

THE BELVEDERE BICTON PARK ESTATE EAST BUDLEIGH DEVON

Results of an Archaeological Desk-Based Assessment
&
Historic Building Recording



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The Belvedere, Bicton Park Estate East Budleigh, Devon

Results of a Desk-Based Assessment & Historic Building Recording

For

Jonny Poland
Of Jonathan Rhind Architects

On behalf of

Leigh Rix

Of

Clinton Devon Estates

By



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Summary

South West Archaeology Ltd. (SWARCH) were instructed to undertake a desk-based study and historic building recording of the Belvedere, within the Bicton Park Estate. Known as “The China Tower”, the structure was built between 1838 and 1842; conceived and commissioned by Lady Rolle as a birthday gift to her husband Lord Rolle. The building appears to have been designed and constructed by a Mr Hooper and was located both to provide a viewpoint and to represent a point of interest on a circular walk within the estate. Subsequently it was used by Lady Rolle to house her worldwide collection of chinaware. It has consequently been nicknamed the ‘China Tower’.

Unlike some parkland follies this was built with useable rooms. A ground floor service room, possibly a kitchen, served two upper floors of reception rooms/viewing galleries, with a possible second service room on the first floor. The building was designed to be a social entertaining space to delight the Rolle’s and their guests. The tower has received some superficial 20th century alteration to convert it to living accommodation and then again to secure the building from vandals, with the closing of lower openings. The conversion works incorporate very little structural alteration and therefore a relatively minor impact on the historic fabric of the tower.

Contents	Page No.
Summary	3
Contents	4
List of Figures	5
Acknowledgements	5
1.0 Introduction	6
1.1 Background	6
1.2 Location and Topography	6
1.3 Methodology	6
2.0 Results of the Desk-Based Study	8
2.1 History	8
2.2 Cartographic History and Landscape History	8
3.0 Results of the Building Recording	12
3.1 General Description	12
3.2 Exterior Description	12
3.3 Interior Description (see Appendix 6)	15
4.0 Phasing and Development of the Building	18
5.0 Conclusions	20
5.1 The Desk-based Study	20
5.2 The Building Recording	20
6.0 Bibliography and References	21

List of Figures

	Page No.
Cover plate: South/South-east elevations of the belvedere	
Figure 1: Site location.	7
Figure 2: Extract from the Colaton Raleigh tithe map of 1842.	9
Figure 3: Painting taken from the margin of the 1845 estate map.	9
Figure 4: The estate map of 1845: Arrow A - the tower, arrow B - Bicton House.	10
Figure 5: Extract from the Ordnance Survey First Edition map, published 1889.	10
Figure 6: Extract from the Ordnance Survey Second Edition map published 1905.	11
Figure 7: The terrace and tower.	12
Figure 8: The concrete block service extension; from the west.	13
Figure 9: The main entrance porch, viewed from the east.	14
Figure 10: The tower and stair turret, viewed from the north-west	14
Figure 11: View up the south-west side of the tower.	14
Figure 12: The north and east sides of the third floor, from the south-west.	16
Figure 13: The east side of the second floor room, from the north-west.	16
Figure 14: The south-west side of the first floor room, from the north-east.	16
Figure 15: The south-west corner of the ground floor room, from the north-east.	17
Figure 17: The first floor doorway to the stair, viewed from the east.	18
Figure 16: The south-west side of the tower, showing the fireplace.	18
Figure 18: View down the spiral stair, from the south.	19
Figure 19: The door to the kitchen, from the north.	20
Figure 20: The flat roof and parapet of the tower, from the north-east.	21

List of Appendices

Appendix 1: Brief	24
Appendix 2: Written Scheme of Investigation (WSI)	28
Appendix 3: EH Listing Text	32
Appendix 4: Detailed Interior Descriptions	33
Appendix 5: Existing Elevation Plans	35
Appendix 6: Phased Plans	39
Appendix 7: Proposed Plans	42
Appendix 8: List of jpegs on CD-Rom to the rear of the report	58

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1.0 Introduction

Location: The Belvedere, Bicton Park Estate, East Budleigh
Parish: Colaton Raleigh
District: East Devon
County: Devon

1.1 Background

South West Archaeology Ltd. (SWARCH) were instructed by Jonny Poland of Jonathan Rhind Architects (the Agent) to undertake a desk-based study and historic building recording of The Belvedere, Bicton Park Estate, on behalf of Leigh Rix, of the Clinton Devon Estates (the Client Representative). The purpose of this study and recording project was to place the tower in its historical and parkland landscape context, to understand the development of the structure and its use and to draw out any implications for the proposed conversion works. These works were carried out in accordance to a written scheme of investigation (Appendix 2) drawn up in relation to a brief (Appendix 1) supplied by Stephen Reed (Devon County Historic Environment Service (DCHES) on the 12th July 2012.

1.2 Location and Topography

Situated within plantation woodland to the north-west of the Grade II* listed Bicton House (now Bicton Agricultural College), the building is an octagonal stone and brick built tower in the Tudor Gothic style dating from around 1840. Constructed as a folly and a belvedere on high ground, the tower with attached stair turret is set on a battered plinth, has a door on the north-east side approached by steps and is three storeys high with windows increasing in number at each level. The tower is topped with a moulded eaves cornice with an embattled parapet.

Situated on a high point and surrounded by plantation woodland, the tower is placed to afford views over the parkland, the surrounding countryside and towards the coast. The entire surrounding area is within the designated East Devon AONB (Area of Outstanding Natural Beauty). (See Figures 1 & 2)

1.3 Methodology

The desk-based study was undertaken by Terry Green in accordance with IfA guidelines (2008) on the preparation of desk-based assessments. Cartographic sources, records and documents were consulted as well as relevant information held by the Estate Steward.

The Bicton Park estate was visited on the 1st and 2nd of August 2012 by Emily Wapshott, to meet Mr Andy Carpenter (Estate Steward) to discuss the documentary records held by the Estate Office, photograph some of the estate maps and to undertake the historic building recording.

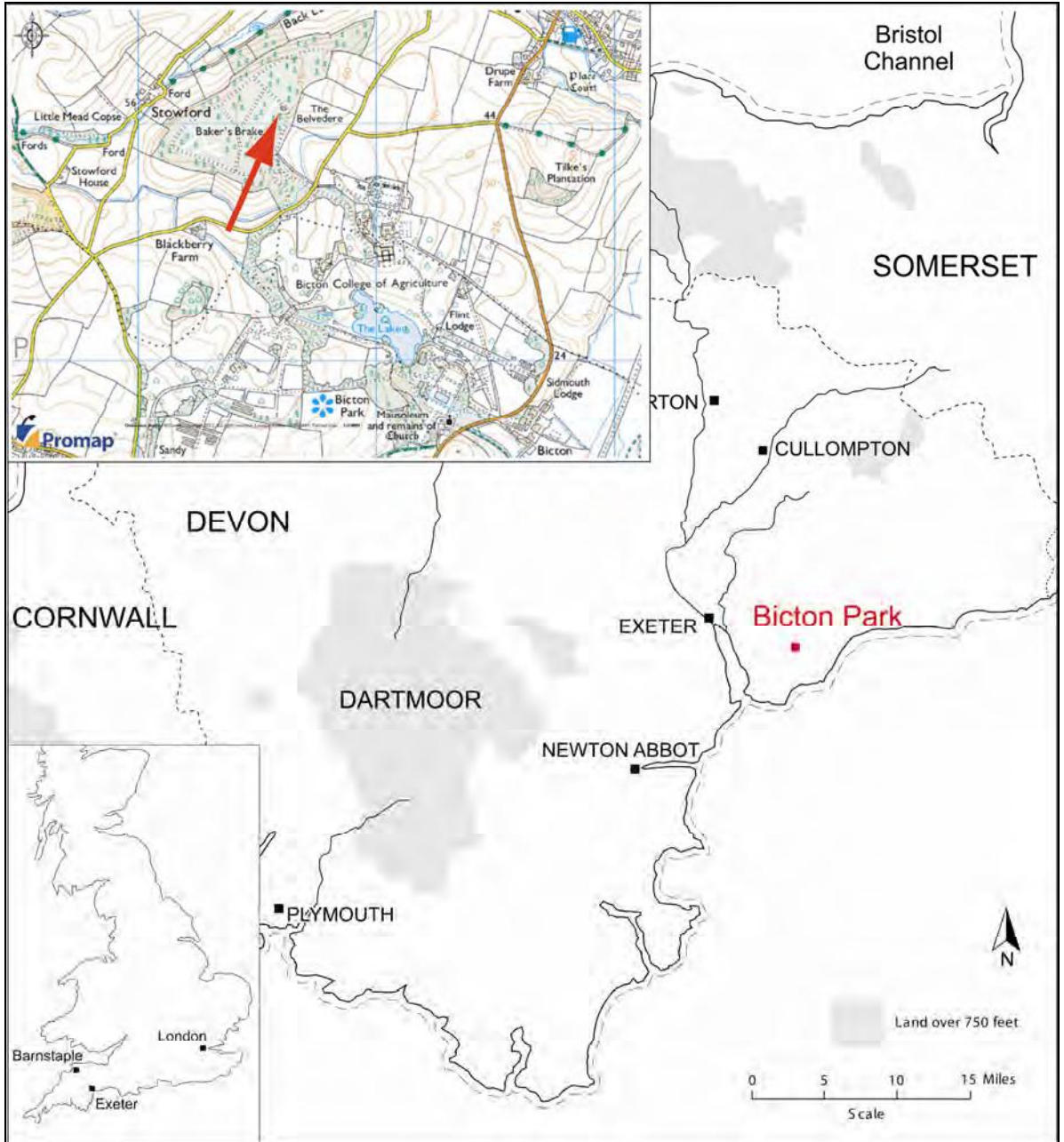


Figure 1: Site location.

2.0 Results of the Desk-Based Study

2.1 History

Bicton was a principal seat of the Rolle Family who, on its acquisition by marriage, became the largest land-owners in Devon. The direct line of the Rolles having died out, the estate now belongs to Lord Clinton, but is divided between the Bicton College of Agriculture, Bicton Park Trust Company and Bicton Arena (dedicated to show-jumping). The present Bicton House was begun about 1730 and was completed about 1800. The grounds were designed in the formal French style around 1735, and in the manner of their lay-out closely resemble Castle Hill in North Devon, which would have been well known to the First Lord Rolle (Pugsley 1994, 9). A characteristic of the grounds of Castle Hill is the eye-catching points in the landscape, most obviously the triumphal arch on a high point directly opposite the house's southern façade. Other points of interest are artfully dotted about the landscape. At Bicton, meanwhile, 'the eye is led from a classical temple down over a series of grass terraces to a regular body of water, and then beyond that to an obelisk on a distant hill' (Pugsley 1994, 8-9).

Tastes in garden design changed significantly towards the end of the 18th century, and although classical formalism probably lingered in Devon while elsewhere innovators were at work, a taste for the 'picturesque' finally took hold. At the same time literary taste was leaning towards the 'Gothic', becoming intrigued by a romantically inspired vision of the Middle Ages, while seeking to find meaning in wild nature. It may well have been within this cultural context that in 1837 Lady Rolle was inspired to plan the construction of a castellated tower in the woodland to the north of the house as a birthday gift for her husband, John Baron Rolle (Hoskins 1992, 335), where it would have been a viewing point or belvedere affording views over the surrounding landscape. The brooding air of the tower and its deliberately medieval defensive appearance correspond to the cultural mood of the period.

A letter from Lady Rolle to John Daw (Estate Steward?) written in May 1837 makes it clear that she had conceived the idea of the tower by then and was in discussion about the logistics of getting materials to the site. There appears to have been a problem with bricks which led to commencement of the project being postponed until the spring of 1838. The tower was to be planned and built by a Mr Hooper.

