

9 – 11 MARKET PLACE BIDEFORD DEVON

Results of a Desk-Based Study
Historic Building Assessment,
& Site Inspection



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9 – 11 Market Place Bideford, Devon

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For

Jon Brown

By



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Summary

The site at No. 9-11 Market Place is in the heart of the medieval part of Bideford, adjacent to Market Square which was transformed in the 19th century to include a purpose-built Butcher's Row. The 19th century construction of the market led to significant changes to the existing buildings of Market Place with many new buildings constructed (e.g. Numbers 1-5), and others such as Numbers 9-11 being aggrandised, possibly with changes in use.

Numbers 9-11 appear to be buildings of 17th century origin, but may have surviving hints of medieval elements. The buildings are associated with four burgage plots, the historic boundary walls of which largely survive, and have in places been incorporated within later buildings on the site.

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1.0 Introduction

Location: 9 - 11 Market Place
Parish: Bideford
District: Torrridge
County: Devon

1.1 Project Background

South West Archaeology Ltd. (SWARCH) were commissioned by Mr J. Brown (the client) to conduct a historic building assessment, desk-based study and site inspection of two plots and their associated structures at 9-11 Market Place, Bideford, Devon prior to any proposed development of the buildings (Figure 1). The work was undertaken to fulfil the criteria of the Project Design agreed with Ann Marie Dick of Devon County Historic Environment Service (DCHES).

1.2 Location and Topography

Bideford lies on a hillside rising steeply from the western bank of the Torrridge estuary. The town lies primarily on a mixture of Bideford Formation Mudstones, Sandstones and Siltstones, and Bude Formation Sandstone. Numbers 9-11 Market Place are positioned on an outcrop of Bideford Formation Sandstone (British Geological Survey 2012) at a height of approximately 70m AOD.

1.3 Site Description

The area for potential development lies in the centre of Bideford on the north-west side of the market area which is dominated by the 19th century covered Pannier Market. It comprises two currently disused buildings fronting onto Market Place with the north-east corner of the Pannier Market opposite and adjoining the Joiners' Arms Inn to the immediate west. To the rear (north) is a substantial yard area bounded on the west by a long, single-storey building, possibly a former function room (Building 3), on the north by a modern industrial building (Building 4) and on the east by a long N-S building serving as a store (Buildings 5 and 6). On the west side of the area are remnants of overgrown garden (Figure 2).

The site also lies within the Bideford Conservation Area, although none of the buildings are listed.

1.4 Methodology

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), the North Devon Record Office and Local Studies Library, the North Devon Athenaeum, the Devon Record Office and the Devon County Historic Environment Service and internet resources were consulted as part of this work in. This information will inform other aspects of the assessment, the purpose of which is to determine and to mitigate the impact of development on the historic environment within this part of the historic core of Bideford.

The building assessment and site inspection were undertaken on 18th of January 2012 by Dr. Samuel Walls and Emily Wapshott. The recording work was carried out with reference to IfA and English Heritage guidelines on the assessment of standing buildings. Photographic and written records were produced.

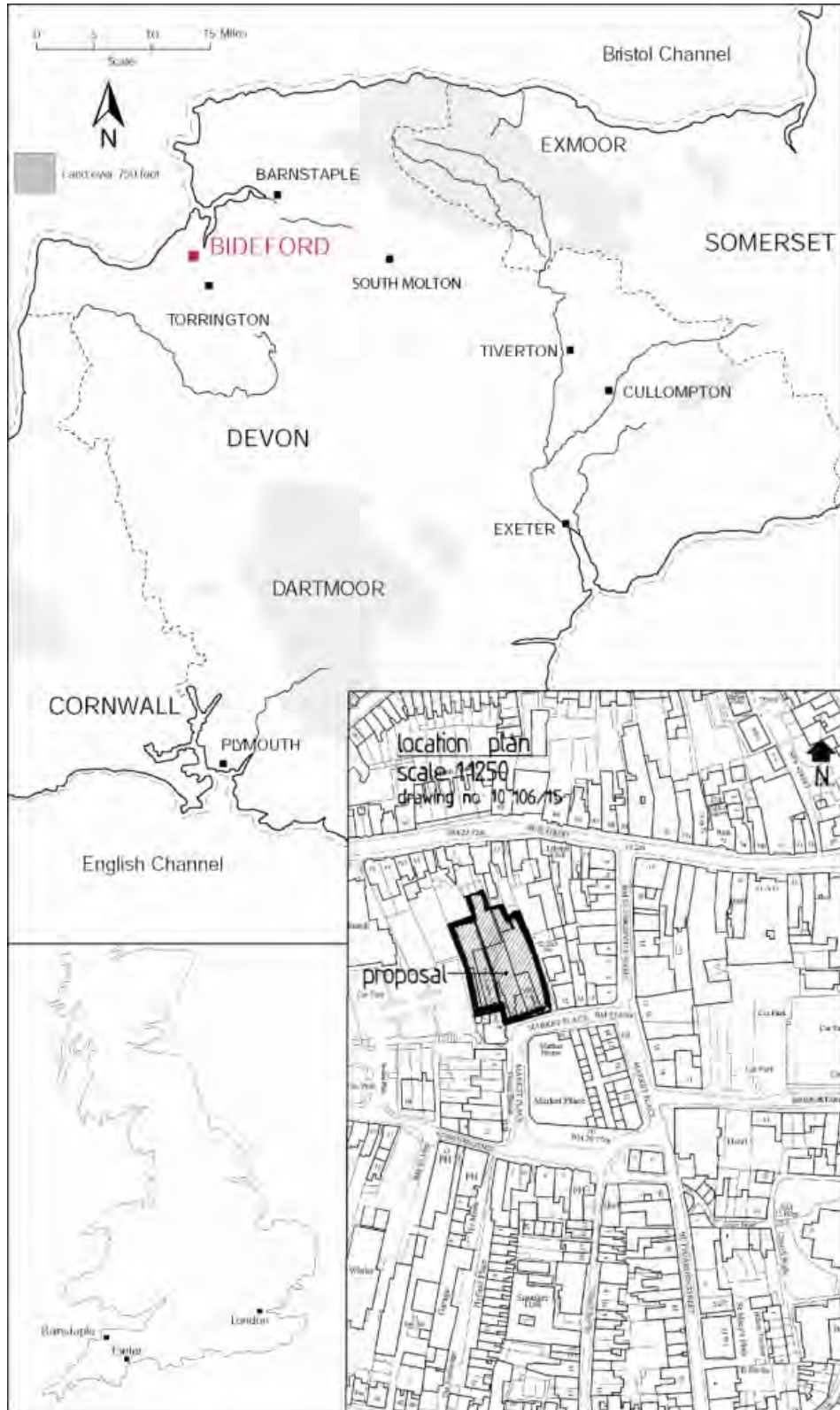


Figure 1: Location plan of the site.

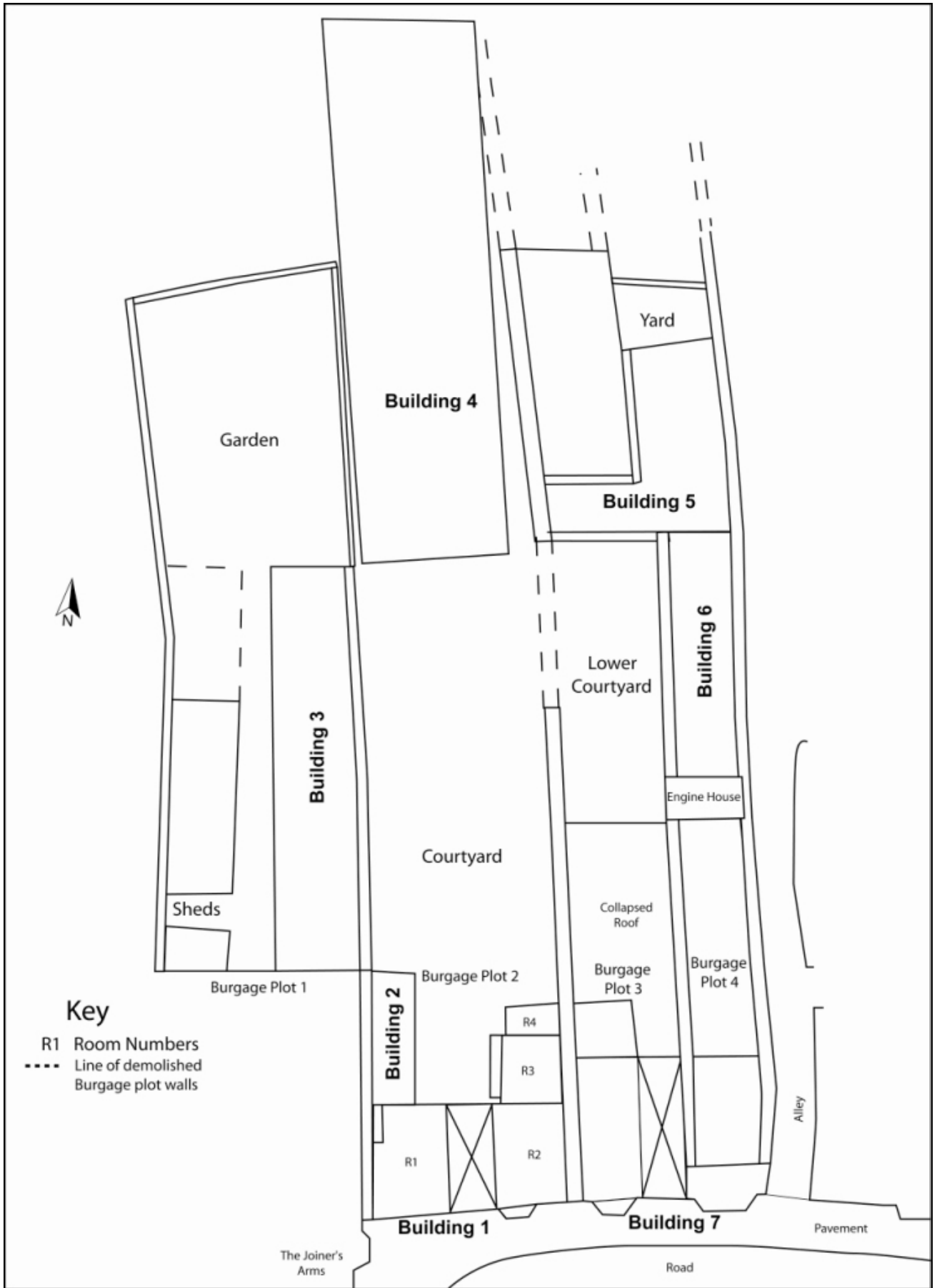


Figure 2: Numbered plan of the site as at present.

