

# RMS CARS SITE POTTERY ROAD BOVEY TRACEY DEVON

Desk-Based Assessment  
&  
Historic Building Recording



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**RMS Cars site  
Pottery Road, Bovey Tracey  
Devon**

**Desk-Based Assessment  
&  
Historic Building Recording**

*For*

Kevin Shotter  
*of*  
Synergy Architectural Solutions

*By*



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December 2013

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## *Summary*

*South West Archaeology Ltd. was instructed by Kevin Shotter of Synergy Architectural Solutions to undertake a desk-based assessment and historic building recording at the buildings on the RMS Cars site, Pottery Road, Bovey Tracey, Devon. The cartographic research and the survey of the buildings show that Building 1, a Steam Shop (Flat), was built in the mid-late 19<sup>th</sup> century, substantially modified and partly rebuilt in the 20<sup>th</sup> century, but still retains early fabric and some early features including the rails of a former tramway. Buildings 2 and 3 were found to date to the early 20<sup>th</sup> century; Building 2 is a two-phase brick building that housed a mould-making workshop and fitting shop, and retains original features such as unusual vertical pivot windows. Building 3 is also of brick, formerly a fritt shop.*

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Brian Adams of The Bovey Tracey Pottery Museum  
Messers Soby, for access to the site  
Stephen Reed of Devon Historic Environment Team

## 1.0 Introduction

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**Location:** RMS Cars, Pottery Road  
**Parish:** Bovey Tracey  
**County:** Devon

### 1.1 Project Background

South West Archaeology Ltd. (SWARCH) was commissioned by Kevin Shotter of Synergy Architectural Solutions (the Client) to undertake a desk-based assessment and historic building survey, archaeological evaluation trenching and reporting on land at RMS Cars, Pottery Road, Bovey Tracey, Devon. The Project Design and the schedule of work it proposes were drawn up in consultation with Stephen Reed of Devon County Historic Environment Team (DCHET). This report covers the first phase of archaeological work: the desk-based assessment and the building survey. The results of evaluation trenching, yet to be undertaken, will be the subject of a subsequent report.

The site is situated to the south of Bovey Tracey and the A382 (Monks Way), off Pottery Road. The buildings, now used as storage and workshops for RMS Cars, lie just to the west of the House of Marbles, and once formed part of the Bovey Pottery.

### 1.2 Topographical and Geological Background

The site is bounded by Pottery Road to the south and the busy A382 to the north. The buildings are positioned on level ground within the southern portion of the site, which drops down slightly to the north. The site is tarmaced and was not cleared of vehicles and machinery prior to the survey. The underlying geology is the sand, silt and clay of the Bovey Formation, overlain by the slowly permeable seasonally waterlogged fine loamy or silty over clayey soils of the Wickham 2 Association.

### 1.3 Historic Background

The area around the site originally formed part of an extensive unenclosed lowland common, with a post-medieval industrial history of lignite mining that encouraged and enabled the Bovey Tracey pottery industry to develop from the late 18<sup>th</sup> century onwards. The pottery business, based on what became Pottery Road, had mixed fortunes, but only finally closed in 1957. The RMS Cars site contains buildings associated with the development and growth of the pottery during the 19<sup>th</sup> and 20<sup>th</sup> centuries.

### 1.4 Methodology

The building assessment was undertaken by D. Laing-Trengove during November 2013, and was carried out in accordance with English Heritage and IfA guidelines on the recording of standing buildings and structures. The desk-based assessment utilised cartographic and documentary sources held by the Devon Records Office, as well as the Historic Environment Record maintained by Devon

County Council. Relevant online sources were also consulted, and appropriate Internet databases investigated.