2.2 Cartographic and Landscape History

The boundary between the parishes of Bicton and Colaton Raleigh runs through Bicton Park, placing the tower within the parish of Colaton Raleigh and therefore it appears on the Colaton Raleigh tithe map of 1842 (Figure 2). From this it is evident that the tower was completed between 1838 and 1842. On the map the tower is situated within an area numbered 924 which the tithe apportionment (1845) identifies as 'Tower, Plantation etc.'. Lady Rolle names the area Bakers Brake, a name which persists today. The detailed and coloured copy of the tithe map, presumably commissioned by the estate, shows that the area numbered 924 was plantation woodland in 1842.



Figure 2: Extract from the Colaton Raleigh tithe map of 1842. The belvedere is picked out in red. (Bicton Park Estate)

A painting of 1845 (Figure 3) depicts the tower surrounded by a low wall and set in a clearing with coniferous plantation in the background. From the map it is evident that paths laid out through the plantation were intended to incorporate the tower in a circular walk, where it would have provided a point of interest. The walk would be accessed from the north side of the main house, as shown on an estate map held by the Bicton Park Estate (Figure 4).



Figure 3: Painting taken from the margin of the 1845 estate map depicting the belvedere and surroundings. (Bicton Park Estate)



Figure 4: The estate map of 1845: Arrow A - the tower, arrow B - Bicton House. (Bicton Park Estate)

Later 19th century and early 20th century Ordnance Survey maps (1889 and 1905 – Figures 5 & 6) indicate no evident change around the tower or belvedere, but further paths had been cut into the plantation, presumably for forestry purposes. The current Ordnance Survey map suggests little or no further significant change.

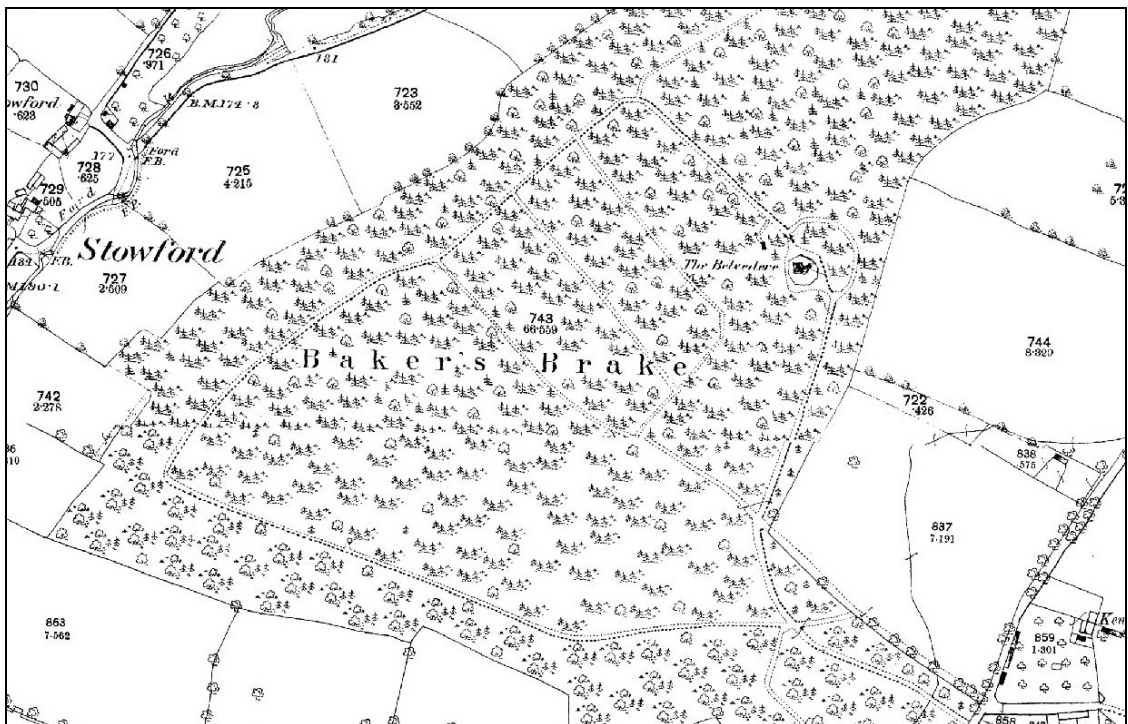


Figure 5: Extract from the Ordnance Survey First Edition map, published 1889.

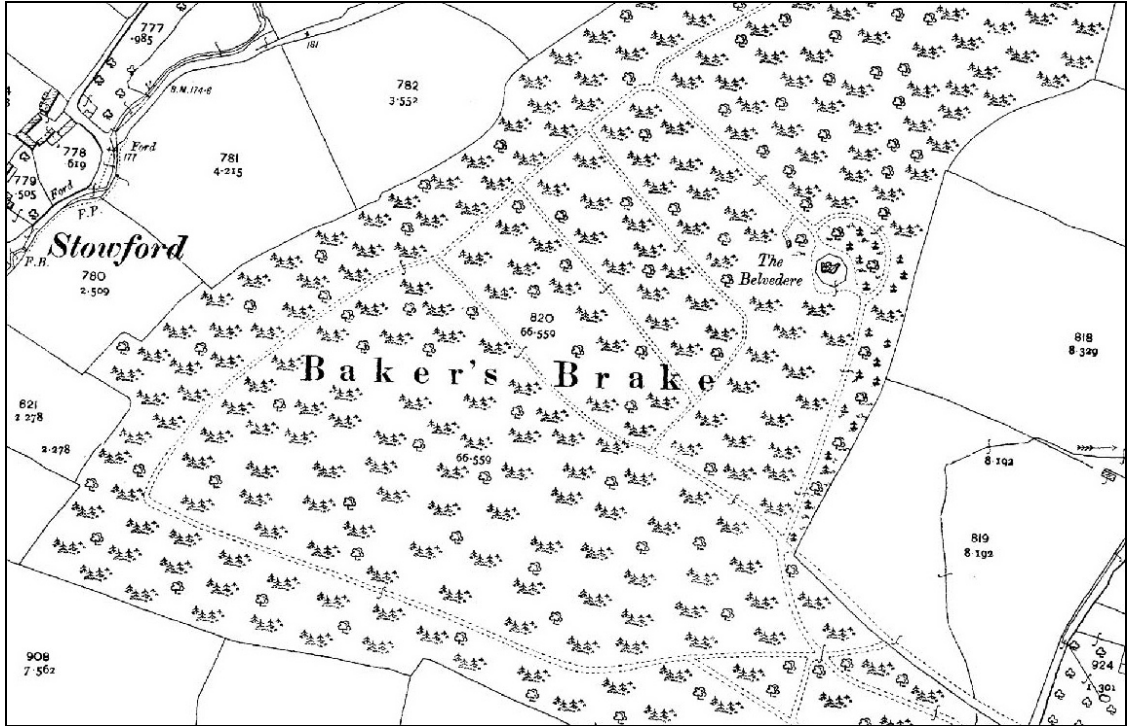


Figure 6: Extract from the Ordnance Survey Second Edition map published 1905.

The belvedere was known to the Devon historian W.G.Hoskins as the China Tower. According to Hoskins' account, Lady Rolle had used the tower after her husband's death in 1842 to house her large collection of Chinese porcelain (Hoskins 1992, 335). In the early 20th century, during the residency of the Clinton family at Bicton, the tower was used as a picnic spot and for shoot lunches. It was briefly occupied by a member of the estate staff in the mid 20th century, but has since been disused and prone to casual vandalism.

3.0 Results of the Building Recording

3.1 General Description

The octagonal Tudor-Gothic style “China Tower” or belvedere stands on a grassed octagonal terrace. The tower is of four storeys with a square stair turret projecting from the north-west. The building sits on a raised knoll within a large 19th century conifer game plantation called Baker’s Brake, with views to the south and east of the Bicton Park Estate and towards the coast. The site is accessed via the remains of a brick and round beach pebble path, set into the edge of the plantation, leading up from the walled kitchen gardens, which was possibly a former carriage drive. (See Appendix 3 for English Heritage Listing.)



Figure 7: The terrace and tower, showing the blocked ground floor mullion-and-transom window; from the south.

3.2 Exterior Description

Built in the typical early 19th century Tudor-Gothic style, the ‘belvedere’ is a tall octagonal tower, of four-storeys (although listed as three storeys, the tower has a ground floor and three upper storeys), with an additional accessible roof terrace or viewing area, with a moulded eaves cornice and embattled parapet to the roof (Figure 20). It has a square stair turret rising to slightly higher than the roof of the main building, with its own cornice and embattled parapet, projecting from the north-western side (Figure 10). The building is constructed of stone with some brick, rendered externally and formerly painted white or cream to emphasise its position on the hillside within the parkland. There is a substantial projecting battered plinth which continues around the ground floor of the tower, including the porch, service building and stair turret. The main entrance is on the north-eastern side, within a projecting ground floor porch, with moulded eaves cornice and embattled parapet; this entrance has been blocked with concrete blocks (Figure 9). The doorway within the porch is of a flat ‘Tudor’ arched form

(four-centred arch) with a broad chamfered surround, set at the top of a flight of stone steps, within the splayed reveals of the doorway, with blocked windows to north and south which are tall, narrow and rectangular and set with deep chamfered reveals, designed to be reminiscent of arrow slits. There is a further doorway on the eastern elevation of the stair turret which now provides sole access to the building. This doorway is again of 'Tudor' arch form, with a Beerstone medallion over it containing the Rolle arms, with a studded timber planked door, painted green. Stone steps rise to the door set within the width of the projecting plinth. There is a further small projection on the south-western side of the building which is a service building to the ground floor room (Figure 7). This projecting structure also has an embattled parapet and moulded eaves cornice, as to the porch on the opposing elevation, with three arrow-slit form tall narrow rectangular windows within deep splayed reveals, one to each exterior elevation. There is a small concrete block and rendered modern service building built into the angle between the stair turret and service extension on the south-western side of the tower (Figure 8).



Figure 8: The concrete block service extension; from the west.

The windows within the tower are all set within deep external splayed reveals. There is a large blocked arrow-slit form window overlooking the entrance to the stair turret, on the north elevation of the ground floor. The larger main windows on the ground and the first floors are both of mullion-and-transom form, the first floor room having one window with a hoodmold on the south-western side, and the ground floor one window on the south-south-eastern side. The windows to the second and third floors are smaller, transomed with fine timber moulded glazing bars, the second floor has a window on every other elevation, with three in total. The third floor windows have hoodmoulds with carved labels, with windows to six of the open elevations, with a blocked window to the south-west side (Figure 11). The stair turret has six tall thin arrow-slit form rectangular windows, with deep splayed reveals, which light the interior spiral stair, currently glazed with modern panes of glass or Perspex and one additional large transom window between the first and second floors, on its north side, with a hoodmould.



Figure 9: The main entrance porch, viewed from the east



Figure 10: The tower and stair turret, viewed from the north-west



Figure 11: View up the south-west side of the tower.

The tower sits on a raised octagonal grassed terrace, with stone retaining walls, with moulded coping and embattled parapet, similar to that on the tower (Figure 11). The terrace is accessed via a set of wide stone steps with moulded balustrades which rise on the north-eastern side opposite the main entrance porch.

3.3 Interior Description (see Appendix 6)

All four floors and the additional roof level are accessed via the spiral stone staircase contained within the projecting stair turret. The tower has one room per floor, all of octagonal shape, with fireplaces within the south-western walls of some floors, adjacent to the stair turret. The ground floor room was formerly accessed via the large 'Tudor' arched door in the porch but also has access to the stair in its north-west wall (Figure 15). The ground floor also has an additional projecting service room off its south-west side and a large open fireplace in the south-west wall, of stone with patches of brickwork visible, formerly with an arched brick lintel, much damaged with a former stove or range removed. There are blocked windows to the north and south-east and a stone flagged floor. The doorway to the stairs, porch and service room are all of 'Tudor' arch form, these are set with arched timber beaded door frames.