2.0 The Desk-Based Assessment

2.1 Brief History of Bideford

Originating at a fording point over the River Torridge, Bideford was, from the time of William Rufus (1087-1100) until 1744, the property of the Grenvilles. Richard Grenville created the borough in the early 13th century and a market charter was granted in 1271, but until the late 16th century Bideford remained overshadowed by its neighbour Barnstaple. In 1573 Sir Richard Grenville enabled the town to receive a charter of incorporation, and through his influence, a trade with the American colonies was established which brought great prosperity to Bideford until well into the 18th century. The town was at the height of its prosperity at the end of the 17th century when it had a large share in the Newfoundland trade, sending more ships in 1699 than any other port except London and Topsham. The major contributor to the success of the Bideford merchants between 1680 and 1730 was the tobacco trade with Maryland and Virginia. During this period Bideford surpassed Barnstaple as the premier trading port of North Devon. However, by the early 19th century the focus of North Atlantic trade had moved away to Bristol and Liverpool, and only coasting trade remained. During the 19th century the town's fortunes revived, as local industries flourished and transatlantic traffic was boosted by Bideford's role as a port of departure for emigrants.

In the 19th century the railway came to Bideford and along with the rest of North Devon it profited from an increasing holiday trade. In the 1960s this link with the rest of England was removed, the main motoring routes into Cornwall passed the town by, and further decline set in. It remains however, the centre of Torridge District and a shopping centre for north-west Devon. (The above based on Hoskins 1992 edition, 335-7)



Figure 3: Extract from Donn's map of Devon 1762. The location of the market place is arrowed.

2.2 Bideford Market

As indicated above, Bideford received its first market charter in 1271. This was confirmed in 1574 when Sir Richard Grenville secured from Elizabeth I the town's incorporation and status

as a free borough. Benjamin Donn wrote in the mid-18th century that there was a market on three days in the week, Tuesdays, Thursdays and Saturdays. The Tuesday and Saturday markets were ‘most considerable’; the Thursday market, called the ‘Little Market’ was held in a different part of the town. Marshall’s ‘Rural Economy of the West of England’ of 1794 (quoted by Rogers, Volume 3.1) approvingly describes lively market activity, detailing the quantity and quality of merchandise in the Corn Market, the Shambles and the Women’s Market. Bideford Market is ‘set down as very respectable’. White’s Directory of Devon 1850 describes the market place as ‘spacious’. The present covered Pannier Market was built over the original open market place in 1883.

2.3 The Angel Inn

As with most traditional market places, that at Bideford was well supplied with pubs. In the north-west corner of the area the Farmers’ Arms, the Joiners’ Arms, the Angel Inn and the Peacock Inn lay more or less side by side in the 19th century. Of these only the Joiners’ Arms continues to function. The site which is the subject of this report includes the former Angel Inn, the northerly member of the pair fronting onto Market Place. It also comprises part of the former back plot of the Joiners’ Arms. The Angel Inn as an inn goes back to at least 1823, when Thomas Holman was the tenant, but examination of the building indicates at least an 18th century origin. In the early 19th century the Joiners’ Arms was held by Simon Philkins (Post Office Directory).



Figure 4: Extract from the Ordnance Survey ‘Old Series’ one inch map published 1809. The location of the market place is arrowed.

2.4 The Site within the Townscape

Compared with other medieval boroughs in Devon, the lay-out and street pattern of Bideford is unusual. Most frequently we see at the heart of such settlements a main street with (the remnants of) long, often slightly curving burgage plots on either side. The main street frequently opens out to a market place, which has very often been filled in with buildings in later centuries. In Bideford there is a High Street with what appear to be burgage plots on both sides, but the market place is set apart, lying to the south of the High Street at the head of Bridge Street. The burgage plots on the south side of the High Street appear to extend to the Market Place and the buildings on the north side of Market Place occupy their southern ends

(see Figure 6). As recorded on the Ordnance Survey 1:500 map of 1888 (Figure 5), the north-south boundaries to the rear of the Angel Inn and the Joiners' Arms show the characteristic curvature of former burgage plots. Examination of the boundary walls where they are accessible provides evidence that the east-west boundaries of the premises fronting onto the Market Place are younger than the long north-south boundaries.

It is *suggested* that Bideford may originally have had a market in the usual High Street location, but that at a later period – perhaps the period of Bideford's prosperity in the late 17th/early 18th century, when we know that 'town planning' (Bridgeland Street) was taking place – the market was transposed away from the High Street to its present location. Buildings around the market, including the Angel Inn itself, show signs of a 17th century origin (See Appendix 2). Properties developing on the north side of the new market place would have been located on the southern ends of the High Street burgage plots, necessitating the creation of new east-west boundaries to define their curtilages.

2.5 The Cartographic Record

Benjamin Donn's maps of Devon, 1762, include a small scale plan of Bideford (Figure 2) which shows, in simple form, buildings all round the market place. The Ordnance Survey 'Old Series' mapping published in 1809 (Figure 3) likewise shows the market place surrounded by buildings. At both these dates therefore, the site was occupied.

The earliest detailed plan is a town map of 1842 (Figure 4) which, as well as providing information on occupancy, gives an indication of internal and external divisions and boundaries. The frontage of the Angel Inn, occupied at the time by J.Gribble, is shown as standing proud of the street-line with a through passage which is flanked by long buildings and ultimately opens into an open space. (Former experience with this town plan suggests that the plot boundaries within internal open spaces are not to be relied upon, so no conclusions are to be drawn from these.)

The building to the east of the Angel Inn, occupied by R.Eastman, is shown with a frontage partly extending beyond and partly conforming to the street line. There is no through passage, but to the rear is a large yard flanked on the west by a long building which backs onto an outbuilding to the rear of the Angel Inn. There was probably a similarly long building on the east side of the yard, though for some reason this has not been shaded in. The Joiners' Arms to the west is shown as a long narrow building on a north-south axis, extending southwards to adjoin the Farmers' Arms.

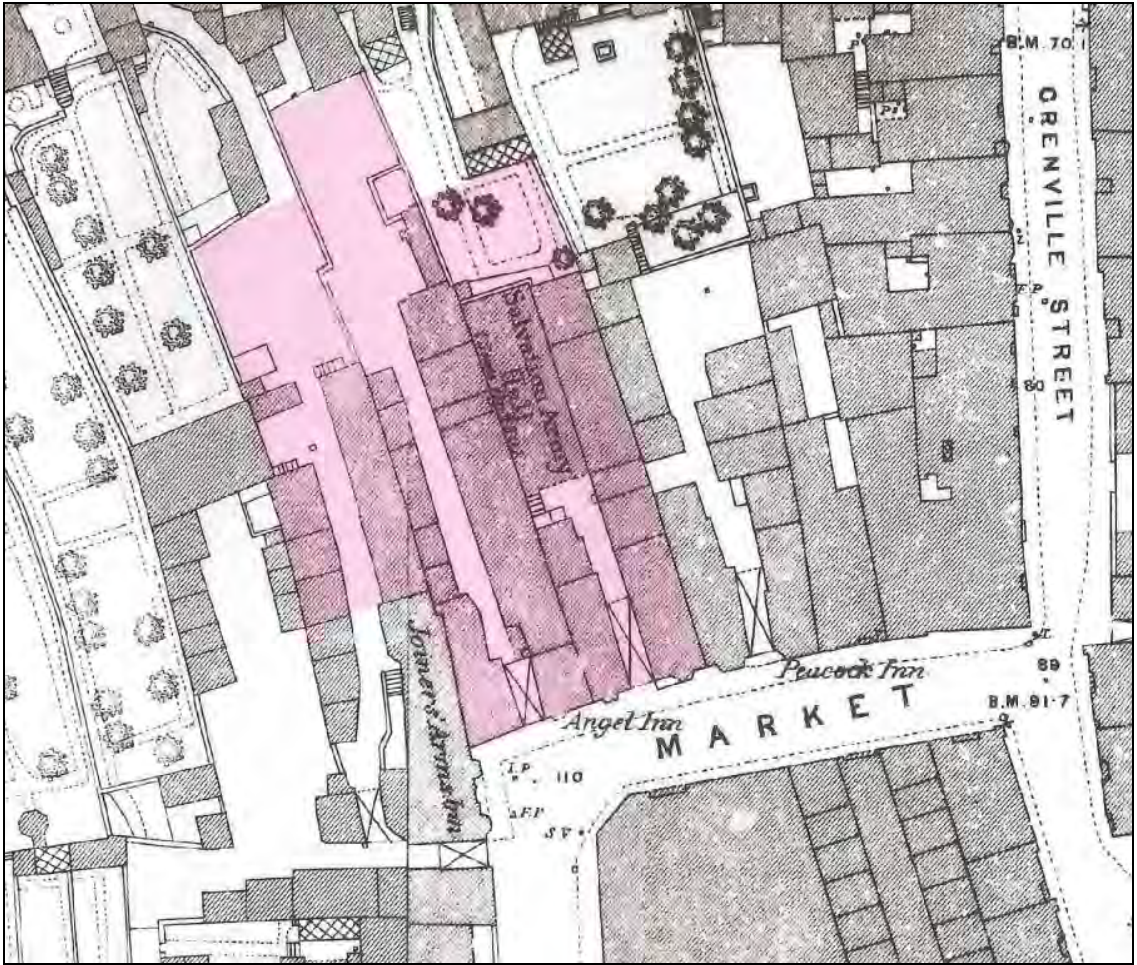


Figure 6: Extract from the Ordnance Survey First Edition map at a scale of 1:500 surveyed 1885, Devonshire sheets XIX.6.8 and XIX.6.9. The approximate area of the current site is indicated in colour (NDRO).

The Ordnance Survey Second Edition map of 1905 (Figures 6-7) and the revised map of 1938 indicate no further change to the site prior to the Second World War.