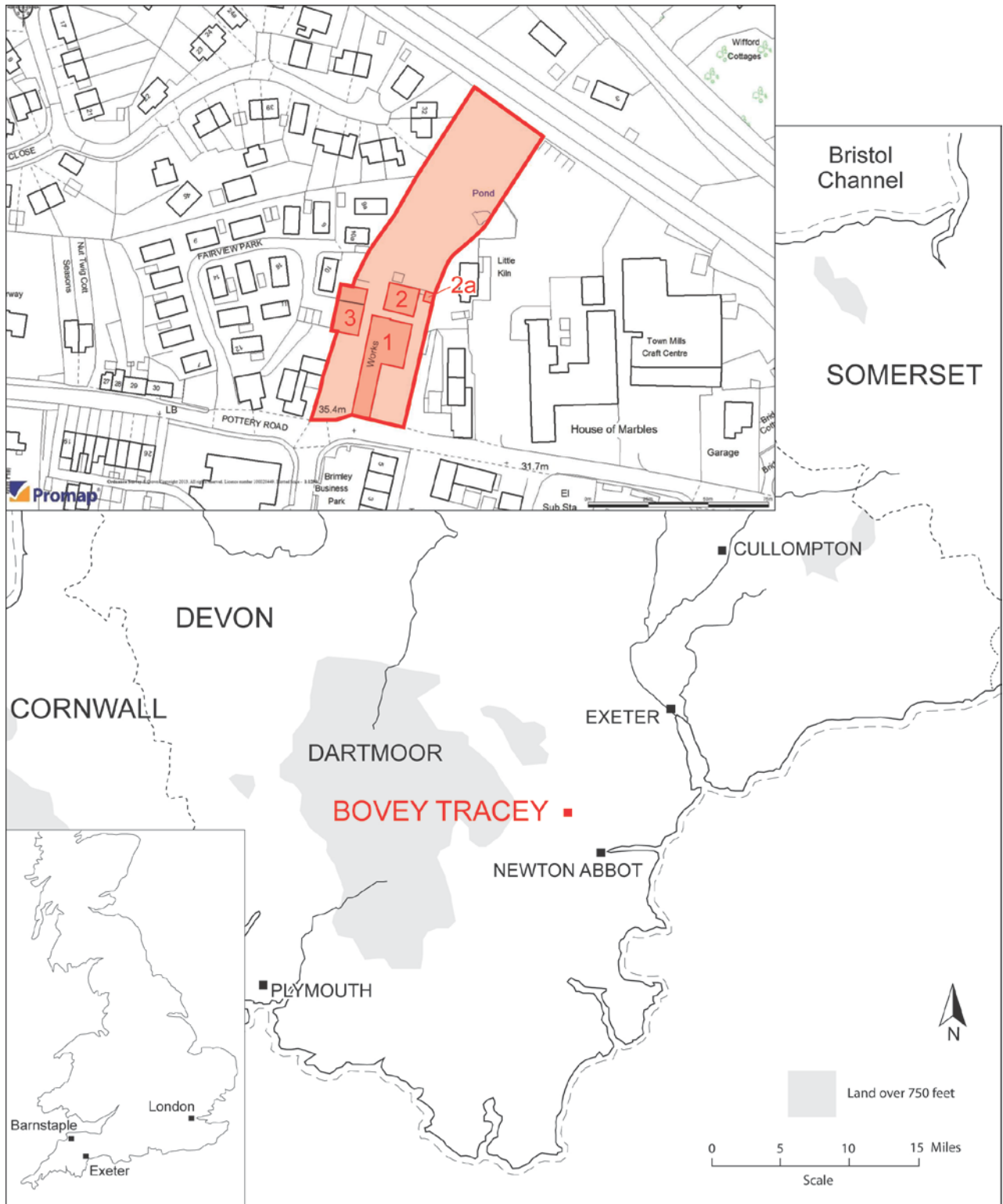


Figure 1: Site location (the site is indicated and the buildings are numbered according to the descriptions listed below).

## 2.0 Historic Building Recording

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### 2.1 Summary

The group consists of a number of buildings dating from the mid-late 19<sup>th</sup> century to the mid 20<sup>th</sup> century and formerly part of the Bovey Pottery works. The earliest building fabric is found within Building 1 (B1) to the south of the site, a former *Steam Shop* for the production of flat wares. This building has been partially rebuilt in brick to the south; the west wall contains numerous blocked former openings reflecting an earlier form of the building, which may have had a different function or functions. The northern portion, excluding the north gable wall, has been completely rebuilt, and enlarged, in concrete block, but the north gable contains scars probably marking the position of a former building, possibly a boiler house, added in the late 19<sup>th</sup> century and enlarged in the early 20<sup>th</sup> century. The roof to the south retains louvered box vents at the ridge and internally the building retains the rails of a former tramway. These rails are also still extant running eastward between Buildings 1 and 2.

Building 2 (B2) to the north of B1 is a two phase brick building, formerly housing an apparently unheated *Fitting Shop* (dating from *circa* 1920), and a *Mould Making Workshop* (*circa* 1900). There are some modern alterations, such as a large forced opening in the west wall, but this building retains some internal detailing such as the original brick floors and early 20<sup>th</sup> century vertical pivot windows. There is also an odd cavity in the south wall of this building at first floor level. The Fitting Shop has two small buildings associated with it to the east, one of which (B2a), currently a toilet block but dating from the mid 19<sup>th</sup> century, retains historic masonry within the west wall and possibly the north. Building 3 (B3), a brick and concrete block structure, formerly a *Fritt Shop*, located to the south-west of the site, dates from *circa* 1920-30 and the fabric of the building appears little altered from that time.