All rooms of the tower have plastered and painted or wall-papered walls, those to the upper third storey appear to be boarded rather than plastered. All have skirting boards of varying depths with simple bead moulding or more elaborate double or ogee mouldings; the ground floor has narrow plain skirting. The upper floors all have boarded floors, with the remains of layers of a former vinyl covering and all upper rooms have access in the north-west wall only, via the spiral stair. The first floor has a large mullion-and-transom window to the south-west, which is boarded (Figure 14), the second floor has a former fireplace to the south-west wall (Figure 15) with stone slab hearth, and three large mullion-and-transom windows (Figure 14) and the third floor has six transom windows (Figure 13) and a blocked window to the south-west. The roof is surrounded by an embattled parapet (Figure 20) and is accessible from the spiral stair (Figure 18) giving wide-ranging 360 degree views across the parkland, with the upper roof of the stair turret also being accessible giving an even higher/wider outlook but the parapet here is quite low. 20th century moulded square-set door frames have been forced into the flat 'Tudor' arches of the doorways to the three upper floors and all rooms now have moulded four panel doors of varied styles dating to the later 19th or early 20th century date (Figure 17). The spiral stair is of stone, which sits somewhat uncomfortably within the square stair turret (Figure 18), with a 20th century plain timber doorframe set between the first and second floors, with no surviving door. There are six narrow arrow slit style windows which light the stairs, many of these are cut by the stairs as they rise, blocking much of the available light, which seems contrary to the function of the features; many of these are set with modern sheets of glass, the lowest is blocked (Figure 11). There is one large transom window between the first and second floors which is also cut by the spiral stairs, this has moulded timber glazing bars, obscured glass panes and an upper hopper casement. The walls of the spiral stair are plastered and whitewashed but for at roof level where the walls are of exposed rubble stone the plaster having been damaged and removed. (See Appendix 4)



Figure 12: The north and east sides of the third floor, showing the transom windows; from the south-west.



Figure 13: The east side of the second floor room, showing the mullion-and-transom windows; from the north-west.



Figure 14: The south-west side of the first floor room showing the blocked mullion-and-transom window, from the north-east.



Figure 12 The south-west corner of the ground floor room, showing the fireplace and door to the stair; from the north-east.

4.0 Phasing and Development of the Building

The tower appears to be of one continuous phase, dating to the early to mid 19th century, with no clear physical evidence of build lines or later phases of development. The small ground floor concrete block service building on the south-west elevation is obviously a modern addition and the concrete blocks used to block the main entrance doorway and ground floor windows are also modern alterations, although not significant enough to be considered a phase. The ground floor has seen its 19th century range/stove or fireplace removed and a mid 20th century cooker is still *in situ* in the service room to the south-west. Further modern alterations have continued inside with square-headed door frames being forced into the small ‘Tudor’ arched doorways leading from the stair to all upper rooms, and the fireplace on the second floor has been blocked. Various 20th century vinyl floor coverings have been applied and later removed and the upper third storey may have had its walls boarded, possibly due to damp problems arising from the flat roof. The windows in the tower on the various floors have different mouldings and are unlikely to be original, probably being updated in the later 19th and the early/mid 20th centuries when the tower was used to house estate staff (See Appendix 6).

The square stair turret poses the only significant question; its shape seeming to contradict both the octagonal tower and its interior spiral stair (Figure 10). Why have a round spiral stair in a square turret and then have the stairs cut across the long windows designed to light them



Figure 14: The south-west side of the tower, showing the fireplace.



Figure 13: The first floor doorway to the stair, viewed from the east.

(Figure 18). This seems like an awkward design, at odds with the care and attention that has gone into creating the appearance of the tower, such as the moulded cornices, hoodmolds and mullion-and-transom windows (Figure 10). Could there initially have meant to have been a series of short straight flights of stairs, later changed to a spiral stair once the exterior was constructed; hence the off-set windows? Could there have been a change in construction teams, a problem with funding or a design change part-way through construction which affected the build, or a restricted timescale which forced an alteration? The stair turret also appears dominant in the exterior views of the tower, seeming large and ungainly in comparison to the main octagonal structure. Since the simple interior design would suggest the main focus of the building was its exterior this juxtaposition between tower and stair turret seems questionable. There does not appear however to be any present direct evidence to suggest the stair turret construction itself is later or not of the first phase. Therefore we can only hypothesise as to the odd nature of the stair and the possible causes of this.

The painting of the tower (Figure 3) appears to show a square tower, with a square turret, suggesting that this was possibly the initial or intended design. The painting also shows the tower as only of three storeys with a fenestrated first and second floor. In addition, it appears to show a small ground floor extension to the rear with a pitched roof, possibly further kitchens or a wash house, which would have been in the position of the current concrete block structure. The painting is clearly only a representation (using artistic licence and possibly only drawn from a distant view), with the finished product potentially constructed differently. There is no evidence currently to suggest the tower has been altered that dramatically, from square to octagonal and with a storey added. And as noted above, the concrete block extension and internal alterations could not really be considered as an independent phase in themselves, at present. If a building was demolished here on the south-west side, an entrance from the tower blocked, and the concrete block building erected in its place then that would be more significant.



Figure 15 View down the spiral stair, showing the square corners and the stairs cutting across a window; from the south.

6.0 Conclusions

6.1 The Desk-based Study

The belvedere or ‘China Tower’ was built between 1838 and 1842. The building was conceived and commissioned by Lady Rolle as a birthday gift to her husband Lord Rolle. The building appears to have been designed and constructed by a Mr Hooper. The inspiration for the design in an antique ‘Gothic’ style probably sprang from the cultural climate of late Georgian/early Victorian England, when fashionable taste inclined to the romantic, medieval and ‘natural’. The building was located both to provide a viewpoint and to represent a point of interest on a circular walk within the estate. Lord Rolle died soon after the building was completed. Subsequently it was used by Lady Rolle to house her worldwide collection of chinaware. It has consequently been nicknamed the ‘China Tower’. During the 20th century the ‘China Tower’ was a focal point for certain social occasions and was also briefly a residence.

6.2 The Building Recording

The octagonal belvedere or “China Tower” was built of stone rubble and brick in the 19th century, primarily as a parkland feature, a ‘Gothic’ folly; possibly part of a carriage drive around the grounds of the Bicton Park Estate. Clearly its exterior appearance was the most significant feature of the building but it was not a hollow shell, as some parkland follies; it was built with useable rooms, to display the Rolle’s collection of china and possibly as reception rooms to overlook the estate and entertain guests. A ground floor service room, possibly a kitchen, served two upper floors of reception rooms/viewing galleries above (second and third floor) providing extensive views across the estate, one of which is heated, both of which may have been heated, with a possible second service room on the first floor (no windows overlooking the parkland).



Figure 16 The door to the kitchen, from the north.

The building was certainly never designed to be a permanent living space but a social entertaining space to delight the Rolle's and their guests. The tower has received some superficial 20th century alteration to convert it to living accommodation and then again to secure the building from vandals, with the closing of the lower openings.

The tower was always designed to be visible within the landscape from the south and east, the 19th century plantation expanding in the 20th and 21st centuries and now obscuring the building. The conversion works and opening up of the clearing around the tower will benefit the structure and once again provide views of the tower from the grounds. The conversion works will provide a practical function for a large but uncompromising and unpractical structure, once again inviting guests of the estate to visit and enjoy the views and romantic remote location within the parkland. The conversion works incorporate very little structural alteration, mostly comprising the re-opening of blocked windows and the blocked fireplace on the second floor (Figure 16) and the restoration of cornices to the second and third floors. The concrete block ground floor extension will be re-rendered and converted to stores (Figure 8). The ground floor kitchen/service room (Figure 15) will remain as such, with updated fittings, the sitting room being situated on the third floor to make use of the numerous windows (See Appendix).



Figure 20: The flat roof and parapet of the tower, from the north-east.

There are only two significant structural changes proposed; the first is the forcing of a small fireplace into the south-west wall of the third floor, which has a blocked window, linking in to the existing flue from the ground and second floors. This fireplace will be shallow, leaving the semblance of a blocked mullion-and-transom window on the exterior and will therefore not outwardly change the appearance of the tower. The second, on the first floor, which will become a bedroom, is the addition of a window on the east side overlooking the park. The window will be designed to exactly copy the other window on the south-west wall of the first floor, keeping to the style and size. This will change the outward appearance of the tower however the relationship between the decreasing size and styles of the windows will be

maintained. The lack of a window on this face of the tower is quite a noticeable anomaly and the addition will provide a benefit in terms of the use of the room. It will also highlight the fact that the tower is of four storeys not three, as there are only windows to the ground, second and third floors on this elevation at present (Figure 11). A raised timber deck will be built over and above the lead roof, to provide a usable roof terrace (Figure 20). All the doorways in the tower will be returned to Tudor arched form, set with new plank doors in arched doorframes, as that surviving in the kitchen. This will be in keeping with the original 'Gothic' design of the building. The current square-set doorframes, inserted presumably in the 20th century are contradictory to the arched doorways and obscure their intended shape (Figure 17/Figure 21).

7.0 Bibliography and References

Published Sources:

Gray, T. 1995: *The Garden History of Devon*, Exeter.

Hoskins, W.G. 1992 edition: *Devon*, Tiverton.

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

Pugsley, S. (ed.) 1994: *Devon Gardens: An Historical Survey*, Stroud.

Unpublished Sources:

Devon Record Office:

Collaton Raleigh tithe map (1842) and apportionment (1845)

Devon County Archaeological Service:

HER: MDV45226, MDV86872

Bicton Park Estate:

Letter from Lady Rolle to John Daw 1837
Estate map of 1845

Appendix 1

BRIEF FOR HISTORIC BUILDING RECORDING

Location: The Belvedere, Bicton Park, Bicton, East Budleigh

Parish: Colaton Raleigh

District: East Devon

County: Devon

NGR: SY 0660 8706

Planning Application no: 11/2011/FUL

Proposal: conversion of the existing structure to holiday accommodation including internal alterations, reopening blocked windows replacement lead roof and new hand rails, formation of log store and repair of historic fabric
Historic Environment Service ref: ARCH/DM/ED/18373

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 archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted. This document is not transferable to any other scheme or planning application.

1.2 In accordance with paragraph 141 of the *National Planning Policy Framework* (2012) and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 4 requires that: *'No works to which this permission relates shall commence until appropriate programmes of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.'*

1.3 The principal objective of the programme shall be to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

1.4 The Belvedere is a Grade II listed building (ref: 1281458) and dates to c. 1840; the proposed works to convert the building into holiday accommodation will have an impact upon the appearance of this historic building and have the potential to expose and obscure historic fabric and architectural features.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigation* to be prepared by the archaeological consultant.

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

3. PROGRAMME OF ARCHAEOLOGICAL WORKS

3.1 Desk-based assessment

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER and any relevant information held by the applicant or agent. The reporting requirements for the desk-based work will be confirmed in consultation with the HES. This desk-based work will be undertaken in advance of any fieldwork commencing. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

3.2 Historic building recording

A record shall be made of the historic fabric of the building affected by the conversion. This work shall conform to Levels 2 - 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below: Previously prepared architect's plans may be used as the basis of any historic building fabric recording, but must be of adequate scale and accuracy. Otherwise the required scale elevations, plans and other drawings should be prepared by the archaeological contractor themselves.

Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed, described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined

in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

3.3 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal buildings, architectural features and any finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.4 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IfA and scientific guidelines for the analysis and dating of the historic buildings.

3.5 Should these works encounter historic fabric that contains palaeo-environmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendro-chronological samples for dating purposes, etc. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeo-environmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.

3.6 Should significant historical and/or architectural elements be exposed within the building by conversion works the East Devon District Council Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

3.7 The results of any desk-based work undertaken and a copy of the agreed Written Scheme of Investigation must be made available to the site director/supervisor to enable the adequate interpretation of exposed features/deposits during fieldwork and that the agreed programme of works is understood and undertaken.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer and give two weeks' notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.7 below.

4.3 The archaeological contractor undertaking the fieldwork will notify the HES upon completion of the fieldwork stage of these works.