Figure 7: Extract from the Ordnance Survey Second Edition map at a scale of 1:2500 published 1905, showing the relationship of the Market Place to the long former burgage plots on the south side of the High Street.



Figure 8: Extract from the Ordnance Second Edition map at a scale of 1:2500 Devonshire sheet XIX.6, published 1905. The approximate area of the current site is indicated in colour.

Post-War mapping (1967) indicates that by that date the yard to the rear of the Angel had begun to be opened up with loss of the southern third of the building on the east side of the long yard. By 1973 the northern half of the buildings on the west side of the yard had been removed, a situation which remained when the Google aerial view was taken c.2007 (Figure 9). Since this time that former Salvation Hall has largely collapsed/been demolished after a fire.



Figure 9: Google Maps: the site is outlined.

3.0 The Results of the Historic Building Assessment

3.1 Building 1

3.1.1 Exterior Description

The building lies on an east-west axis with its southern elevation facing onto market square and its north adjoining the main courtyard area (Burgage plot 2). The southern elevation is rendered and painted under a slate double pitched roof and plastic guttering, with a cast-iron down pipe to the east end (see Coverplate). To the centre of the elevation is a large passage which has been forced through the building; the south entrance to the passage has a wide plain timber surround with a large bead moulding to the opening, a typical element of 19th century design. To the west of this is a large sash window which is boarded; to the east is a large single-storey bay window, of canted design, built into the slope of the street. This bay window has a moulded eaves cornice to its slate roof and moulded glazing bars and timber frame; there are hopper casement windows to the top, and the bottom section of the window is boarded. There are three first floor window openings; to the west this window is boarded externally and the two to the east are boarded internally exposing small timber casements, probably of late 19th century date.

The north elevation of the building is abutted to the north-east by a single-storey brick and concrete service buildings, of late 19th or 20th century date (Figure 10). To the west side of the elevation an early 19th century brick building has been demolished which formerly adjoined the 17th century structure providing a rear staircase to the first floor and additional floor space. The east and west ends of the elevation are still largely of 17th century stone and cob construction with an early 19th century brick chimneystack attached to the east side, with a later cream brick stack. To the centre of the elevation an RSJ has been inserted to support the north end of the passage and the walls in this area have been rebuilt in concrete blocks. The east and west gables are largely of cob and stone on the ground floor. The east gable may have been partially rebuilt in brick to the upper portion where Building 1 is abutted by Building 7.



Figure 10: Rear elevation of Building 1, viewed from the north.

3.1.2 Interior Description

The ground floor of the building, as mentioned above, has a wide passage forced through the centre of the elevation, giving access to the rear courtyard. This passage has large timber lintels to both north and south, which carry on-edge joists which run east-west. The floor of the passage has been covered by concrete but at the north end this has fragmented suggesting there may be a brickwork floor beneath. The ceiling of the passage was of lathe and plaster; much of which has been removed or fallen away through water damage (Figure 11). The majority of this ceiling has been lost where the floorboards of the first floor have rotted away, and this currently provides access to the first floor. The eastern wall of the passage is of reddish-orange bricks and appears repaired in cream ceramic bricks; dating this partition to the early/mid 19th century. To the west the partition appears to be largely of reddish-orange brick although it appears heavily repaired with a heavy layer of cement render and is possibly rebuilt in concrete block in places; it however also originally dates to the 19th century. The western partition has an unusual horizontal sliding timber sash window to the north end, in a beaded timber frame; this form of window is often referred to as a Yorkshire sash. They are often found in low ceilinged rooms where there wasn't the head height to incorporate a tall vertically opening window; they date to the late 18th or early 19th century, which would appear correct with the early to mid 19th century interior of Room 1 (R1), described below. To the east (R2) and west (R1) are self-contained ground floor rooms; both of which also appear to have received 19th century makeovers.



Figure 11: Ceiling above central passageway in Building 1, from the northwest.

3.1.3 Room 1 (R1)

To the west side (R1) the room is accessed through a timber framed doorway, moulded and beaded, with glazed panel above and moulded 19th century panelled door. The ceiling is of plain lathe and plaster. The floor is of concrete and there is a considerable step up into the room from the passage. There is dado height panelling to all walls, comprised of wide vertical 'tongue and groove' boards, typical of the 19th century with a simple bead to the top and bead mouldings to corners and to the fireplace. Above the panelling the walls are plastered and painted, covered with a variety of layers of 20th century wallpapers. The fireplace is set into the large western axial stack; the timber surround has beaded pilasters with carved corbelled brackets to a mantelshelf; this is a typical surround of the early to mid 19th century (Figure 12). The firebox is boarded. There is a deep alcove to the south of the fireplace, respected by the panelling and to the north is a brick and stone partition wall with doorway to an under-stairs cupboard, which is largely now demolished; there is also a doorway in the north wall. This doorway in the north wall sits in a wider blocked opening which rises to almost ceiling height. This large opening lies almost opposite the window in the south wall. This window has wide splayed reveals which are panelled to dado height. There is a timber window seat below the window, built into the panelling with bead moulding to the edges. The window is boarded but a wooden frame can be seen with a bead to the opening.



Figure 12: Fireplace in Room 1 with 19th century timber surround, viewed from the east.

3.1.4 Room 2 (R2)

To the east side (R2) the room is accessed from the passage through a doorway with moulded timber architrave, to a pair of narrow double doors. These doors are of two panels, with a long upper glazed panel and shorter square panel to the base, both with stepped ogee mouldings. These doors date from the early to mid 19th century. The ceiling within this room appears to have been replaced with plaster-board sheets. The walls are plastered and painted; there is dado height panelling, the same as in R1, with wide vertical boards, dating from the early to mid 19th century. There is a wide thick projecting chamfered dado rail, which is a later replacement to the majority of the room; this is probably 20th century in date. The boarded panelling appears to run into the canted bay window area where there seems to be a built in window seat (Figure 13). The lower part of the bay window is boarded, and from the interior it is obscured by coverings. The floor is raised and appears to be of concrete. There is a blocked opening in the south wall to the east of the bay window; this is now used a cupboard, and has narrow strap hinges, of early 19th century date. The fireplace, in the north wall has a replacement brick surround, of early to mid 20th century date. There is a doorway leading north into single storey service buildings (R3 and R4). This door is of four moulded panels, in a moulded architrave, of 19th century date.



Figure 13: Bay window in Room 2, viewed from the northeast.

3.1.5 Rooms 3 and 4 (R3 and R4)

The largest of these service buildings (R3) is entered directly from R2 and is a heated room, the chimneystack projecting from the south wall, being a back-to-back fireplace with that in R2. The fireplace has been blocked and the walls are plastered and painted, with bead moulding to the corners, a typical 19th century detail. The basic structure of this room probably dates to the later 19th century and was then remodelled as a small kitchen or service room in the 20th century. The west wall of this room appears rebuilt in brick and cement; this is lined with tiles over cement render. There is a window at the south end of this wall which is a modern PVC

unit, to the north the wall has largely been demolished. The chimneystack which serves the fireplaces in both R2 and R3 is of cream Barnstaple brick, this appears to be a rebuild of an earlier reddish-orange brick structure which served the fireplace in R2. This reddish-orange brick structure probably dates to the late 18th or early 19th century and survives in part within the building; this can be seen where the plaster has been removed from around the fire surrounds on both the ground and the first floors. The cream brick stack is probably contemporary with R3, constructed in the late 19th century. There is a further doorway in the north wall leading into a brick and concrete toilet block (R4) at the back of the building, with a door and window to the north overlooking the courtyard; of 20th century construction.

3.1.6 Room 5 (R5)

The first floor of Building 1 is now only accessible via a ladder through the gaps in the ceiling of the central passageway. The space is now an open room; wall scars, changes of wall-paper pattern and some surviving partition stubs show that partitions ran across the building between the north and south walls. The layout may have comprised two heated end bedrooms to the east and west, with a central unheated room between. The stairs rose in the north-west corner, where there is a surviving timber framed lathe and plaster partition which divided them from the western bedroom. The walls are plastered and wall-papered. There is a fireplace in the western gable; the surround has been removed but the cast-iron grate survives however and is of hob-grate form, with square profile gridirons to both sides and a curving suspended fire basket between (Figure 14). The gridirons to the sides have a foliate relief pattern, there appears to be a stone or slate hearth. This is an early 19th century style of grate, of classical Greek revival style popular in the Regency period of c.1811-1820.

There is another fireplace in the north wall of the building at the eastern end. The chimneystack projects slightly into the room and is of early reddish-orange coloured bricks, possibly late 18th or early 19th century date. The hearth is built within this brick structure, the timber or stone surround has again been removed but the cast-iron grate survives (Figure 15). This is a George III 'ducks-nest' curved grate with shallow rounded fire basket with curving bars and a stone hearth. This is of late 18th or early 19th century date, earlier than the grate to the west, c.1790-1810. There is surviving shallow skirting with a simple bead to the top also of early 19th century date. The floor is boarded with wide even width oak boards of late 18th century or early 19th century date. The front (south) wall of the building has been substantially rebuilt in reddish-orange bricks at first floor level, these are larger than modern bricks and can be seen to be without frogs, these probably date to the early 19th century remodelling of the building. There are three window openings within this wall, the two windows to the east end are simple two light timber casements, these are probably later 19th or possibly early 20th century replacements. To the west end is a different style of window with a timber hopper casement. The rear (north) wall can be seen to be of cob and stone but large sections have been rebuilt in reddish-orange brick and again in 20th century concrete block to the central section where an iron girder has been inserted above the north entrance to the through passage.



Figure 14: Early 19th century hob-grate fireplace in western gable of Room 5, viewed from the east.



Figure 15: Late 18th century/early 19th century ducks-nest grate to the north-east of Room 5, viewed from the southwest.

3.1.7 The Roof Structure

There is a surviving timber roof structure within Building 1 which dates to the 17th century. This is of three large trusses, the blades of which have half-lap notched joints at the apex and whose collars are also attached with half-lap notched joints, all of which are pegged (Figures 16-17). The apex of each of the trusses is double pegged. The truss blades are all chamfered slightly and the collars also exhibit some shallow chamfering. There is a single ridge pole which is socketed into the apex of each truss, of square profile, set on edge, with butt-joints. The purlins are also through-and-through, of butt-joints, pegged to the trusses through the back of the blades. The purlins are all chamfered, with two tiers to each pitch; the rafters lie on the back of the purlins, with each individual one pegged to the purlins. Narrow 19th century timbers have been attached to the bottom tier of purlins and to the collars of the trusses, with narrow batons running between, which held a false lathe and plaster ceiling; some of which survives in places. A modern roof has been placed on top of this historic structure with its own rafters, purlins and principles which rest on the back of the historic rafters. The historic roof is a good example of a 17th century timber structure and survives in unusually good condition despite the lack of slates to the north side of the building.



