.1.13 A consideration of the evidence within its wider context;
- 5.2 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological Investigations*) database under record number southwes1-108799.
- 6. FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further historic building recording or archaeological works to be undertaken this would need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within Policy HE6 of PPS5.
- 6.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**
- 6.1 It is SWARCH's responsibility - in consultation with the applicant - to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.)

(Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

7.0 PERSONNEL

7.1 The project will be managed by Colin Humphreys, the desk-based assessment will be undertaken by Terry Green and the building survey will be carried out by suitably qualified SWARCH personnel. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove
South West Archaeology
The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH
Telephone: 01769 573555 email: deblt@swarch.net

Appendix 1 – List of specialists

Building recording

Richard Parker
11 Toronto Road, St James, Exeter. EX4 6LE. Tel: 07763 248241

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service

a.hopperbishop@exeter.gov.uk

Richard and Helena Jaeschke

2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com Tel: 01271 830891

Curatorial

Thomas Cadbury

Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356

Alison Mills

The Museum of Barnstaple and North Devon

The Square, Barnstaple, North Devon. EX32 8LN

Tel: 01271 346747

Bone

Human

Professor Chris Knusel

University of Exeter

Tel: 01392 722491 c.j.knusel@ex.ac.uk

Animal

Wendy Howard

Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE

w.j.howard@exeter.ac.uk Tel: 01392 269330

Lithics

Martin Tingle

Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freereserve.co.uk

Metallurgy

Lee Bray

South West Archaeology

Palaeoenvironmental/Organic

Wood identification

Dana Challinor

Tel: 01869 810150

dana.challinor@tiscali.co.uk

Plant macro-fossils

Julie Jones

juliedjones@blueyonder.co.uk

Pollen analysis

Ralph Fyfe

Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric

Henrietta Quinnell

39D Polsloe Road, Exeter EX1 2DN

Tel: 01392 433214

Roman

Alex Croom, Keeper of Archaeology

Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields,

Tyne and Wear NE332BB

Tel: (0191) 454 4093

alex.croom@twmuseums.org.uk

Medieval

John Allen,

Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN

Tel: 01392 665918

Post Medieval

Graham Langman

Exeter, EX1 2UF

Tel: 01392 215900

email: su1429@eclipse.co.uk

Appendix 3

Extract from the text of the Devon Historic Environment Record

5339

Pilton Glove Factory

Type: GLOVE FACTORY

NGR: SS5559634158

Historic Parish: EAST PILTON

OS Map: SS53SE

Civil Parish: Barnstaple

Broad Period: Modern

Period: Modern, XIX, XX

Description:

Pilton Glove Factory. Leather glove manufacture begun here by J. E. Baylis who acquired the building in 1860. Formerly used for gaitermaking and the manufacture of a rough agricultural gloves, and previously by a wool-stapler. Baylis retired in 1888, having built up a substantial business with world-wide sales. The business passed to R. E. Gay and A. J. Reavell; and in 1930 to Dent, Allcroft & Company - the last people to operate it as a glove factory. (Bone, M.

Appendix 4

Examples of the proposed plans for the development of the building (not to scale)



----- Walls to be demolished

Appendix 5

List of Jpegs on CD Rom to the rear of the report.

1. The west elevations of the east and north wings of the factory from under the entrance archway, viewed from the south-west.
2. The entrance archway from Ladywell Lane to the factory complex with view into the enclosed yard, viewed from the south-west.
3. The west wall of the building containing the entrance archway, showing various phases of fireplace and the enclosed yard beyond, viewed from the south-west.
4. The north wing and single storey north buildings, viewed from the south-west.
5. The north end of the east wing of the factory, the first and ground floor windows with brick segmental arches and reveals and the abutting brick wall of the north wing, with modern doorway, viewed from the south-west.
6. The west elevation of the east wing of the factory, viewed from the south-west.
7. As above.
8. Detail of one of the ground floor windows in the west elevation of the east wing, viewed from the west.
9. Detail of the tall double doors at the south end of the west elevation of the east wing, opening onto the enclosed yard, viewed from the west.
10. The north elevation of the south wing, with phases of blocked openings and the former entrance archway.
11. Detail of the ground floor hornless sash window in the north elevation of the south wing.
12. View of north elevation of the entrance archway building, showing the modern windows which overlook the enclosed yard.
13. East (rear) elevations of cottages that run along the western boundary of the factory complex.
14. Double former entrance doorways at the west side of the south elevation of the south wing, framed by matching brick pilasters, viewed from the south-east.
15. Cobbles and brickwork in the former entranceway, as above.
16. The south elevation of the south wing of the building, facing onto Ladywell Lane, with yellow brick architectural detailing and the brick sign in centre of the elevation.
17. Detail of the brick sign in the south elevation, which may read *SANDERS*, viewed from the south-east.
18. The south elevation of the south wing, as before, viewed from the south-east.
19. The south wing showing the yellow brick detailing and the raised gable, with the matching first floor hornless sash windows, viewed from the south-east.
20. The east elevation of the south wing, with the hornless sashes on the ground and first floors, viewed from the south-east.
21. The east side of the factory complex, along Ladywell Lane, viewed from the south.
22. As before, with a view to the east elevation of the east wing, with red brick detailing in the distance, viewed from the south.
23. As above.
24. Detail of the forced window in the east elevation of the east wing of the factory, viewed from the north-east.
25. Detail of the blocked doorway and modern window in the east elevation of east wing of factory, viewed from the north-east.
26. Two small modern windows with modern brick reveals in the north end of the east elevation of the east wing, viewed from the north-east.
27. View down Ladywell Lane, to the north, showing the east elevation of the east wing and the abutting east elevation of the north wing, viewed from the south.
28. The east elevation of the north wing, showing the large glass panels, viewed from the north-east.
29. View down Ladywell Lane, to the modern brick east elevation of the north wing of the factory, with large glass panels and triple pitched roof with skylights viewed from the north-east.
30. The stone wall of Ladywell Lane running along the length of the former north-east yards, showing the brick arches and blocked doorways into the former yards, viewed from the south-west.
31. The ground floor doorway in the south wall of the south wing, showing the surviving part of the sash window frame above, with shallow arch, viewed from the north.
32. The sash window in the south wall of the south wing, showing the shallow arch to the top sash, viewed from the north.
33. The east wall of the south wing, showing two sash windows and in the centre the possible brick stack, projecting from the wall, viewed from the west.