### 2.2 Significance of the Buildings

The Bovey Pottery site is of *local* and *regional* significance in relation to the development of the pottery industry not only in Bovey Tracey itself but also in Devon and the South West. The RMS Cars site lies to the west of the main pottery and was one of the last areas of the pottery works to be developed for use, with the earliest building fabric dating to the mid-late 19<sup>th</sup> century. The three main structures form a significant group in that they reflect the continuing prosperity and development of the pottery during the late 19<sup>th</sup> to the early 20<sup>th</sup> century. Although almost none of the fixtures and/or fittings associated with pottery production survive within the remaining buildings, the surviving elements enable the buildings to be understood in the context of the whole site as well as their own particular function.

### 2.3 Recommendations

The tramway rails may not survive elsewhere on the former Bovey Pottery site and should be retained.

Other significant features within the remaining buildings, such as the louvered box vents in B1 and the vertical pivot windows in B2, should be retained where possible and/or reflected in any development.

Further recording of B1, in the form of drawn plans and elevations of the north and west walls, would enlighten the earlier form of the building.

## 2.4 Historical Background

### 2.4.1 Documentary Assessment

The Heathfield Pottery was probably one of the first ceramic ventures in Bovey Tracey to take advantage of the clay and lignite works located to the south of what is now Pottery Road (Adams 2005, 15). Pottery dating to c.1750 has been found at a site in Fore Street and it is possible that pottery production was carried out at that time at the works on the Heathfield site on Pottery Road. However, a new pottery was constructed in 1801 at the Heathfield site, which became known as the 'Folly Pottery'. This was, at the time, one of the largest potteries in the west of England; all the necessary associated processes were carried out on the site, which, unusually, had its own narrow gauge tramway line to carry coal from the lignite pit (Adams 2005, 16).



Figure 2: The Steam Shop (Flat) (Building 1) in 1947, viewed from the south (courtesy B. Adams).

This pottery was originally set up by William Mead but was owned by the Honeychurch family from 1805 until the early 1840s when it was taken over by Buller, Divett and Co. who invested heavily in new buildings, including a kiln, on the site (Adams 2005, 17). The use of good quality coal, rather than the local low quality product, in the firing process from the mid 19<sup>th</sup> century led Buller, Divett and Co. to push the townspeople of Bovey to help fund a new railway line by which this resource could be transported to the pottery (Adams 2005, 18). The South Devon Railway opened in 1866, partially utilising the line of an old granite railway opened in 1820 to transport goods to and from

the Teignbridge Canal. In the later 19<sup>th</sup> century the pottery was once again given a new lease of life, rejuvenated by the newly incorporated Bovey Pottery Company. The fortunes of the pottery fluctuated during the early half of the 20<sup>th</sup> century with the eventual demise of the works in the late 1950s.

Figure 2 is a 1947 Photograph of the Steam Shop (Flat) (Building 1) showing the south-eastern portion of the building in production in the mid 20<sup>th</sup> century, prior to enlargement of the building later that century. The doorway in the south wall is clearly visible in the background, with the rails of the tramway leading to the loaded trolley in the foreground.

## 2.4.2 Cartographic Assessment

### 1837 Map of Bovey Heath

This map (Figure 3) details the industrial landscape of the heath at this time, with lime kilns, the lignite works with whim and engine house as well as the pottery site and building/s marked along what is now Pottery Road. The site of RMS Cars at this time appears to comprise two gardens or paddocks and a small building with tracks leading from it to the north, south and west and with some sort of trackway or rail leading from the lignite mining site to the south. The site is marked number 5, as are the plots to the north and west including the pottery itself and thus it would appear that this whole area was under the ownership of Thomas Honeychurch at this time.



Figure 3: 1837 map of Bovey Heath and Folly Pottery (the site is indicated) (DHC: 1508M Devon/M&P/Bovey Tracey A1).



### The Tithe Map of c.1840

The tithe map (Figure 4) shows a landscape not dissimilar to that depicted on the 1837 map. It does, however, give us a small amount of extra detail, with the map and apportionment data showing the use of the elements that make up the RMS Cars site as well as the pottery site and the area of waste between the two. The pottery is at this time made up of *House, Pottery and other buildings*, with a *garden* (No. 2459). It may be that the pottery was not actually in production at this time as it is just prior to the site being taken over by Buller, Divett and Co. The RMS Cars site is made up of a *garden*, with a crop of vegetables detailed in the apportionment, a small field (*Little Field*) and a *stable*. The plan of the site is unchanged from the 1837 map.