Figure 16: 17th Century roof structure of Building 1, viewed from the west.



Figure 17: Detail of roof.

3.2 Building 2

The building is constructed of red bricks in a lime mortar; some walls may have been partially built of rubble stone. The wall to the north was built up against the existing stone wall of the three storey building to the west which is an outshoot of the Joiner's Arms Public House. To the east it was built up against the north wall of Building 1. This building was internally plastered and papered and was accessed through the doorway in the north wall of room 1 and from the exterior possibly through openings into the courtyard. There was an internal partition to the south which separated the stairs from the rest of the building. The stairs rose upwards to the south, in a single short flight, turning to the east at the top entering the first floor of Building 1 in its north-west corner. At the top of the stairs, a lathe and plaster partition can be seen to screen the area from the rest of the first floor of Building 1 (Figure 18).

Building 2 had been raised up considerably from the surface of the courtyard, on a brick and concrete plinth; presumably in order to counteract the east-west slope of the ground. Building 2 has been largely demolished leaving only the stubs of the walls in some places. It is likely this building was constructed upon the forcing of the passageway through the ground floor of Building 1, which may have removed the access to the first floor. The roofline of Building 1 had to be adjusted at the north-west corner to allow enough height for the stairs to rise, as the 17th century roof sloped down to the top of the cob and stone walls at a sharp angle.



Figure 18: External shot of Room 1 and former stair, viewed from the north (inside Building 2).

3.3 Courtyard

Open area surrounded, to the south by Building 1, to the west by the medieval burgage plot wall which forms the east wall of Building 3, to the north by Building 4, and the east by the burgage plot wall which divides the courtyard from the lower courtyard. The yard slopes slightly to the north towards Building 4. This courtyard comprises the majority of the widest of the four burgage plots which make up the subject site. These plots are the surviving remnants of the medieval town plan of Bideford and are characterised by the large thick stone and cob walls which mark their boundaries. The yard is mostly covered by concrete and hard standing and there is some evidence of further demolished buildings to both the east and west sides against the burgage plot walls.

3.4 Building 3

3.4.1 Exterior Description

Building 3 is a long narrow structure which forms the west side of the main courtyard. This building is constructed of stone, with some repairs in both handmade and modern brick to the upper levels. The most important historic asset within the building is that of its east wall which contains a significant amount of a surviving burgage plot wall dating back to the medieval organisation of land within the town. The lower levels of the long east wall are of coursed local slate stone slabs, closely packed, where the wall is damaged in places it can be seen this has an

earth/cob bond but no discernible mortar. The middle section of this wall is comprised of further sections of this fine medieval stonework and looser packed rubble construction stonework, in a lime mortar, which are probably later repairs. Throughout the lower sections of wall there are levelling courses of slates running through the structure. The upper parts of the wall have been reconstructed upon the construction of the abutting 19th century Building 3. The stonework here is blockier and looser packed in a lime mortar which has been heavily repaired and re-pointed in cement mortar. Throughout the earlier medieval and 19th century phases of stonework there are odd river pebbles, often of large size, a feature which is again seen in the other burgage plot walls and in the walls of Building 6 which has a 17th century date.

The eastern wall of Building 3 has a number of small openings, all windows which are relatively modern; the openings are forced, often appearing to have required the wall to be rebuilt around them (Figure 19). To the south end of the wall there was a covering of cement render which is mostly now removed and some partition marks can be seen from small buildings built up against the wall, within the courtyard, which have now been demolished. A modern metal staircase rises to a narrow doorway in the centre of the elevation which is the current access to the building. This doorway is forced with a narrow timber and concrete slab lintel and cemented sides to the doorway where the wall has been breached and needed repair. The north and west walls are rendered and painted; they look over the garden. Where the render has blown the walls can be seen to be of small neat blocky stones, typically early to mid 19th century in style. There are a number of large window openings and two doorways in the western wall of the building looking into the garden; the building is heavily obscured with ivy and overgrowth.



Figure 19: East elevation of Building 3, viewed from the north-west.

3.4.2 Interior Description

Building 3 is accessed via a modern narrow doorway, in the centre of its east elevation. The interior is laid out as one large open space (Figure 20), with a now demolished partition forming a small separate room to the south end. The room is now used as a store for a nearby furniture shop. It has a timber plank floor of narrow even width 19th century floorboards, the floor is suspended, there being a large void underneath of an approximate 0.5m depth to an earth surface. The east wall has a number of small openings within it; described with the exterior. The west wall is dominated by four large windows with moulded panelled casements; the windows are of unusual design an upper opening hopper casement, which rests on moulded timber stays (Figure 21). The room is also panelled to dado height with wide vertical boards which has a moulded dado rail above. The fifth opening within the west wall at the north end is also a moulded casement but holds a large set of modern double doors; above the doors is an original timber panelled shutter. At the north end of the room is another long double-height opening with a further window; this is more modern.

There is a further double doorway in the south end of the western wall which has been modernised. At the south end the scar on the wall is clear dividing off space for a small room; this has a fireplace which has been rebuilt in brick in the early 20th century. Either side of this fireplace are matching cupboards, with panelled doors, only the door to the western set remain; in each set the upper cupboard appears to have shelves and the lower appears to be open. These all have bead moulding to their openings and date from the early to mid 19th century, as do the windows and panelling in the main section of the room. There is a small horned sash window in the west wall at the south end lighting the area with the fireplace and this is of late 19th century date.



Figure 20: Inside Building 3, viewed from the north.



Figure 21: Example of the windows within the west wall of Building 3.

3.5 Building 4

Large modern open-span barn/industrial building, built of concrete blocks with a steel framed super structure. The wall to the west is higher than that to the east, creating a shallow pitch to the roof. The roof is of corrugated sheeting boarded to the interior, supported on steel girders which run north-south between the steel girder trusses. There is a poured concrete floor, which drops in level to the north, graduating with the building which has two separate modern extensions of single storey height. The space is divided between the main structure and the two smaller buildings to the north by wide openings with sliding doors and the building is entered from the courtyard through double-width sliding doors.

3.6 Lower Courtyard

Open area (Burgage plot 3) surrounded; to the south by Building 7, to the west by the medieval burgage plot wall which divides this space from the main courtyard (Burgage plot 2), to the north by Building 5 and the east by Building 6. This area comprises the third of the four burgage plots which make up the subject site; Burgage plot 3 and Burgage plot 4, to the east of the site are far narrower than those to the west. The yard is mostly covered by concrete and hard standing and slopes away to the east towards Building 6. The surface of the courtyard is largely obscured by significant amounts of building debris from a former structure which occupied the space and was recently demolished. The debris would indicate this building was a mixture of brick and stone construction. The building abutted the earlier 17th century Building 6 and the early to mid 19th century Building 5.



Figure 22: Openings in the south elevation of Building 5 and blocked openings in Building 6, viewed from the southwest.

3.7 Building 5

Lying to the north side of the Lower Courtyard (Burgage plot 3) and encompassing the north end of Burgage plot 4, to the north of Building 6. This is a brick structure built between existing stone walls dating to the 18th century and the stone medieval Burgage plot walls. The ground floor is constructed of brickwork pillars, built up against the stone medieval walls which run through the site from south to north, stretching back to the high street. These brickwork pillars rise to the first floor where the walls are constructed of timber boarding. On the ground and first floors to the south-west corner of the building where it is entered from the lower courtyard there are two parallel stone walls which appear to run between the medieval walls which frame Burgage plot 3 to the east and west. These walls are of blockier stonework, semi-coursed and can be seen to clearly abut the older medieval walls; within the southernmost of these two walls on the first floor is a window, with a heavy timber lintel, stone quoin reveals and a three light timber mullion with pegged joints of 18th or early 19th century date.

The first floor is supported on large timber joists set on-edge, which support narrow even width floorboards. Between the joists are two rows of cross-hatched noggin, or 'herringbone struts' to the joists, providing extra strength; this suggest the first floor may have been used for storage of goods which were of considerable weight (Figure 23). The roof structure over the main section of building within Burgage plot 4 is of timber, A-framed trusses with notched lap joints to collars and apex, with double ridge poles and two tiers of purlins to each pitch, the joints are bolted and the roof is boarded with narrow even width planks with corrugated sheeting above. There is a wide timber staircase built up against the north wall of Building 6 to provide access to the first floor. The first floor is supported at the west side by RSJs. Windows have been inserted between the top of the medieval stone wall to the east and first floor level and the north wall of the building is boarded in timber with double timber doors out to a small yard. The yard

is enclosed to the east by a medieval stone wall, to the south and west by the building and to the north by an inserted stone wall which separates this from the adjacent garden; the yard appears to have a large furnace fitted within it. On the first floor windows have been inserted into the timber boarding to the east side; there is a large loading door over the small rear yard to the north, with a pulley system. There is a blocked opening into Building 6 and a tall opening which appears forced with timber lacing inserted to brace the sides and a narrow timber lintel, this opening was probably created upon the construction of Building 5.



Figure 23: Main ground floor area of Building 5, viewed from the northeast.



Figure 24: Roof structure of Building 5, viewed from the south.

3.8 Building 6

Building 6 is a long low stone building built between the medieval burgage plot walls which form Burgage plot 4 to the east edge of the subject site. The stonework of the east and west walls of the building is of this medieval phase with large slate stone slabs laid closely together. A number of openings have been forced in this stonework, rebuilt to the sides in stone with large chamfered timber lintels which may be reused from earlier structures. These openings, particularly that to the west adjacent to Building 5 have then been re-blocked in brickwork in the 19th century over several phases, with an earlier phase in handmade reddish-orange bricks, and the later phase in cream bricks. To the centre a large opening has been forced into the building which is open, beyond this at the south end is another opening which has been forced in the wall to full height, with rebuilt reveals in reddish-orange brick, a wall has been built across the building internally and to the south to create a long narrow engine house to contain an early diesel engine; an engine still remains here but appears to be 20th century in date (Figure 25).