5. REPORTING

5.1 Upon completion of the fieldwork and required post-excavation analysis an illustrated report will be prepared. The report will collate the written, graphic, visible and recorded information outlined in section 3 above.

The report will include:

- (i) a summary of the project's background;
- (ii) description and illustration of the buildings location;
- (iii) a methodology of all works undertaken;
- (iv) include plans and reports of all documentary and other research undertaken;
- (v) a description of the project's results;
- (vi) an interpretation of the results in the appropriate context;
- (vii) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- (viii) a site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- (ix) a plan showing the layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
- (x) the results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated;
- (xi) photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs should contain appropriate scales, the size of which will be noted in the illustration's caption;
- (xii) a consideration of evidence within its wider context;
- (xiii) any specialist assessment or analysis reports that were undertaken;

(xiv) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating); It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.3 The timetable for the production of the report must be set out in the Written Scheme of Investigation. The HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this and a revised date for the production of the full report agreed between the HES and the archaeological contractor. If a substantial delay is anticipated then an interim report will be produced within three months of the completion of the fieldwork.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the East Devon District Council's Conservation Officer - address below.

5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, then the archaeological contractor shall prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. HES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the HES must be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between the HES and the archaeological contractor.

5.6 On completion of the final report, in addition to copies required by the Client and the District Council Conservation Officer, 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.

5.7 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 or short entry to the Historic Environment Record will also include the OASIS ID number.

6 PUBLICATION

Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above. Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.

6.1 *Post Excavation Assessment, Analysis and Project Designs for further work*

Where excavations reveal archaeological, artefactual or palaeoenvironmental deposits that have potential for yielding important information about the site or its environs, through specialist assessment and analysis, this assessment work will be undertaken and reported on in a separate formal Post-Excavation Assessment and Project Design. This document may also fulfil the role of an interim report if a substantial publication delay is expected. This document will be produced by the archaeological contractor within three months of completion of the fieldwork - specialist input allowing - and agreed with the HES. It will include:

- ┆ A summary of the project and its background
- ┆ A plan showing the location of the site and plans of the site showing the location of archaeological features, artefactual or palaeoenvironmental deposits exposed
- ┆ Research aims and objectives
- ┆ Method statements setting out how these aims and objectives are to be achieved
- ┆ Details of the tasks to be undertaken
- ┆ The results of any specialist assessment work undertaken as part of the production of the formal Assessment and Project Design
- ┆ Proposed project team
- ┆ Overall timetable for undertaking the tasks as well as setting out monitoring points with the HES
- ┆ Details of the journal in which the material is to be published

7. PERSONNEL

7.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a specified person of equivalent standing and expertise. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

7.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

7.3 The archaeological consultant shall give the HES two weeks' notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

7.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

7.5 The work shall be carried out in accordance with IfA *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2008).

8. DEPOSITION OF ARCHIVE AND FINDS

8.1 The archaeological consultant shall contact the Royal Albert Memorial Museum, Exeter, to obtain a reference number in order to agree future conditions for deposition of the site archive. The reference number must be quoted in the Written Scheme of Investigation and within the final report or the short entry to the Historic Environment Record.

8.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.

8.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

8.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

9. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES

It is the archaeological contractor's responsibility - in consultation with the applicant or agent - 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. SSSIs, 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.

10. CONTACT NAME AND ADDRESS

Stephen Reed,
Archaeological Officer,
Devon County Historic Environment Service,
Planning, Transportation and Environment,
AB3 Lucombe House,
County Hall,
Topsham Road,
Exeter, Devon,
EX2 4QD

Tel: 01392-383303 Email: stephen.reed@devon.gov.uk

Stephen Guy,
Conservation Officer,
East Devon District Council,
Council Offices, Knowle, Sidmouth,
Devon, EX10 8HL

12th July 2012

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AT THE BELVEDERE, BICTON PARK, BICTON, EAST BUDLEIGH, DEVON

Location: The Belvedere, Bicton Park, Bicton, East Budleigh
Parish: Colaton Raleigh
District: East Devon
County: Devon
NGR: SY 0660 8706
Planning Application no: 11/2011/FUL
Proposal: Conversion of the existing structure to holiday accommodation including internal alterations, reopening blocked windows replacement lead roof and new hand rails, formation of log store and repair of historic fabric
HES ref: ARCH/DM/ED/18373
Date: 24th July 2012

1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Limited (SWARCH) at the request of Johnny Poland of Jonathan Rhind Architects (the Client), and sets out the methodology for desk-based research and historic building recording prior to the conversion of the building, and for related off site analysis and reporting. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES) (Stephen Reed 12.07.2012)
- 1.2 In accordance with in paragraph 141 of the *National Planning Policy Framework* (2012) and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. Condition 4 requires that:
'No works to which this permission relates shall commence until appropriate programmes of historic building recording and analysis has been secured and implemented in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the District Planning Authority.'

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The Belvedere is a Grade II listed building (ref: 1281458) and dates to c. 1840; the proposed works to convert the building into holiday accommodation will have an impact upon the appearance of this historic building and have the potential to expose and obscure historic fabric and architectural features.

3.0 AIMS

- 3.1 The principal objectives of the work will be:
- 3.1.1 To make a record of the historic building prior to the commencement of the conversion works and investigate and record any historic building fabric or architectural detail that is to be obscured, removed or otherwise affected by the development;
- 3.1.2 To carry out any recording that may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.
- 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 works within the building, and of the proposed works 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:
- 4.3.1 A 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 map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER and any relevant information held by the applicant or agent. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.
- 4.3.2 If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.
- 4.4 Historic building recording:
- 4.4.1 This will conform to Levels 2 - 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* as described in outline below:
*Level 2 is a **descriptive record**, made in circumstances similar to those of Level 1 but when more information is needed. It may be made of a building which is judged not to require any fuller record, or it may serve to gather data for a wider project. Both the exterior and the interior will be viewed,*

described and photographed. The record will present conclusions regarding the building's development and use, but will not discuss in detail the evidence on which these conclusions are based. A plan and sometimes other drawings may be made but the drawn record will normally not be comprehensive and may be tailored to the scope of a wider project.

Level 3 is an **analytical record**, and will comprise an introductory description followed by a systematic account of the building's origins, development and use. The record will include an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It will also include all drawn and photographic records that may be required to illustrate the building's appearance and structure and to support an historical analysis. The information contained in the record will for the most part have been obtained through an examination of the building itself. If documentary sources are used they are likely to be those which are most readily accessible, such as historic Ordnance Survey maps, trade directories and other published sources. The record will not normally discuss the building's broader stylistic or historical context and importance at any length. It may, however, form part of a wider survey – thematic or regional, for example – of a group of buildings, in which additional source material contributes to an overall historical and architectural synthesis. A Level 3 record may also be appropriate when the fabric of a building is under threat but time or resources are insufficient for detailed documentary research, or where the scope for such research is limited.

- 4.4.2 Previously prepared architect's plans will be used as the basis of the historic building fabric recording.
- 4.4.3 An adequate photographic record of the historic building fabric will be prepared. This will include photographs illustrating the exterior and interior of the building and any architectural features or historic fabric uncovered by the works. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The photographic record should be made in B/W print supplemented by digital or colour transparency. However, if digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.
- 4.5 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.
- 4.6 Should significant historical and/or architectural elements be exposed within the building by conversion works the East Devon District Council Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.
- 4.7 SWARCH will agree monitoring arrangements with DCHES and give two weeks' notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 4.7.1 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.
- 4.7.2 SWARCH will notify the DCHES upon completion of the fieldwork stage of these works.
- 5.0 ARCHIVE AND REPORT**
- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project, in a format to be agreed with the museum and within a timetable to be agreed with the DCHES. This will include relevant correspondence together with field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Royal Albert Memorial Museum under reference number RAMM: 12/53 in lieu of an accession number, when the museum re-opens for the deposition of archives. Until then it will be stored at South West Archaeology, The Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH.
- 5.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the accession number above). The museum's guidelines for the deposition of archives for long-term storage will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. If ownership of all or any of the finds is to remain with the landowner, provision and agreement will be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 5.3 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:

- 5.3.1 A report number and the OASIS record number;
 - 5.3.2 A copy of the DCHES brief and this WSI;
 - 5.3.3 A summary of the project's background;
 - 5.3.4 Description and illustration of the building's location;
 - 5.3.5 The methodology of the works undertaken;
 - 5.3.6 Plans and reports of all documentary and other research undertaken;
 - 5.3.7 A description of the project's results;
 - 5.3.8 An interpretation of the results in the appropriate context;
 - 5.3.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
 - 5.3.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
 - 5.3.11 A plan showing the layout of the buildings subject to this programme of work in relation to identifiable landscape features and other buildings;
 - 5.3.12 The results of the historic building recording including a written description and analysis of the historic fabric of the building, appropriately illustrated;
 - 5.3.13 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
 - 5.3.14 Consideration of evidence within its wider context;
 - 5.3.15 Any specialist assessment or analysis reports that were undertaken;
 - 5.4 DCHES will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. The report will be supplied to the DCHES 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 will be provided to the DCHES in digital format, in a format to be agreed in advance with the DCHES, on the understanding that it may in future be made available to researchers via a web-based version of the HER. A copy of the report will also be submitted to the East Devon District Council's Conservation Officer.
 - 5.5 Should the development proceed in a staged manner, with each stage requiring archaeological fieldwork, and where a period of more than three months between each stage is anticipated or occurs, SWARCH will prepare an interim illustrated summary report at the end of each stage. The report will set out the results of that phase of archaeological works, including the results of any specialist assessment or analysis undertaken. The report will be produced within three months of completion of each phase of fieldwork. At the completion of the final stage of the fieldwork an overarching report setting out the results of all stages of work will be prepared. DCHES would normally expect to receive the report within three months of completion of fieldwork - dependent upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then the DCHES will be informed of this, an interim report will be produced within three months of the completion of the final stage of fieldwork, and a revised date for the production of the full report agreed between SWARCH the DCHES.
 - 5.6 Should they merit it; the results of these investigations will be published in an appropriate academic journal. If required, after the production of a summary report, a programme and timetable for this will be submitted to the DCHES and the Client for approval.
 - 5.7 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 reference southwes1-130601.
- 6.0 PUBLICATION**
- 6.1 Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work - see section 5 above.
 - 6.2 Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES.
- 7.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**
- 7.1 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.
- 8.0 PERSONNEL**
- 8.1 The project will be managed by Colin Humphreys, Emily the building survey will be undertaken 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.freeseve.co.uk

Metallurgy

Lee Bray
Exmoor National Park Authority, Exmoor House, Dulverton TA22 9HL Tel: 01398 324491

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,
22 Rivermead Road, Exeter, EX2 4RL Tel: 01392 256154

Post Medieval Graham Langman
26 Pamela Road, Exeter, EX1 2UF Tel: 01392 215900 email:

su1429@eclipse.co.uk

Appendix 3

English Heritage Listing

The Belvedere Including Boundary Walls, Colaton Raleigh

Description: The Belvedere Including Boundary Walls

Grade: II

Date Listed: 11 November 1952

English Heritage Building ID: 86230

OS Grid Reference: SY0660287068

OS Grid Coordinates: 306602, 87068

Latitude/Longitude: 50.6758, -3.3232

Location: Back Lane, Colaton Raleigh, Devon EX10 0JB

Locality: Colaton Raleigh

Local Authority: East Devon

County: Devon

Country: England

Postcode: EX10 0JB

Listing Text

Tower. Circa 1840, according to Hoskins it was built by Louisa Lady Rolle as a birthday gift to her husband. Stucco on stone rubble and brick, some Beerstone detail; roof material unknown. Tall octagonal tower, 3 storeys high, with square stair turret projecting from the north-western side. Entrance on north-eastern side. Tudor Gothic style. Tower has large battered plinth which continues round the porch and stair turret. At the top is a moulded eaves cornice with an embattled parapet. The stair turret rises a little higher with its own cornice and embattled parapet. All the windows are rectangular with deep external splays. There are few ground floor windows, more on the first floor but the second floor has windows on all sides. The larger are mullion-and-transom, the smaller only transomed and have glazing bars. The second floor windows have hoodmoulds with carved labels. The only first floor window with a hoodmould is on the south-eastern side. The porch has a moulded eaves cornice and embattled parapet. The doorway is a flat Tudor arch with a broad chamfered surround at the top of a flight of steps. The door itself is boarded up at present. On the opposite (south-western) side there is a service extension very like the porch. The tower has an external doorway on its north-eastern side; another Tudor arch with a Beerstone medallion over containing the Rolle arms. Interior not inspected. The tower stands on a small octagonal terrace fenced in by low walls with embattled parapet. They are built of local conglomerate stone rubble with weathered coping. The entrance on the north-east side has granite steps. Hoskins calls this the China Tower since it originally housed a magnificent collection of china from all over the world. It is set in a game wood and obviously serves as a wonderful watch tower. It also provides a landscape feature from Bicton House (q.v.). Source: W G Hoskins, Devon, (1954) p.335.