34. The hornless sash window in the north wall of the south wing, note the square top to this window, different from the others in this wing, viewed from the south-east.
35. The limecrete floor of the south wing, leading to the plank flooring in the east wing, viewed from the south.
36. The first floor offices over the entrance archway in the south wing, viewed from the east.
37. As above.
38. The offices on the first floor of the south wing, the windows in the south wall overlooking Ladywell Lane, viewed from the north-west.
39. The large window in the second office on the first floor in the south wing, the hornless sash window in the east wall overlooking the church steps, viewed from the west.
40. The hornless sash window in the east wall of the small third office, overlooking the church and school, viewed from the west.
41. The stairs in the west side of the south wing, rising to the second floor, from the north.
42. The top of the stairs, looking down to the first floor, with the window in the south wall, viewed from the north-east.
43. The narrow access corridor to the toilets and kitchenette areas, viewed from the south.
44. The narrow window in the kitchenette area, viewed from the south-east.
45. The south-east corner of the south wing, painted stone walls and false ceiling, viewed from the north-west.
46. The roof structure over the south wing, showing the integration with the east wing roof, viewed from below.
47. The raised east gable of the south wing, viewed from below.
48. The south wall of the ground floor of the east wing, the former exterior north wall of the south wing. With the small square blocked window to the west and the angled scar of the roofline of a former building to the east at first floor height, viewed from the north.
49. The west wall of the ground floor of the east wing showing the tall windows, viewed from the south-east.
50. The north wall of the east wing, showing the possible brick chimney stack and doorway to the north wing, viewed from the south.
51. The first floor corridor against the north elevation of the south wing, leading to the east wing, viewed from the west.
52. As above, viewed from the east.
53. View down the large first floor open space of the east wing, viewed from the south.
54. As above, viewed from the north.
55. The west wall of the first floor of the east wing with the tall windows overlooking the enclosed yard, viewed from the south-east.
56. As above, the east wall, viewed from the south-west.
57. Detail of one of the tall windows on the first floor of the east wing, viewed from the west.
58. The second floor corridor to the west side of the east wing, viewed from the south.
59. View from the corridor to the north wing, viewed from the south.
60. View down the corridor to the south, viewed from the north.
61. Detail of the large metal framed windows in the second floor corridor of the east wing, viewed from the south-east.
62. The second floor glass walled work rooms on the east side of the east wing, showing the large glass windows overlooking the church, viewed from the south-west.
63. The roof space over the east wing, showing whitewashed timbers and the king and queen post design, viewed from below.
64. As above.
65. View of the exterior of the north wall of the east wing where it is abutted by the modern north wing, showing the window to the east and doorway to the west, viewed from the north-west.
66. View down the interior of the ground floor of the modern north wing, showing the east wall and large glass panels, viewed from the south-west.
67. As above, view of west wall.
68. View across the first floor open space of the north wing, to the north, from the opening in the north wall of the east wing.
69. The first floor east wall of the north wing, looking south to the east wing, viewed from the north-west.
70. The first floor west wall of north wing with the central projecting stack and tall windows, viewed from the south-east.
71. Detail of the projecting stack or chute, viewed from the north-east.
72. View of the opening in the north wall of the east wing, viewed from the north-west.

73. View of the north wall of the east wing, abutted to the west by the brickwork of the modern north wing, viewed from the north.
74. The south-west corner of the second floor of the north wing, showing the abutting west wall of the east wing, viewed from the north-east.
75. The iron roof structure of the north wing and skylights, viewed from below.
76. View to the north down the second floor of the north wing, viewed from the south.
77. As above, looking south, viewed from the north.



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