Figure 25: Engine Room and engine at south end of Building 6, viewed from the west.

To the north within Building 5 is the 17th century north stone wall of the building, it is built in large semi-coursed stonework not of the quality of the medieval work but far finer than the blocky loosely packed 19th century stonework seen in the repairs to the building. There is a blocked opening within this north wall which appears to be at floor height and shows how the ground may have been made-up within Building 5 for its construction in the 19th century, to make Burgage plot 4's ground surface the same height as Burgage plot 3, as the area has been heavily terraced since medieval times. Building 6 is set at a much lower level than the Lower Courtyard and Building 5, the building is entered from the Lower Courtyard on its first floor and above this it has a loft space. The owner of the subject site has a flying freehold over this first floor. There is a different form of construction within this buildings timber internal

structure to the south end, here there are large chamfered cross-beams, the northernmost of which has a rebate for a timber partition, to the south of this timber there are joists laid flat, an older form of construction and late 18th or early 19th century joists of large size laid on-edge; to the north the joists and timbers become much narrower, two narrow beams forming cross-beams and narrower weaker on-edge joists (Figure 26). There are also some large sockets in the medieval walls which have been filled with packing and appear to suggest larger beams have been removed. To the east side there is a large window with moulded beaded frame and fine glazing bars and two large visible panes of glass, whether this is a sash or hopper window we cannot tell and it is boarded externally. It has a large timber lintel and appears to date to the early 19th century makeover this building received.



Figure 26: Loft floor timbers of Building 6, heavy chamfered cross beam visible to the left, with large flat-laid joist to the foreground and large on-edge joists to the background, with later 19th century timber floor joists to the right hand side, with smaller timbers, viewed from the east.

3.9 Building 7

Building 7 lies immediately to the east of Building No.1 and they share a party wall, the eastern gable of Building No.1; which has been largely rebuilt in brick to the upper portion, where it adjoins the 19th century second floor of Building 7. Building 7 is of three storeys, with a rendered and painted south elevation with canted bay windows, which rise to the first floor (Figure 27). To the east the bay window on the ground floor has been truncated and a wide square shop window has been inserted into the structure. The building has a double pitch slate roof and axial chimneystacks to the east and west gables. The ground and first floor walls of Building 7 are constructed in cob and the walls run east-west, between stone burgage plot walls

(of plots 3 and 4) which run north-south and form the west and east walls of the building and the east wall of the passage. These medieval walls are exceptionally thick, of stone with a cob/earth core; the cob walls which run between are also very thick, of cob without the more expensive stonework. These may be later medieval or post-medieval walls as the adjacent building (Building 1) is a surviving 17th century structure. The upper storey of the building (second floor), appears to be built in a mixture of brickwork and stone, dating to the early to mid 19th century when this building received a comprehensive remodelling. There are numerous other phases visible in the walls of the building to the rear where it has suffered from fire damage and the majority of the interior treatments have been stripped away.



Figure 27: Street frontage (south facing elevation) of Building 7, viewed from the southwest.

The south elevation is dominated by large sash windows, of mid 19th century date, with narrow outer panes to horned sashes. The exterior of the south elevation which faces onto the market square has a largely early to mid 19th century appearance; with a central passageway which has also been forced through the centre of the ground floor as seen in Building 1. The east and west gables adjoin Building 1 to the west and a further building to the east which is not part of the subject site. The north elevation of the building is abutted to the north-west by a two storey stone and cob outbuilding of late 18th century date repaired and the east wall of which was altered in brick in the early 19th century, possibly on the forcing of the passage through the building. The east wall has a hornless sash window to the east overlooking a small courtyard area between the two rear extensions, with a doorway to the north, within a much large blocked opening and a partially blocked doorway to the east, beneath the sash window. This small building has a first floor which could not be accessed; its access to the main front range of the building has been blocked and the same on the first floor. The building has a small chimneystack to the west, with a mid 19th century cast-iron grate being found in the building although the fireplace has been blocked. This chimneystack has been forced into the medieval burgage plot wall between the courtyard and lower courtyard; this medieval wall forms the west wall of the 18th century outbuilding structure. To the north-east there is a long range of outbuildings which contain a number of phases from the 18th century to later 19th century and

adjoin the 17th century Building 6 to the north. This long range of buildings is built between medieval burgage plot walls, to the east and west, which form Burgage plot 4. These medieval walls have been lifted in layers of stone and brick construction during later phases and have had openings forced through to provide doorways and windows, some filled with hornless sash windows and some later 19th century casement windows, to the rooms from the courtyard area. A large building was formerly built around the outbuildings and extended across the Lower Courtyard (Burgage plot 3) to Building 5. This building was demolished fairly recently and elements of the structure remain within the courtyard showing this was built of brick and stone and had a substantial timber floor and roof structures.



Figure 28: Door to Kitchen of Building 7 in north elevation of north-west outbuilding, viewed from the north.



Figure 29: Hornless sash window above blocked doorway in east wall of north-west outbuilding, of Building 7, viewed from the north-east.



Figure 30: West facing elevation of north-east outbuilding to rear of Building 7, viewed from the west.

3.9.1 Interior Description

The building is now accessed via the central passageway other than the small ground floor shop to the east, which is entered through the modern shop window which projects into the street and truncates the canted bay window at the ground floor level. The walls of the shop are fully boarded and fitted for a shop interior. The west wall however can be seen to curve quite sharply and is of unusual width, of very substantial construction; a large opening has been forced through this to the north end which has again been blocked. This wall is the medieval burgage plot wall which the later building has been built around. Towards to south of the shop there is a step up and change in floor height, here it can be seen that a large opening has been forced in a substantial thick cob plastered wall and an RSJ has been inserted; this is the former front of this building which was brought forward and extended in the early to mid 19th century, with stone extensions to the burgage plot walls and to the front of the building, with some brickwork elements. The ceiling of the shop has also been boarded, with a false ceiling inserted, reducing the height of the ceiling which would otherwise have been considerable; the building having been remodelled in the early to mid 19th century when ceilings were much higher. Access to another room within the long range of outbuildings to the rear is blocked in the north wall of the shop.

The central passage which has been forced through the centre of the ground floor dates to the mid 19th century; this is framed by a brick partition to the west and has a brick paved floor, to the east is the medieval burgage plot wall. This passage leads into a rear courtyard and the possibly semi-industrial buildings beyond namely Buildings 5 and 6. To the rear of the building to the west side of the passage there is a doorway leading into a stair hall. This has a patterned tiled floor of mid 19th century date, with beaded skirting and a wooden moulded and carved staircase, presumably of pine (Figure 31). This staircase has square newel posts with chamfered corners and carved stops, with a moulded handrail and the stair is of closed string form (Figure 32). There is a blocked doorway leading to the south from this stair hall into the taxi cab office which inhabits the front room to the west; which was not accessed. There is also a blocked doorway to the north. The stairs rise to a large first floor landing with numerous blocked doorways to the north and south walls and a further simpler phase of stairs which leads to the second floor which is blocked in with modern boarding. The landing area appears to have been created by forcing through earlier walls and it is possible the first floor was accessed elsewhere before the passageway was forced through the building.



Figure 31: Quarry tile floor in stair hall of Building 7, viewed from the north-east.

The first floor flat incorporates the front two rooms to the south with canted bay windows; it can be seen how the front wall of the building was forced to provide a wide opening for the bay windows. There is a shallow projecting chimneystack to both the east and west walls, the fireplaces are blocked and there is beaded moulding to these chimneystacks which is a typical 19th century interior decorative treatment. There are some sections of moulded picture rail and moulded beaded skirting surviving and the doors are of four panel form with bead mouldings. The lintels above the doorway to the east side of the first floor have been exposed due to the fire in the building and can be seen to be substantial and there is earlier bead moulded timber door frame set in the wall behind the later moulded door architrave which is late 19th century. The second floor has a much simpler staircase of later 19th century date, with a round turned vase newel post and balusters.

The second floor rooms have been incorporated to the south into a flat as on the first floor; there are some historic 19th century doors and sections of skirting and picture rails and the bay windows and other windows are all mid 19th century sashes. The shallow chimneystacks rise to the second floor, as below the openings are either blocked or the grate and surround have been replaced. A doorway on the second floor landing leads into the rear of the main range where the fire within the building did the most damage. The walls have been stripped of plaster showing the lower cob sections of wall which rise just above first floor height to all walls, above this are several phases of stonework and above that brickwork (Figures 33-34). Sections of beaded skirting of early 19th century date survive and a panelled 19th century door; there is an arched decorated register grate of early to mid 19th century date in a simple timber surround of early 19th century form with simple corbelled brackets and modern windows in the east wall. Some of the joists here are very substantial and can be seen to be laid flat, re-used in this position,

possibly from elsewhere in the building, other joists are typical of 19th century construction, set on-edge but of a larger size than found in the later decades suggesting an early to mid 19th century date. The floor boards are wide, of even width, again suggesting an early to mid 19th century date for the remodelling of this area of the building. A doorway against the west wall leads into the second floor of the rear north-east outbuilding; here it can be seen this second storey is a later phase of construction, one of several exhibited in the walls, the lower part of which can be seen to be cob and stone. This area has also received an early to mid 19th century makeover with two cast-iron register grates built into a brick chimneystack which has been built up against a medieval burgage plot wall which forms the east side of Burgage plot 4. There have been some later 19th century repairs and alterations which have been undertaken in cream Barnstaple brick, the earlier works undertaken in reddish-orange handmade bricks. This area is now open to the elements having lost its roof in the fire; one later 19th century sash window survives in the east wall and some beaded moulded skirting survives in places.



Figure 32: Detail of stair to Building 7, viewed from the east.



Figure 33: East elevation of second floor of the Building 7, viewed from the east.



Figure 34: West elevation of outbuilding to the north-east of Building 7, viewed from the south-east.

4.0 Site Inspection – Archaeological Potential

4.1 Introduction

The site is currently comprised of a street frontage of two buildings (Number 9, 10, 10a and 11 Market Place), and three main ranges of outbuildings in the back plots with associated yards and a garden. The site is divided over four levels, with each terrace corresponding with former divisions probably relating to medieval burgage plots. This suggests that the level of truncation across the site is probably limited, and that which has occurred, is primarily related to the medieval division and use of the development area.