Listing NGR: SY0660287068

Source: English Heritage

Appendix 4

Detailed Building Interior Description (Room by Room)

Ground Floor

Stair Hall/Entrance: Walls are painted plaster, stone spiral stair as before, wide step serving door to room 1, door to room 1, smooth plastered Tudor arched doorway with shallow chamfered edge. Long narrow arrow-slit form windows, one to north wall, between first and ground floors, set with deep narrow splayed reveals, blocked with concrete, Plain chamfered 20th century timber doorframe, between ground and first floor, no door. Steps widen and become shallower here, with a narrow cramped area before the large planked door to the exterior. Space under stairs, open, stone slab floor.

Room 1: Kitchen

Ceiling – open to the first floor timber structure, joists visible, with boarding above, ceiling/first floor appears to be a modern insertion

Walls – white painted plaster, deep skirting to all walls, plain and unmoulded

Floor – flagstone floor, randomly arranged, set into what appears to be a lime mix mortar, step up to spiral stair, stone threshold

Windows – blocked arrow-slit form window to the north wall, large blocked rectangular window opening to east wall, both windows are blocked with concrete blocks.

Doors – Tudor arched doorway to spiral stair in north-west wall, set with an internal timber moulded square-set doorframe, no door. Door to former entrance porch in north-east wall, Tudor arched doorway and arched timber beaded doorframe, no door. Door to west wall to service room, Tudor arched doorway, plaster removed from wall, appears as if a doorframe may have been removed. An unhinged plain planked door lies against the south-east wall.

Fireplace – large open hearth in west/north-west wall, stone built, with some patching in brick, much damaged as if a stove or range has been removed, brick-built lintel, with iron curved brace, flagstones appear to extend into hearth.

Room 2: Former main entrance porch

Ceiling – tarred ceiling, possibly to flat roof behind embattled parapet

Walls – concrete and brick wall to east, blocking original doorway to tower, two large arched alcoves to north and south walls, partly plastered, with brick showing, timber plank affixed to north wall with a row of modern stainless steel coat hooks

Floor – flagstones to floor as in kitchen

Windows – N/A

Doors – door to kitchen in west wall, as described with kitchen

Room 3: Service building

Ceiling – tarred ceiling, possibly to flat roof behind embattled parapet

Walls – exposed brickwork, some blocking with concrete block, large arched alcove to west wall, as to main entrance porch, some plaster to walls, blocked brick built arrow-slit form windows to north/south walls. Walls are partly lined in places by corrugated iron sheeting

Floor – flagstones to floor as in kitchen

Windows – N/A

Doors – door to kitchen, as described above.

First Floor

Stairs/Landing: Walls are painted plaster, stone spiral stair as before, wide landing area/step serving door to room 4, door to room 4, smooth plastered Tudor arched doorway with shallow chamfered edge. Long narrow arrow-slit form windows, one to each east and west walls, between second and first floors, set with deep narrow splayed reveals, fixed glazed single panes,

Room 4:

Ceiling – white painted plaster/plasterboard

Walls – white painted plaster, deep skirting with large bead moulding to all walls, plastic drainage pipe, set against north-west wall

Floor – timber plank floor, even width boards, narrow in width, show evidence of having been covered with layers of vinyl.

Windows – deep splayed window reveal, one large blocked and boarded mullion and transom window in west/north-west wall, deep window seat below opening with plain plank seat, shallow cavetto moulding to mullion and transom, iron fixings to window, with stays and catch, hopper opening casements

Doors – single door to spiral stair, Tudor arched doorway, set with internal moulded timber square-set doorframe (modern) and late 19th or early 20th century re-used moulded four-panel door with ceramic knobs and kayplate

Second Floor

Stairs/Landing: Walls are painted plaster, stone spiral stair as before, wide landing area/step serving door to room 5, door to room 5, smooth plastered Tudor arched doorway with shallow chamfered edge. Long narrow arrow-slit form window in east wall, between third and second floors, set with deep narrow splayed reveals, fixed glazed single pane,

Room 5:

Ceiling – white painted plaster/plasterboard

Walls – plastered and wall-papered or lined, painted yellow, evidence of possible scarring to top of walls, suggestive of a former cornice?? Very deep skirting boards to all walls, with double bead mouldings. Large plastic drainage pipe affixed to north-west wall. Small fireplace in west/north-west wall, with stone hearth, possible moulded timber surround in pieces lying in hearth, flue has been blocked.

Floor – timber plank floor, even width narrow boards, show evidence of having been covered with layers of vinyl.

Windows – shallow splayed window reveals, three large mullion and transom windows, to the east and south sides of the room; thick planks sills, set with hopper opening casements to lower lights (of two panes with a narrow moulded glazing bar between), with iron stays and catches, hinged to base, fixed lights above, upper lights boarded to two of the windows

Doors – single door to spiral stair, Tudor arched doorway, set with internal moulded timber square-set doorframe (modern) and an 18th or early 19th century re-used moulded six-panel door with Bakelite knobs and iron lock.

Third Floor

Stairs/Landing: Walls are painted plaster, stone spiral stair as before, wide landing area/step serving door to room 6, door to room 6, smooth plastered Tudor arched doorway with shallow chamfered edge. Large transom window in north wall between third and fourth floor, set with wide but shallow splayed reveals, fixed lights, six panes below, two to upper light, narrow moulded glazing bars, window in style most similar to those in third floor room (room 6).

Room 6:

Ceiling – white painted plasterboard, extensive damp/water damage and sections missing, exposing timber structure/joists

Walls – white painted plaster board, built out from walls? Due to damp problems? Shallower skirting boards, with simple single bead moulding. Blank wall to west/north-west, possible blocked window. Large plastic drainage pipe affixed to north-west wall.

Floor – timber plank floor, even width narrow boards, show evidence of having been covered with layers of vinyl.

Windows – deep splayed window reveals, no sill, six transom windows, set with hopper lower casements (six narrow panes, with narrow moulded glazing bars between), with iron winding openings (screw thread fixings), with fixed upper lights.

Doors – single door to spiral stair, Tudor arched doorway, set with internal moulded timber square-set doorframe (modern) and an late 19th or early 20th century re-used moulded four-panel door with Bakelite knobs.

Fourth Floor

Stairs: Walls have been stripped of plaster, exposed stone, pointed in lime, of rough random rubble construction, stone spiral stair as before, shallow landing area to each door to roof area. Small iron opening, with sheet door, possibly to clean upper section of flue, built into west/north-west wall. Window in east wall, arrow-slit form, in deep narrow splayed reveal, single sheet of glass, fixed. Identical window above on fifth floor by door to stair turret roof, in north wall.

Roof Terrace and Parapet:

Embattled parapet, to all sides, but to north-west where square stair turret rises higher to form a second small roof, with embattled parapet. The crenels (gaps) of the parapet are very narrow with long merlons (upright sections) some of which even turn the corners between the octagonal faces of the tower. The parapet is of some height to the main roof, much lower to the stair turret roof.

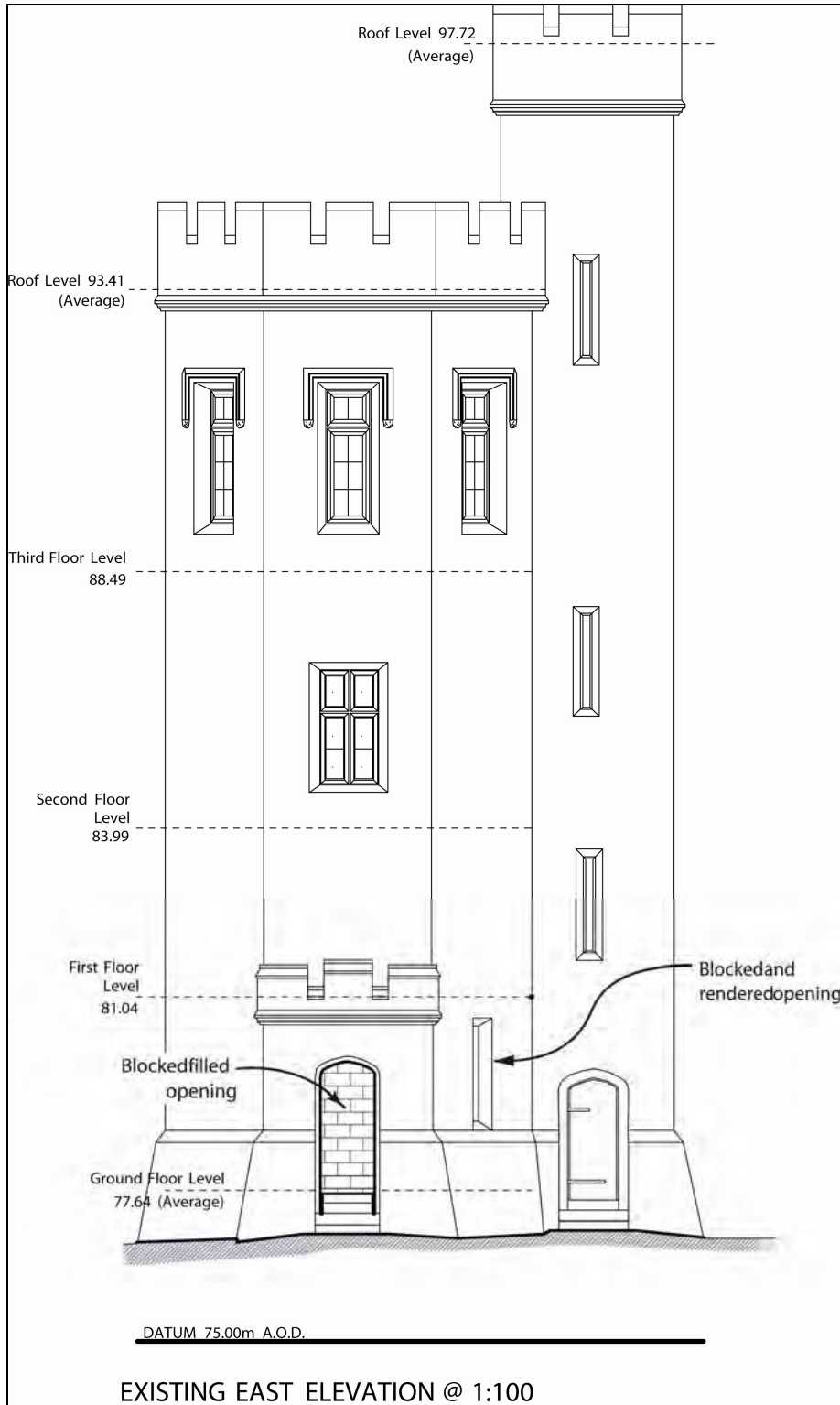
Both flat roofs, are covered with bitumen roofing felt, leading flashings to sides.

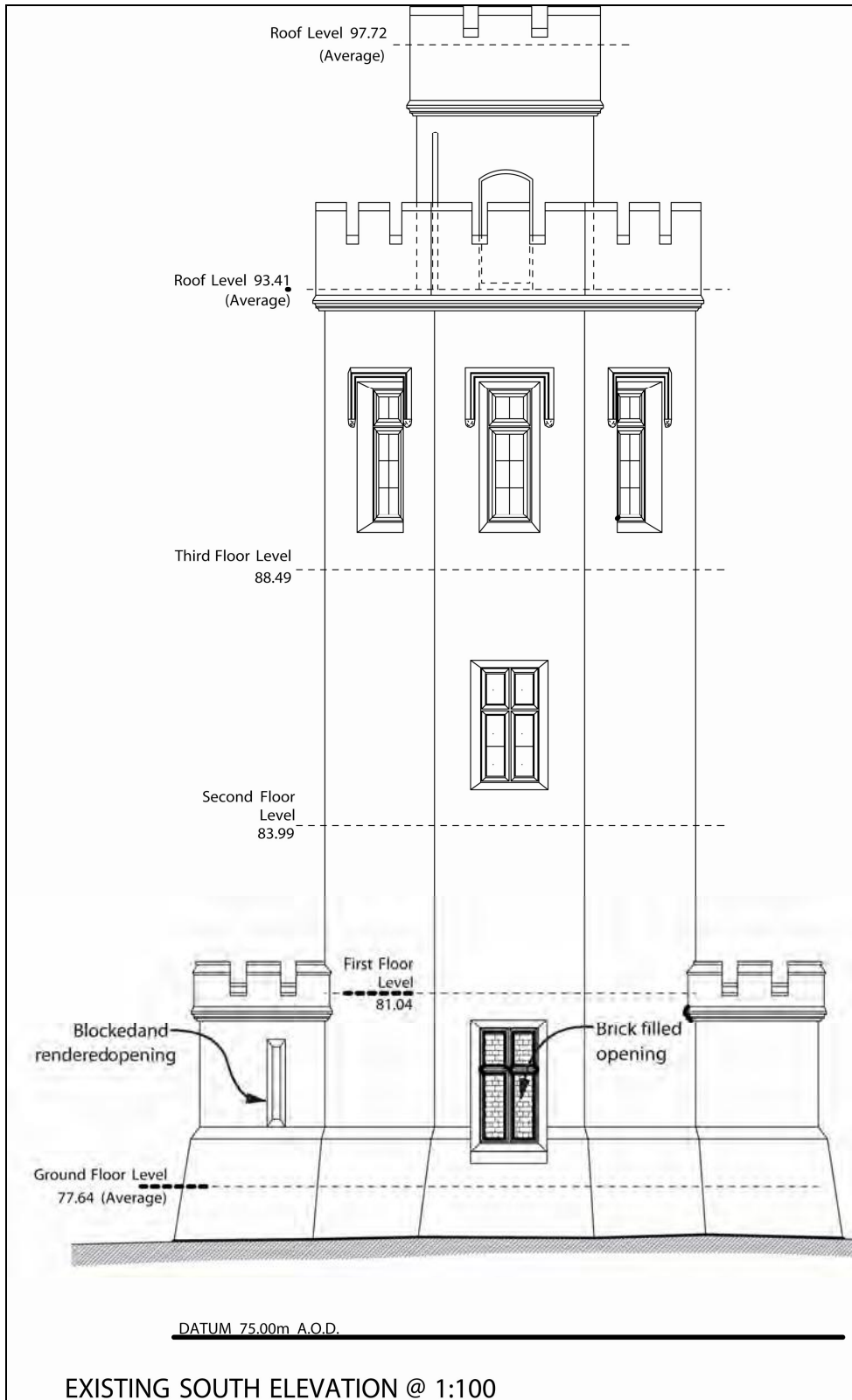
Tudor arched doorway from stair to both open roofs, planked doors with bolts and locks to both.

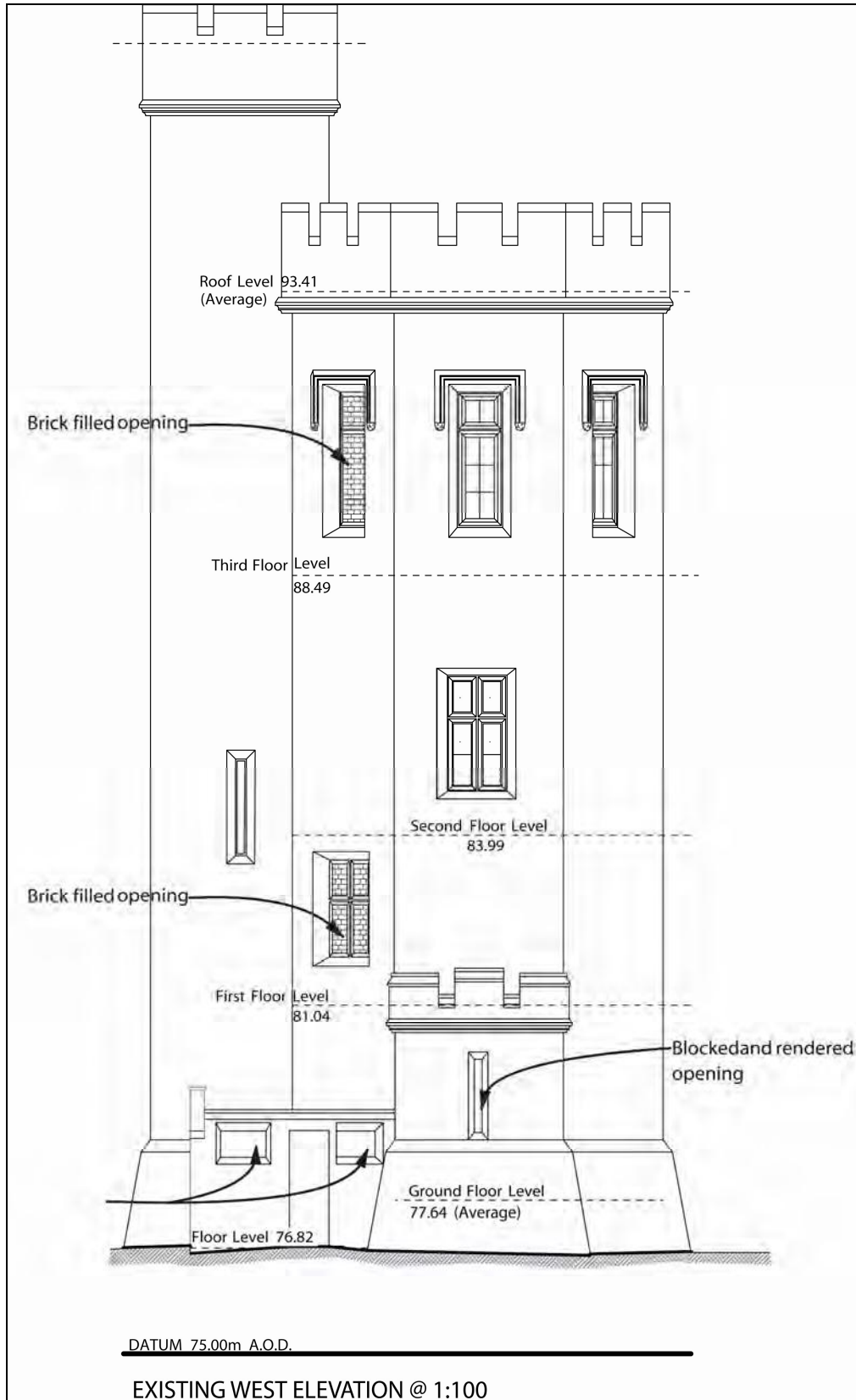
Concrete Block Building: Two small empty store rooms, rendered concrete block, blocked opening to north, door to north and door to west.