4.2 Archaeological Potential Analysis

4.2.1 Burgage Plot 1

Burgage Plot 1 is the highest of the three plots (34.5m above sea level) and is approximately 8m wide and 30m in length. The plot and buildings were formerly part of the Joiners Arms (Number 6 Market Place), and Building 3 was formerly used as a function room. Building 3 occupies approximately a third of the area, but it is clear that the suspended wooden floor has not led to the truncation of the ground below. This suggests that there will be a good chance of archaeological deposits surviving below this building. The overgrown garden which covers the northern third of Burgage Plot 1 is partially obscured by vegetation, but appears level and largely undisturbed. The late 19th/ early 20th century brick and concrete block sheds which abut the western elevation of this burgage plot have probably not dramatically truncated the area either, although most of them have concrete floors, which may have led to some truncation.

4.2.2 Burgage Plot 2

Burgage Plot 2 is the largest of the four plots (approximately 8m x 52m) and comprises Building 1 (Number 9 Market Place), with its demolished rear extension (Building 2), a large courtyard area, and a large concrete block barn (Building 4). The plot is situated approximately 1.2m lower than Burgage Plot 1 and 1.1m above Burgage Plot 3. The archaeological potential Building 1 is diminished by the concrete floors which have been inserted, but the early 17th century date for the building suggests that earlier floor layers and details relating to original layout of the building may be revealed during groundworks. The area of Building 2 is covered by the collapsed rubble and remnants of this structure but appears to be situated at a slightly higher level than the courtyard to its south, suggesting that there is good potential for the survival of archaeological deposits. The area of the courtyard is covered by concrete and is currently used for parking and storage. The concrete is most likely overlying an earlier (cobbled?) yard surface, and archaeological deposits are highly likely to survive below this. Building 4 covers the rest of the area of Burgage Plot 2 and given the late 20th century date for this building it is likely that the concrete foundations and floor have severely truncated any archaeological deposits.



Figure 35: Collapsed eastern Burgage Plots 2/3 boundary wall, viewed from the north-west.

4.2.3 Burgage Plot 3

Burgage Plot 3 (approximately 4m x 42m) comprises half of Building 7, the lower courtyard (formerly a roofed shed) and half of Building 5. Building 7 retains many of its 19th century floors, although the forced passage through the building has a concrete floor. The area covered by this building will be largely undisturbed by the proposed development. The lower courtyard is currently heavily obscured by piles of rubble from the collapse/demolition of part of the western boundary and the structure which once covered this area. The southern part of this area appears to be little disturbed with a late 19th century tiled floor visible below some of the rubble. The northern end of the courtyard has been lowered by probably 0.4m (apparently during the ownership of the current owner) and covered in concrete, meaning that any archaeological deposits in this part of the courtyard are probably truncated. The floor within Building 5 is also at this same level and is concrete.

4.2.4 Burgage Plot 4

Burgage Plot 4 (approximately 4m x 40m) comprises the eastern part of the development site including the other halves of Buildings 5 and 7, Building 6, and a small yard to the north of Building 5. The area covered of the plot covered by Building 7, has a suspended wooden floor in the southern end of the building, while the floors within the northern end have been lowered

and a concrete floor (circa. 1960) inserted which will have partially truncated any surviving archaeological deposits in this area. Building 6 had a suspended 19th century wooden floor and it is likely that the preservation of archaeology below is good. The eastern part of Building 5 has a concrete floor, which is at the same level as in the western half of the building, which may suggest that it has been less severely truncated than within Burgage Plot 3.

5.0 Summary

5.1 Building 1

The building is a surviving 17th century urban structure which has received a comprehensive remodelling in the first decades of the 19th century. It appears to have received very little structural work in the 20th century, with the addition of the toilet block (room 4) and some conversion works to the late 19th century service building (room 3). In the later 20th century and 21st century the building has become derelict and its condition worsening. The fundamental structure of the building remains 17th century and the 19th century phase is limited largely to internal features and the exterior bay window.

5.2 Building 2

The building was a 19th century brick and stone structure which contained the new stair access to the first floor of Building 1 and provided additional ground floor space for the earlier building or fulfilled a service function. This building had already been demolished prior to this assessment.

5.3 Courtyard

Open concreted area surrounded by historic buildings and bounded to the east and west by surviving medieval burgage plot walls; built of stone rubble construction with earth/cob cores. Areas of the courtyard appear to be of earth but there was no immediate evidence of surviving surfaces which may have been partially truncated by the laying of the concrete; it is possible however that deeper remains survive in this area undisturbed.

5.4 Building 3

This is a 19th century structure which has been built up against a medieval burgage plot wall which ran on a north-south axis back from the market square and forms the east wall of the building. This earlier stone wall survives to the lower sections of the existing structure; it is of tightly packed slate stone slabs, earth bonded, with lime mortars of various periods; this has been patched and lifted in height by blocky stonework which is looser packed and typical of the 19th century. There are also later 19th century brickwork sections and modern repairs and openings forced in the wall. The 19th century phase comprises a long narrow open room, with a sprung floor, presumably for dancing and large windows to the west side to light the space, which are set in large moulded casements, with double doors to the north and south leading out into the adjacent garden area. It is likely this building was a function room for the public house *The Joiners Arms* which lies to the west of Building No.1 at the north-west corner of the market square. This room would have been served by the garden to the west and north which wraps around the building; here there are several small buildings which may have been toilets, kitchen, storage, wine store; associated with the use of the room for parties and events. In recent times the room has been used as a bowling alley before the pub closed.

5.5 Garden

A small garden exists to the north of Building 3 and the east of Building 4. The space is bounded by a substantial stone built burgage plot wall to the west, which is abutted by the narrower northern boundary wall of the garden. The sheds and outbuildings within this area are probably all of early to mid 19th century origin and were used as storage for *The Joiners Arms* or as service buildings associated with the function room (Building 3). These buildings appear to be built of brick and stone but are partly demolished and obscured by overgrowth.

5.6 Building 4

A modern concrete block and steel framed construction, with concrete floor; this may replace earlier buildings. There was possibly a building on the site which was a slaughter house associated with the market and there was also a possible blood pit to the rear (north) of this building.

5.7 Lower Courtyard

The lower courtyard is primarily covered in rubble where a large building has been demolished; seemingly over a modern concrete floor which slopes to the north into the early 19th century Building 5. The concreted floor of this yard is significantly higher than the floor level within the adjacent Building 6, to the east and the concrete abuts the west wall of this building which is of stone; a medieval burgage plot wall incorporated into a 17th century structure.

5.8 Building 5

An early 19th century brick structure built around earlier buildings and between two medieval burgage plot walls which run on a north-south alignment, (Burgage plot 4) which form the long walls of the building. To the north-west the building is divided and blocked with concrete block walls and is built up against Building 6 to the south-east. This has a surviving early 19th century timber roof structure and some timber boarding to the first floor. To the south-west, where the building is entered from the lower courtyard, the walls are of rubble stone and this is possibly an earlier 18th century building which was heavily truncated to the east and incorporated into the early 19th century structure.

5.9 Building 6

A 17th century structure built between medieval burgage plot walls within the back plot of Burgage plot 4 and remodelled in the early 19th century when Building 5 was built to the north. The south end of the building was truncated by the construction of the 18th and 19th century outbuildings behind Building 7. The west wall was also forced at this time and brick walls were constructed to form an engine house at the south end. Only the first floor of this building was accessed from the subject site; there is a flying freehold over this section of the building.

5.10 Building 7

A 17th century or possibly earlier structure surviving in part with large cob and earth bonded stone walls to the ground and first floor, to the rear of the property. The eastern wall of the central passage which continues through to the rear extensions is a medieval burgage plot wall,

which runs through to Buildings 5 and 6 to the north. The east wall of the building itself, which lines the alleyway to the east is also a burgage plot wall, of medieval date but much repaired and rebuilt, with multiple blocked and re-blocked openings. The west wall of the building (party wall with Building 1) which continues through to the outbuildings and separates the lower courtyard from the main courtyard is also a medieval burgage plot wall. Additional buildings were built at the rear of the property in the 18th century built of stone. To the north-west side a stone building was built up against the north elevation of Building 7 and the medieval burgage plot wall to the west; this building may have extended across the length of the north elevation. The east wall of the building appears much repaired in early reddish-orange brickwork and contains a late 18th or early 19th century hornless sash window. The early to mid 19th century arched register grate within this building has been removed from the fireplace which would date the brick chimneystack which appears to have been forced in the burgage plot wall to heat this building, during the 19th century remodelling. To the north-east the long range of buildings was built between the medieval burgage plot walls which line burgage plot 4; the earliest building lies to the south adjacent to Building 7, this has thick cob walls similar to the main range and may be medieval or post-medieval in date, associated with the rest of the structure to the south. The first floor above this may then be 18th century, built of stone as the outbuilding to the north-west; indeed this may have once been one single building divided upon the forcing of the passageway.

To the north there is a stone and cob construction building of 18th century date with later stone early 19th century elements and later 19th century brickwork and stone construction. The front section of the building facing onto the street was lifted to provide a second storey in the early 19th century, with considerably larger window openings to light the new rooms and extending the frontage of the building forward to create a new street frontage with new fashionable canted bay windows. A passage was forced through the centre of the building on the ground floor probably at this date. In the late 19th century the outbuildings to the north-east were lifted, providing a second storey, linking with the main range and adjoining Building 6 to the north.