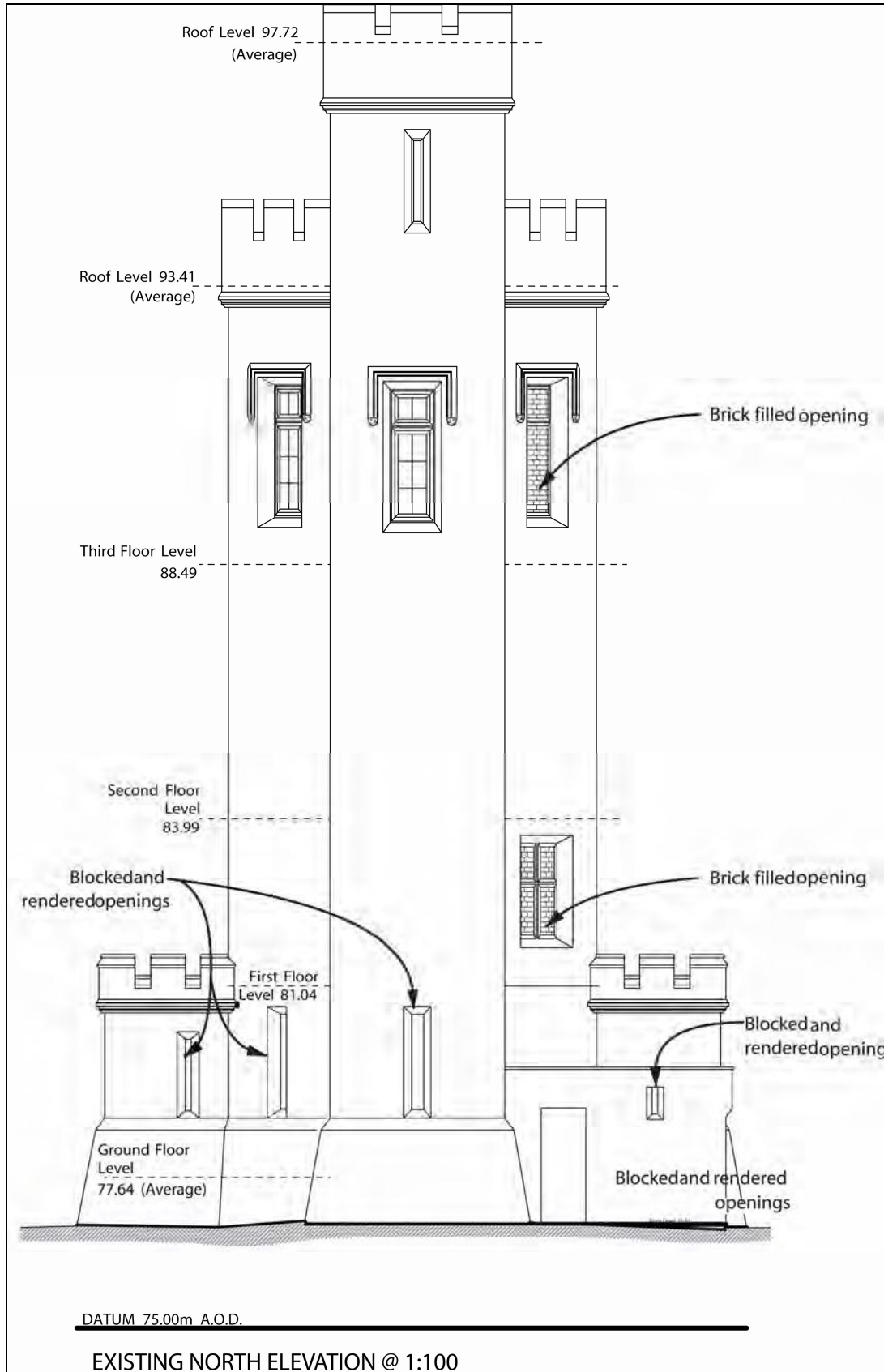
Appendix 5

Existing elevation drawings, as provided by Jonathan Rhind Architects



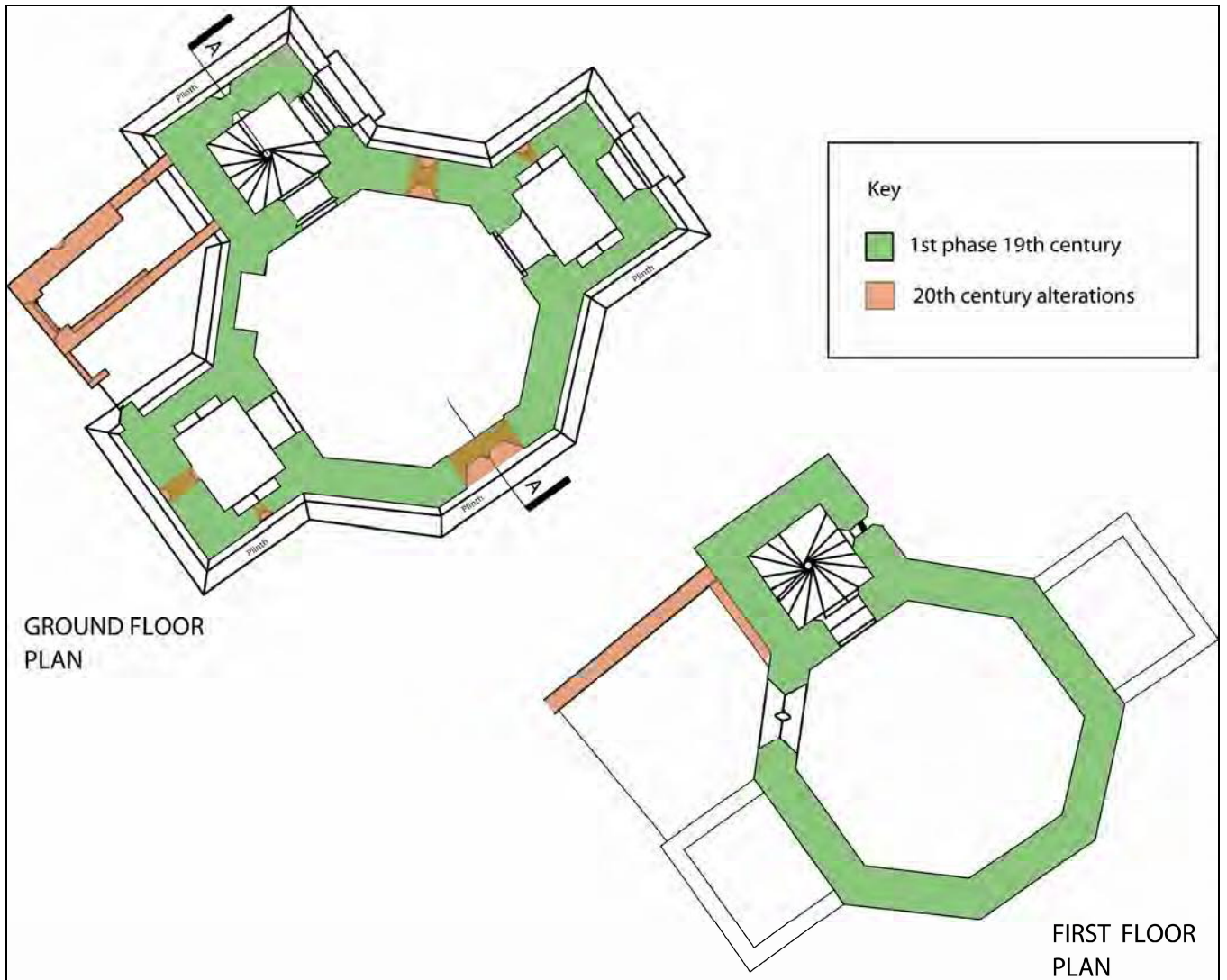


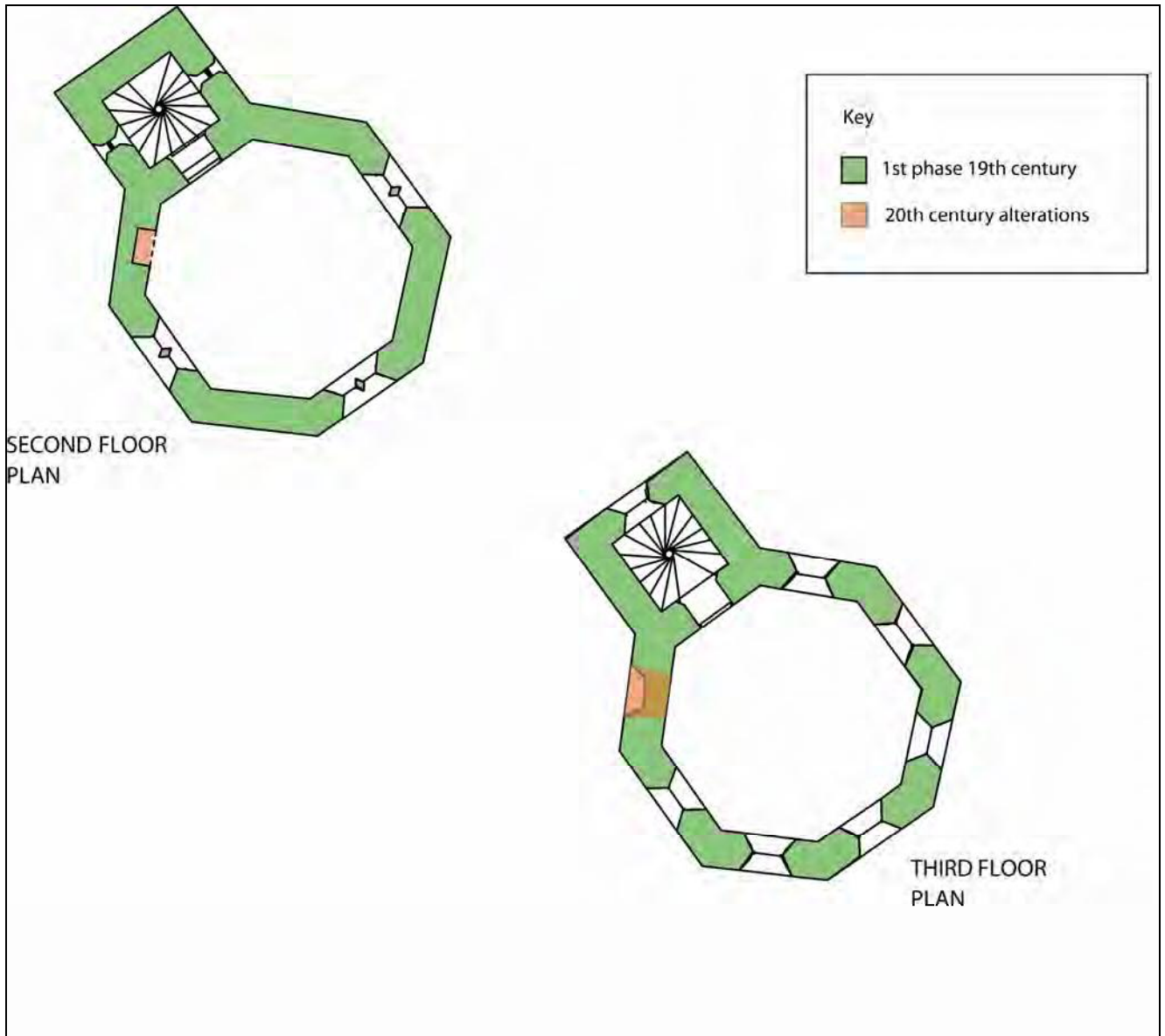


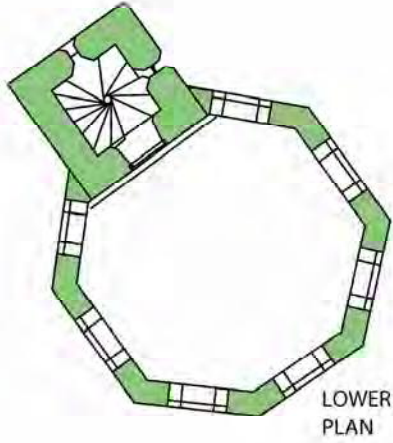


Appendix 6

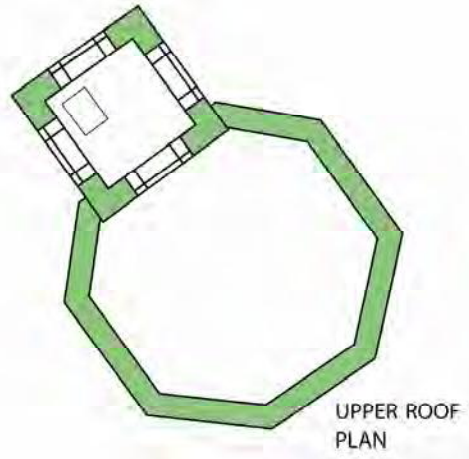
Phased plans, as provided by Jonathan Rhind Architects





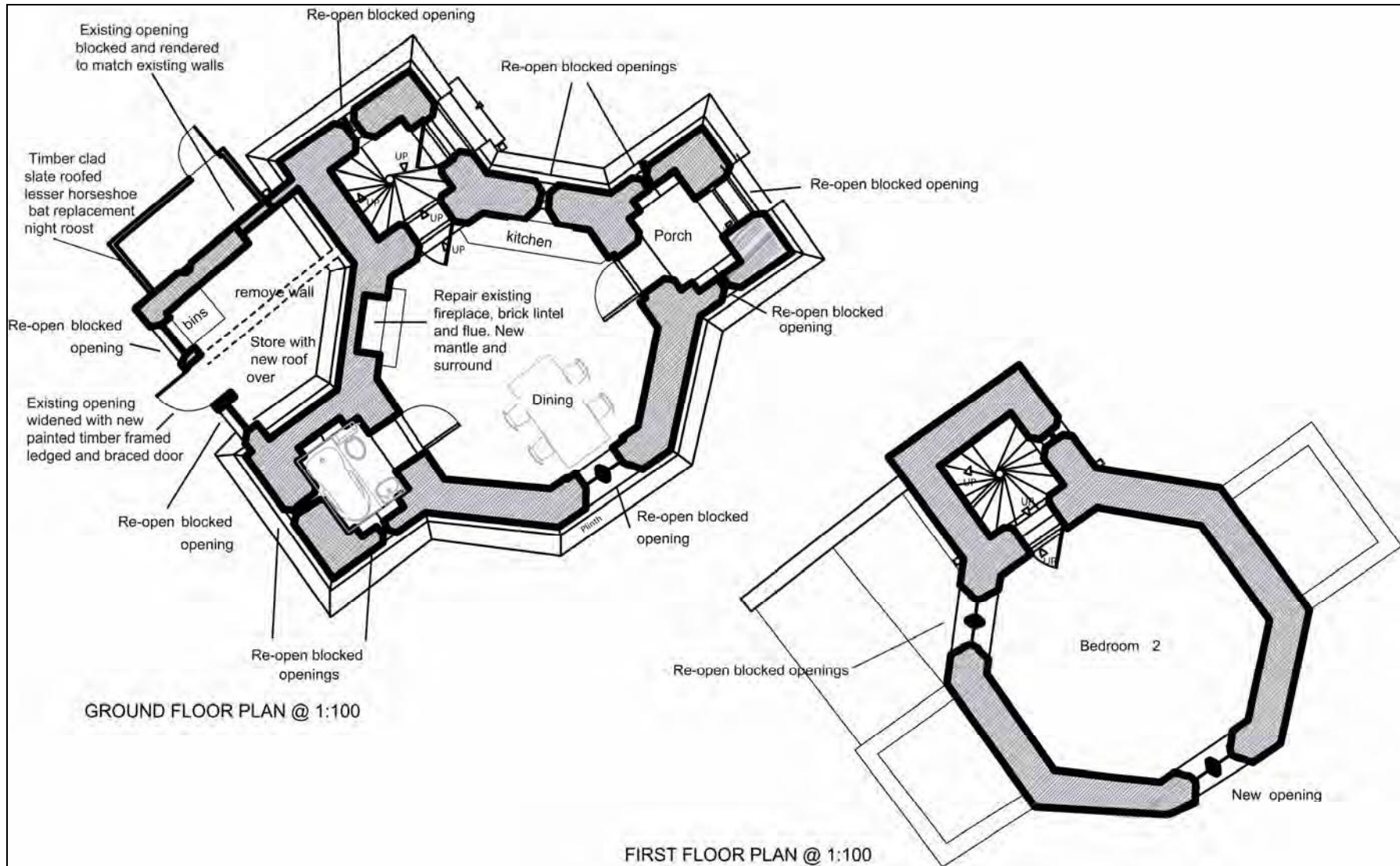


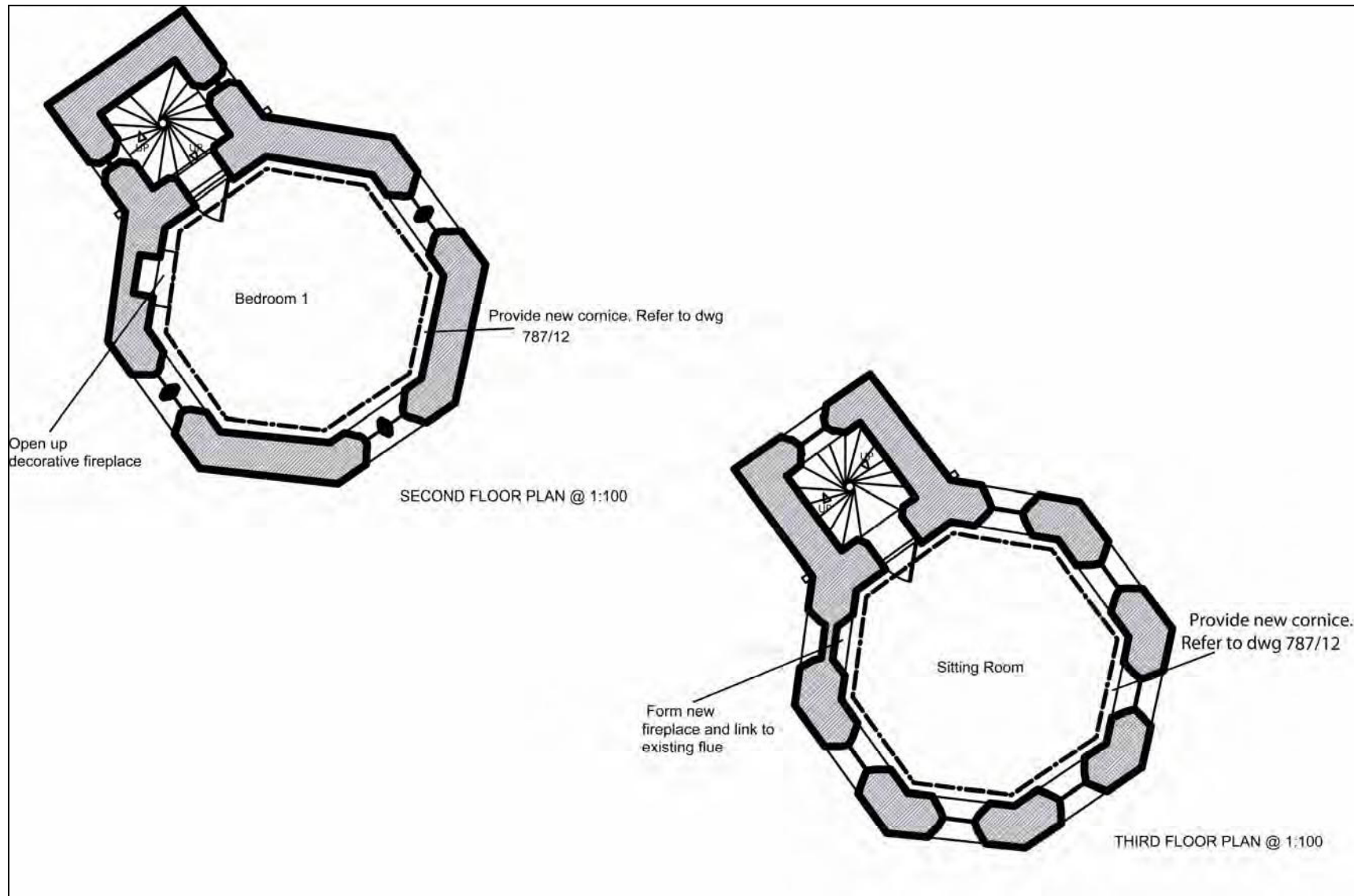
LOWER PLAN

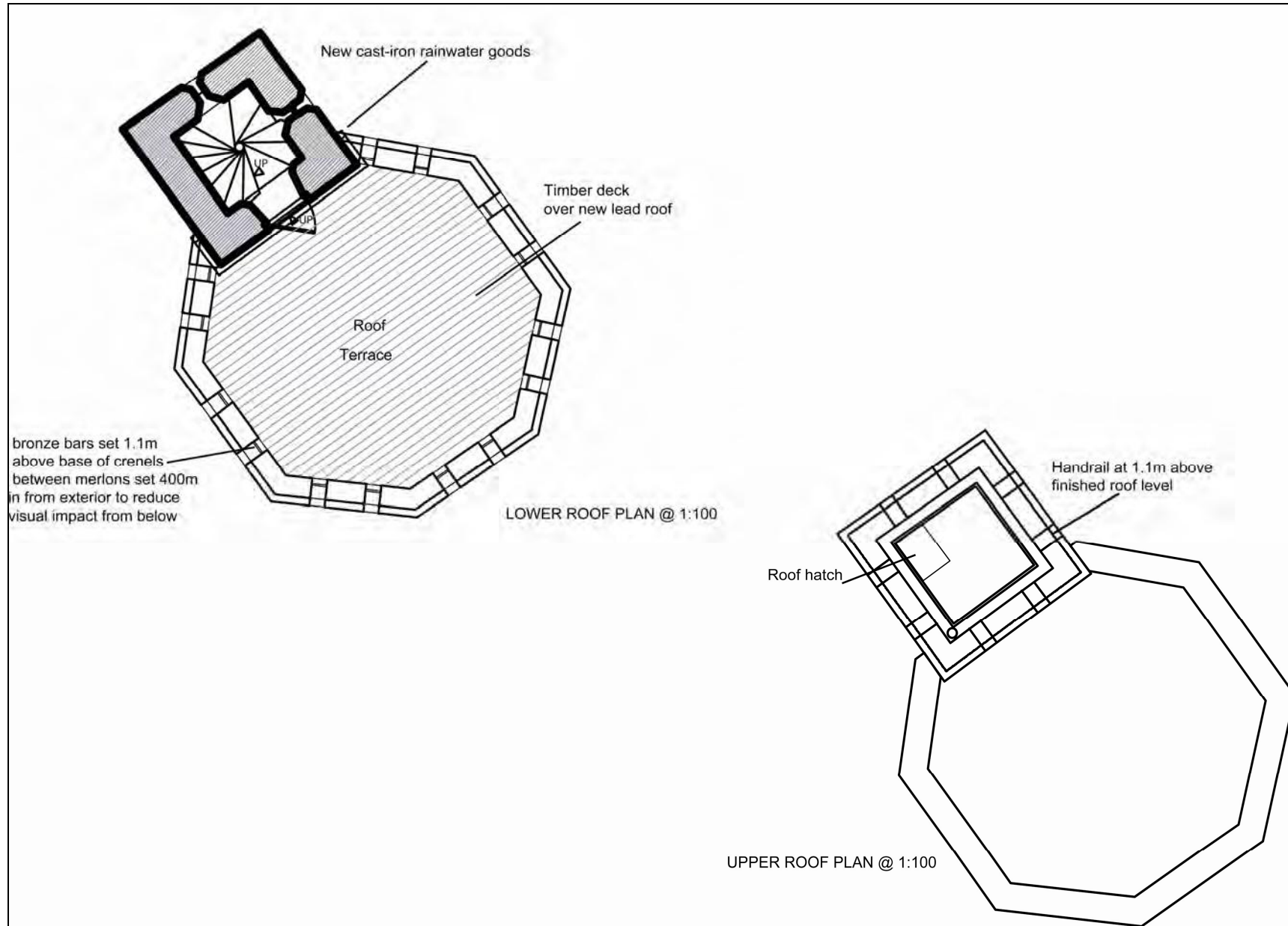


UPPER ROOF PLAN

Appendix 7
Proposed Plans, provided by Jonathan Rhind Architects







Appendix 8 – Photographic record taken during building works by J. Poland of Jonathan Rhind Architects.



View of roof terrace with embattled parapet which has been stripped of render, exposing dressed stone to the crenellations; this may originally have been pointed, contrasting with the original white render of the building when new, adding to its Gothic-style. The new leaded roof can be seen to have been fitted.



Photograph of the fireplace which serves the third floor room; showing it stripped of plaster. The stone stack and former open stone-built hearth can be seen to be patched with brick, possibly from late 19th century or a 20th century grate or stove.



View from the entrance porch across the kitchen to the service room; showing the earth floor which has been removed by hand. The blocked arrow slit window in the service room can be seen to have been opened.



Photograph of the stone flagged floor from the kitchen, removed by hand, showing the cleaned and recorded stones.

Appendix 9

List of Jpegs on CD to the rear of the report

	From
1. Exterior view of tower within plantation clearing.	SE
2. Exterior view of tower and stair turret to north-west.	NE
3. As above.	NW
4. View of access steps to octagonal grassed terrace.	E
5. View of grassed terrace, with stone walls and the two entrances to the east, blocked and current opening.	NE
6. View of ground floor of tower, showing main entrance, now blocked to east and concrete block building to the west.	N
7. View of concrete block service extension and embattled service building.	NW
8. As above.	W
9. As above.	SW
10. Terrace and tower, showing blocked ground floor mullion-and-transom window.	S
11. Terrace and tower.	SE
12. Detailed view of main entrance porch.	E
13. View of main entrance porch and door to tower.	NE
14. Detailed view of door to tower.	E
15. Detailed view of battered plinth which continues around the base of the stair turret.	N
16. View of the concrete block service building.	N
17. As above.	NW
18. View up stair turret.	NW
19. Detailed view of embattled service building.	W
20. View up west side of tower.	W
21. View of blocked arrow slit form window in embattled service building.	SW
22. View up south-west side of tower.	SW
23. View of ground floor of tower .	S
24. View up south side of tower.	S
25. View of south-east side of tower.	SE
26. View of embattled parapet to roof.	NE
27. View of flat roof.	N
28. View of higher square stair turret and roof.	SE
29. View of third floor doorway to stair (north-west side of room).	E
30. As above.	SE
31. North and east sides of third floor, showing transom windows.	S
32. East sides of tower, third floor.	W
33. South-east sides of third floor room in tower.	NW
34. South-west side of tower, third floor room.	NE
35. Wooden floor of third floor room in tower.	NE
36. Ceiling of third floor room in tower.	S
37. View of spiral stair, from third floor room.	E
38. View of second floor doorway to stair (north-west side of room).	SE
39. View of north side of second floor room in tower.	S
40. View of east side of second floor room, showing mullion-and-transom windows.	W
41. View of south side of second floor room in tower.	N
42. View of south-west side of tower, showing blocked fireplace.	NE
43. View of second floor doorway (closed) to stair (north-west side of room).	E
44. Ceiling of second floor room in tower.	S
45. Wooden floor of second floor room in tower.	N
46. View of first floor doorway to stair (north-west side of room).	E
47. View of south-west side of first floor room with blocked window, mullion-and-transom.	NE
48. North side of first floor room in tower.	S
49. Wooden floor of first floor room in tower.	S
50. Ceiling of first floor room in tower.	N
51. North side of ground floor room in tower, door to main entrance porch.	SW
52. North-east and east side of tower, ground floor room, including blocked window.	SW
53. South and east side of ground floor room, showing door to service room.	NE
54. South-west corner of ground floor room showing fireplace and door to stair.	NE
55. Stone flagged floor of ground floor room.	S



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