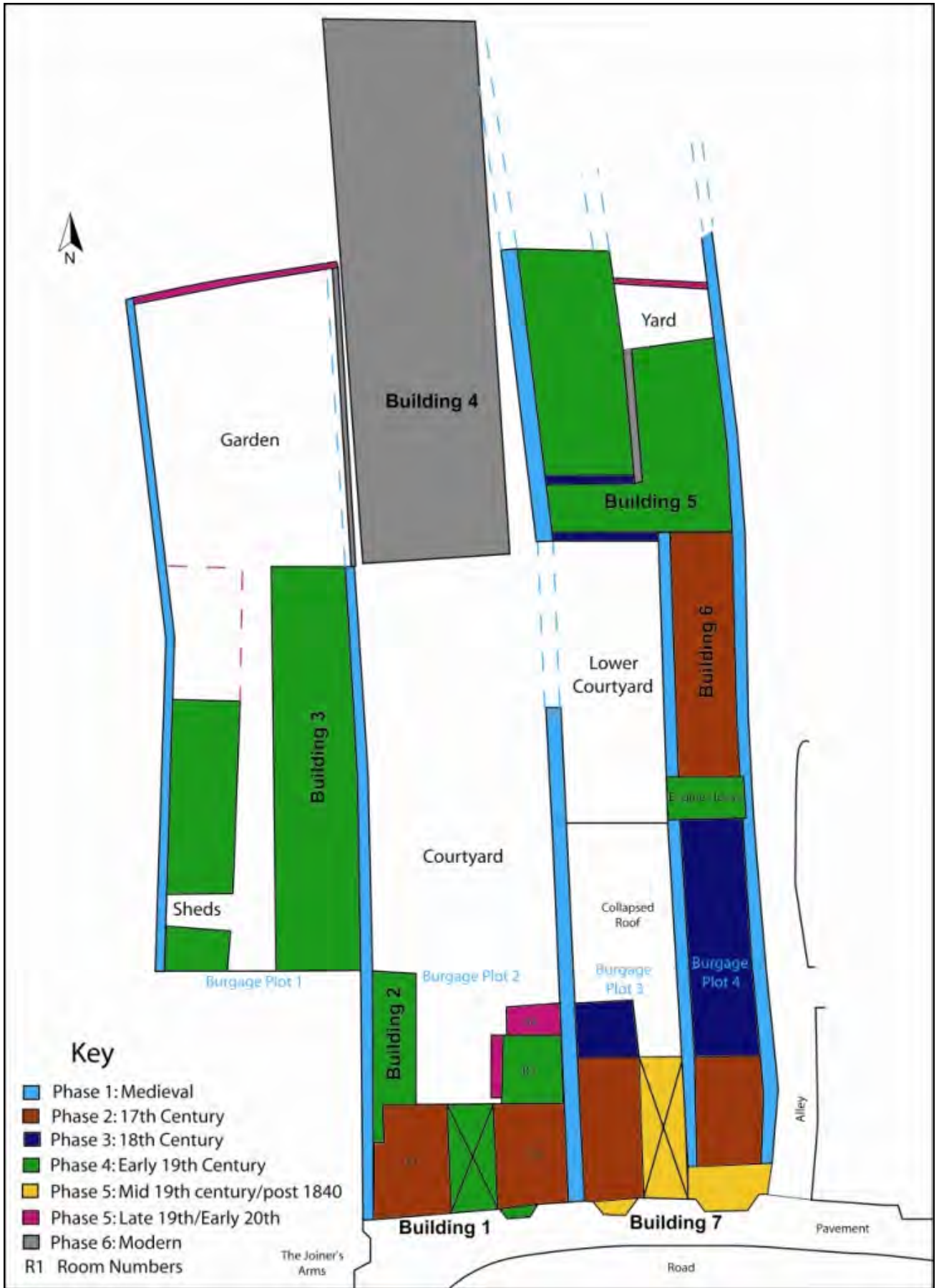


Figure 36: Phased ground floor plan of the development site.

6.0 Conclusions

6.1 Conclusions of the Desk-Based Study (Refer to the numbered site plan Fig.8)

1. The site lies on the edge of the medieval core of Bideford occupying the southern end of three or four former (High Street) burgage plots.
2. Buildings in this location *may* have developed when the market *may* have been transposed here in the late 17th/early 18th century.
3. The central part of the site (Buildings 1,2 and Courtyard) represents the premises of the Angel Inn dating perhaps from at least the 18th century, although the buildings date to the 17th century in part.
4. Building 4 within this area is modern.
5. Building 2 is located on the site of (or incorporates an element of) an outbuilding of the Angel Inn.
6. Courtyard to the rear of Building 1 was formerly fully occupied by buildings
7. The east part of the site (Buildings 5, 6 & 7 and Lower Courtyard) represents a former private house or shop and its infilled back plot, with 17th and 18th century service buildings.
8. Building 7 was considerably remodelled in the mid-19th century, being extended to the south and acquiring a through passage.
9. The major surviving early 19th century building within this area (Building 5), was partially incorporated into the former Salvation Army Hall which dates from the mid- to late 19th century; this building dominated burgage plot 3, covering both the Lower Courtyard and the area with the collapsed roof.
10. The west part of the site (Building 3, Brick Sheds and Garden) represents part of the former premises of the Joiners' Arms Inn.
11. Building 3 appears to represent a former functions room belonging to the Joiners' Arms Inn.
12. The 'brick sheds' on the west side of the site were formerly outbuildings of the Joiners' Arms Inn.

6.2 Archaeological Potential

The most obvious place to insert any evaluation trenches is in the garden to the north and west of the former function room, with trenching perhaps also feasible in the area of brick/concrete block sheds and waste to the west of this building. The other open spaces are currently covered with concrete yards, which will have partially truncated any surviving archaeological remains.

Given the high probability of medieval archaeological deposits surviving on the site, most likely within Burgage Plot 1 (both under Building 3 and in the garden) and below or in association with Buildings 1, 2, 5, 6 and 7 the recommended course of action is for ground works to be monitored once planning permission is given. A series of evaluation trenches could be excavated to confirm the belief that significant archaeological deposits survive on the site leading to a further programme of monitoring works.

7.0 Bibliography & References

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- North Devon Record Office:**
Benjamin Donn's map of Devon 1762
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B707/18 Bideford tithe map: Solicitor's copy 1887
Bideford tithe apportionment 1841
Bideford Town Map 1842.
Ordnance Survey First Edition map at 1:500, 1885, Devonshire sheets XIX 6.8 and 6.9
- Devon County Historic Environment Service:**
Various HERs including 13842, 75561, 78860

Appendix 1

PROJECT DESIGN FOR AN ARCHAEOLOGICAL ASSESMENT OF 8-11 MARKET PLACE, BIDEFORD, DEVON

Location: 8-11 Market Place, Bideford
Parish: Bideford
District: Torrridge
County: Devon
NGR: SS45242655
Planning Application no: 1/0678/2011/FUL
Proposal: Demolition of building fronting on to Market Place and other buildings on site and erection of 12 dwellings
HES ref: ARCH/DM/TO.18227
Date: 10.01.2012

1.0 INTRODUCTION

- 1.1 This document forms a Project Design which has been produced by South West Archaeology Limited (SWARCH) at the request of Mr Jon Brown (the Client), and sets out the methodology for a site inspection, desk-based appraisal and historic building assessment, prior to development of the site at Market Place, Bideford, and for related off site analysis and reporting. This work represents a first stage of the archaeological assessment and evaluation of the site and any further works undertaken will be the subject of a separate Project Design. The Project Design and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES) (Ann Marie Dick 06.09.2011)
- 1.2 This work is being undertaken in accordance with Policy HE6 of *Planning Policy Statement 5: Planning for the Historic Environment* (PPS5) (2010), Devon Structure Plan Policy CO8 and the Local Development Framework Policies ENV1, ENV3 and ENV4 (paragraph 6.42), in support of the above planning application. Based upon the results of these and any subsequent investigations the impact of the proposed development will be determined. Should the 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 environment or by further archaeological and/or historic building fabric recording.

2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The application site lies in the Conservation Area and historic core of Bideford, which is a Domesday settlement granted Borough status in the late 12th- or early 13th century. The site is approximately 150 metres from the 15th century Parish Church, and immediately to the north of Market Place, which the County Historic Environment Record (HER) records as having been a market place by the 18th century, and which may have been a trading area in the earlier post medieval or medieval period.

The pattern of burgage plots running back from the Market Place frontage is evident on the 1880s and early 20th century mapping, and can still be traced on the current Ordnance Survey mapping. The application site extends across several plots. It is likely that development of these plots originated in the medieval period, and it is quite possible that features related to medieval domestic, commercial or industrial activity may survive as buried archaeological deposits within the footprint of the application site. The 1880s Ordnance Survey map shows several buildings which are no longer extant, within the application site. The remains of these structures may survive as buried archaeological deposits, and may retain information on post-medieval or earlier activity within the plots. Similarly, the buildings proposed for demolition may retain earlier elements, possibly masked by later alteration.

3.0 AIMS

- 3.1 The principal objectives of this first stage of archaeological work will be:
- 3.1.1 To evaluate the historic buildings proposed for demolition or alteration, in order to determine the impact of the proposed development upon the historic fabric, and the appropriate archaeological works required in mitigation for this impact, should the planning application be approved.
- 3.1.2 To assess the potential for the survival of below-ground archaeological deposits associated with the medieval and earlier settlement here.
- 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 appraisal:
The programme of work shall include an element of desk-based research to place the development site 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. The reporting requirements for the desk-based work will be confirmed in consultation with the DCHES. This desk-based work will be undertaken in advance of any fieldwork commencing.
The results of the appraisal will be discussed with the DCHES and based on this consultation may determine the requirement for further documentary research as well as the positioning of evaluative excavations.
- 4.4 Historic building assessment:
- 4.4.1 An examination will be made of any building proposed for demolition or conversion in order to identify the original and later elements of the building, as well as any fixtures, fittings or features of special architectural interest. A brief written description of the existing building will be made, including the roof structure and a photographic record will be undertaken for reporting purposes showing the overall character and setting of the building(s), as well as of any significant fixtures, fittings and architectural features that survive.
- 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.
- 4.5 Site inspection
A site inspection will be undertaken to assess the site as a whole and to inform the requirement for further archaeological intervention and the positioning of any evaluative trenching.

5.0 REPORT

- 5.1 An illustrated summary interim report will be produced within three months of completion of this first stage of work and submitted to the DCHES and the Client.
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 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 brief written assessment of the buildings and standing remains;
- 5.1.13 Recommendations for further work;
- 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.
- 5.3 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 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. 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 DCHES and the archaeological contractor.

5.4 On completion of the final 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.

5.5 **Publication**

Should particularly significant remains, finds and/or deposits be encountered and the evaluative investigations likely to represent the only level of archaeological work undertaken on this site, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES. If further archaeological works are undertaken, then the results of these *pre-application* evaluative investigations will be incorporated into the publication text resulting from further works.

6.0 **ARCHIVE**

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 this stage of the 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 will be deposited with the Museum of Barnstable and North Devon under an accession number to be confirmed (application in progress). If further work is undertaken the documentary archive and any finds will be deposited under the same accession number.

7.0 **FURTHER WORK**

7.1 The results of this initial archaeological appraisal of the site will enlighten the need for further historic building recording and/or archaeological works to be undertaken to allow the Local Planning Authority to make an informed and reasonable planning decision, which may include the recommendation for refusal of consent if the impact of the proposed development upon the archaeological resource was unacceptable. In all other cases, the results will allow the scope and requirement of any further work needed as mitigation for the impact of the proposed development on the archaeological resource to be determined. This further work may take the form of additional preapplication investigations to refine the initial results or a programme of archaeological work undertaken under a PPS5 archaeological condition imposed on any consent granted.

8.0 **CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES (BATS)**

8.1 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.

9.0 **PERSONNEL**

9.1 The project will be managed by Colin Humphreys, the desk-based assessment will be undertaken by Terry Green and the building assessment and site inspection 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

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Conservation

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Curatorial

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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

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Metallurgy

Lee Bray, South West Archaeology

Palaeoenvironmental/Organic

Wood identification Dana Challinor
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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
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Roman Alex Croom, Keeper of Archaeology
Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields,
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Appendix 2

Extracts from the Devon County Historic Environment Record (HER)

HER 78860

8 and 9 Market Place

District: Torridge District

Class: DOMESTIC

Type: HOUSE

NGR: SS4523626528

Historic Parish: BIDEFORD

OS Map: SS42NE

Civil Parish: Bideford

Broad Period: Post Medieval

Period: Post Medieval, XVII, XVIII

Description: 8 and 9 Market Place. A double fronted 2-storey building, unlisted, prominently located in the north-east corner of the Market Place. Currently used for casual storage to ground floor to left and right of cartway. Remainder of building is empty. Interior contains evidence of late 17th-early 18th century roof construction, now in a very poor condition. (Torridge District Council 2003)

HER 13842:

Island House, Market Place

Demolished Building

District: Torridge District

Class: COMMERCIAL

Type: PUBLIC HOUSE

NGR: SS4525626458

Historic Parish: BIDEFORD

OS Map: SS42NE

Civil Parish: Bideford

Broad Period: Post Medieval

Period: XVII

Description: Island House, 3 and 4 Market Place, Bideford. One of two blocks infilling the southern end of the medieval open market place of Bideford. A large building of 19th century appearance but with evidence of earlier internal structure. End wall timber framed with rubble noggin. Internal wall appears to contain 17th century brickwork. Plasterwork panel contains date 1686. Building is to be demolished by Torridge District Council but is to be recorded first. ... Exposed north wall contains bricks of similar size and colour to those in the 17th century buildings on Bridgeland Street. ... Painted plaque identifies the building as a public house in the 1680s.

HER 75561:

The New Inn Hotel, Market Place, Bideford

Extant Building

District: Torridge District

Class: COMMERCIAL

Type: HOTEL

NGR: SS4531826462

Historic Parish: BIDEFORD

OS Map: SS42NE

Civil Parish: Bideford

Broad Period: Multi-period

Listed Building Grade: Grade II

Period: XIX, XVII, XVIII

Summary: Hotel, early 19th century, altered mid 19th century with late 19th century alterations at rear. Possibly incorporates parts of a 17th/18th century building.

Appendix 3

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

1. 17th Century roof structure of Building 1, viewed from the west.
2. As above.
3. As above, viewed from the southwest.
4. As above, viewed from the southeast.
5. As above, detail.
6. Location of demolished (early 19th Century?) stair in Room 5, viewed from the south
7. Early 19th century hob-grate fireplace in western gable of Room 5, viewed from the east.
8. Detail of roof.
9. As above, viewed from the west.
10. Late 18th century/early 19th century ducks-nest grate to the north-east of Room 5, viewed from the southwest.
11. Partially blocked opening in Room 1, viewed from the northeast.
12. Fireplace in Room 1, with 19th century timber surround, viewed from the east.
13. Door formerly into under stairs cupboard, viewed from the east.
14. Ceiling above central passageway in Building 1, viewed from the northwest.
15. Door to Room 3 from Room 2, viewed from the southwest.
16. Bay window in Room 2, viewed from the northeast.
17. Fireplace in Room 2, viewed from the southeast.
18. Detail of brickwork to passage, viewed from the northwest.
19. External view of Rooms 3/4 and through passage, viewed from the northwest.
20. External shot of Room 1 and former stair, viewed from the north inside (demolished) Building 2.
21. As above, with scar of Building 2, viewed from the northeast.
22. Rear elevation of Building 1, viewed from the north.
23. East elevation of Building 3, viewed from the north-west.
24. Stonework in east elevation of Building 3 (former burgage plot wall), viewed from the east.
25. Inside Building 3, viewed from the north.
26. Example of the large windows within the west wall of Building 3, with moulded casements and timber stays for hopper openers, viewed from the east.
27. Opening in east elevation of Building 3, viewed from the west.
28. Cupboard within the former partitioned heated room to the south of the function room within Building 3, viewed from the north.
29. Garden area to the north of Burgage Plot 1, viewed from the southeast.
30. North and west elevation of Building 3, viewed from the northwest.
31. Western boundary of Burgage plot 1, viewed from the east.
32. North and west walls of garden to Burgage Plot 1, the west wall is the burgage plot wall, viewed from the south-east.
33. Eastern boundary wall of Burgage Plot 2, showing collapse, viewed from the north.
34. As above, detailed shot.
35. Openings in the south elevation of Building 5 and blocked opening in the east wall of Building 6, viewed from the southwest.
36. As above, south elevation of Building 5, viewed from the northwest.
37. West wall of Building 6, opening blocked with several phases of brickwork, viewed from the west.
38. Stone walls built between the burgage plot walls which form plot 3, to the south-west of Building 5 where it is entered from the Lower Courtyard.
39. Main ground floor area of building 5 with the large timber joists supporting the first floor with the cross-hatched noggin between.
40. Roof structure of Building 5, viewed from the south.
41. Detail of the above.
42. Small yard to Building 5, viewed from the southwest.
43. Window in Building 5, with pegged frame, in 18th century stone walls to the south-west of the brick mid 19th century building, viewed from the northeast.
44. North facing gable of Building 6, viewed from the north.
45. Loft floor timbers of Building 6, heavy chamfered cross beam visible to the left, with large flat-laid joist to the foreground and large early 19th century on-edge joists to the background, with a later 19th century timber floor to the right hand side, with smaller timbers, viewed from the east.

46. Blocked window with moulded thin glazing bars and two large visible panes, with large lintel, in east elevation of Building 6, viewed from the west.
47. Forced opening in west elevation of Building 6, viewed from the northwest.
48. South facing elevation of Building 5, viewed from the south.
49. Engine Room and engine at south end of Building 6, viewed from the west.
50. As above, viewed from the southwest.
51. Beams and tiled floor from collapsed 19th century structure.
52. Forced opening in western elevation of Building 6, viewed from the northwest
53. Door to Kitchen of Building 7 in north elevation of north-west outbuilding, viewed from the north.
54. Hornless sash window above blocked doorway in east wall of north-west outbuilding, of Building 7, viewed from the northeast.
55. As above, with door below.
56. West facing elevation of north-east outbuilding to the rear of Building 7, viewed from the west.
57. Door and window of outbuildings to the north-east of Building 7, viewed from the west.
58. North and west facing elevations of the outbuilding to the north-east of Building 7, viewed from the west.
59. Blocked opening/cupboard in west facing elevation of the outbuilding to the north-east of Building 7, viewed from the west.
60. Various phases of build and stair above opening in west wall of outbuilding to the north-east of Building 7, viewed from the southeast.
61. Blocked opening in east elevation of the outbuilding to the north-east of Building 7, viewed from the southwest.
62. Fireplace in outbuilding to the north-east of Building 7, viewed from the southwest.
63. Removed fireplace seen in Kitchen, outbuilding to the north-west, viewed from the southwest.
64. Collapsed eastern Burgage Plot 2 boundary wall, viewed from the northwest.
65. As above.
66. Street frontage (south facing elevation) of Building 1, viewed from the south.
67. Street frontage (south facing elevation) of Building 7, viewed from the southwest.
68. East wall of Building 7, void above shop on ground floor, above false ceiling, to the east of the building, viewed from the west.
69. The ground floor shop to the east of the building, viewed from the north.
70. Quarry tile floor in stair hall of Building 7, to the west of the passage, leading to the first and second floors, viewed from the northeast.
71. Detail of stair to Building 7, viewed from the east.
72. As above, viewed from the east.
73. Bay window first floor to the east, viewed from the northeast.
74. Window to kitchen on first floor of Building 7, viewed from the north.
75. Large timber lintel and stone wall construction, visible in the first floor bay window, to the east of Building 7; exposed due to a fire in the building, viewed from below.
76. Fireplace on second floor of the building within the main range, affected by fire, viewed from the west.
77. Top of cob wall and floor visible in the north wall of the main range of Building 7.
78. As above, viewed from the southwest.
79. East elevation of Second floor of the Building 7, viewed from the east.
80. Different builds visible in north facing elevation of Building 7, viewed from the northwest.
81. Detail of stair through the north wall of Building 7 into the outbuildings to the north-east, viewed from the north.
82. West facing elevation of outbuilding to the north-east of Building 7, viewed from the west.
83. Detail of fireplace on Second floor of outbuilding to the north-east Building 7, viewed from the west.
84. Detail of build change in west elevation of outbuilding to the north-east of Building 7, viewed from the west.
85. West elevation of outbuilding to the north-east of Building 7, viewed from the southeast.
86. As above.
87. Second floor room, to the south-east of Building 7, viewed from the North.
88. Detail of one of the doors on the second floor of Building 7, viewed from the north.
89. Window of second floor of Building 7 in the north elevation, overlooking the outbuildings and development site, viewed from the north.
90. Blocked opening in east face (from the alley) of eastern elevation of Burgage Plot 4.
91. Alley along eastern side of Burgage Plot 4, viewed from the north.
92. Blocked opening in east elevation of Building 6, viewed from the east.
93. Blocked openings in east elevation of Building 6, viewed from the southeast.
94. As above.



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