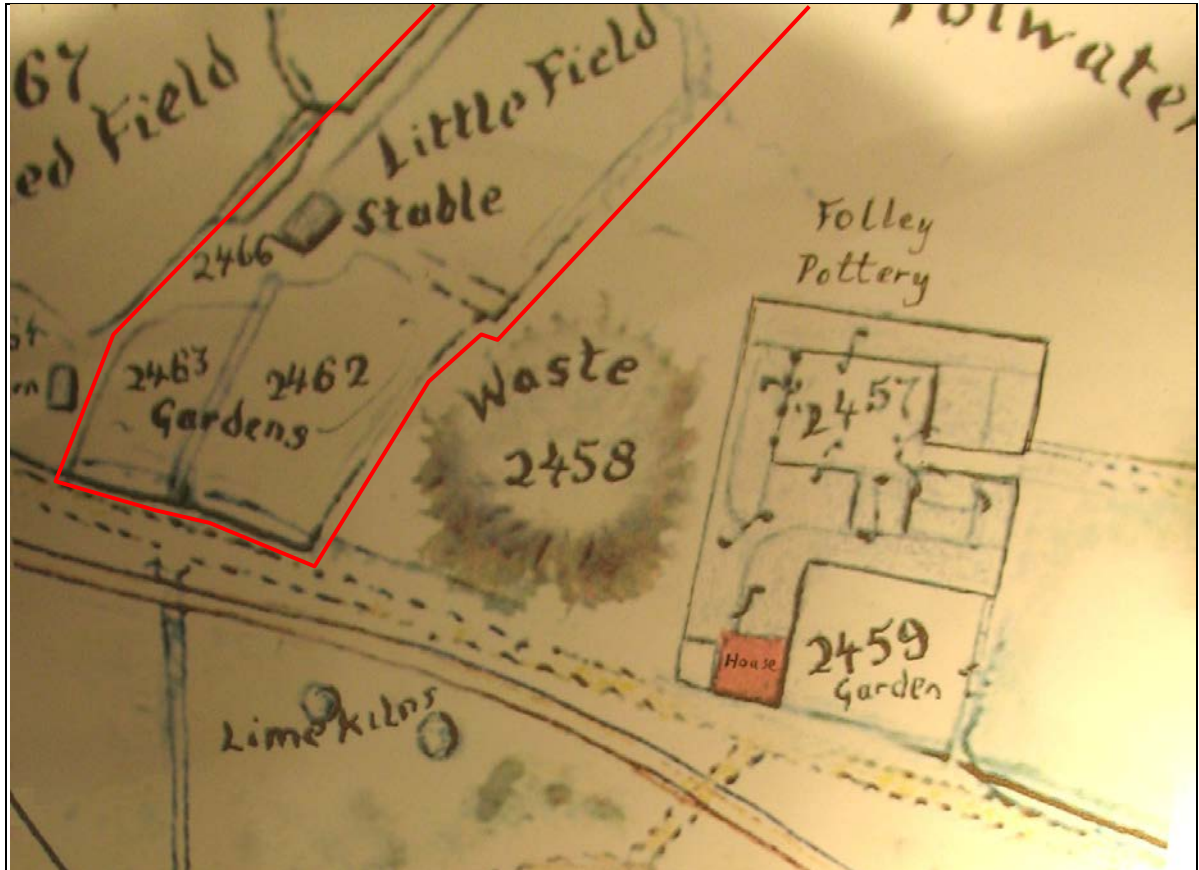


Figure 4: Detail from the Bovey Tracey tithe map of c.1840 (the site is indicated) (DHC).

### First Edition Ordnance Survey Map c. 1886

This map (Figure 5) shows that a lot has happened to the RMS Cars site between 1840 and 1886. The pottery site has grown, with numerous new buildings on the site particularly to the west of the earlier pottery, filling the former patch of waste ground and the RMS Cars site. This site, or at least the southern portion of it, is now clearly part of the pottery works and contains a number of new buildings. The building with the long east wall, just to the left (west) of the tramway line that enters the site from the south, is Building 1(B1). To the west of this building, however, there are a number of associated structures, none of which are now extant. The small building just to the north-east and located just to the west of the northern extent of the same tramway is probably the building or part of the building now functioning as the toilet block (B2a) for RMS Cars. To the west of this there would now appear to be a boundary bisecting the site, and to the north-west there now appears to be a small building in the north-west corner of the site, housing the gas works. The railway siding is also now in position to the north-east.



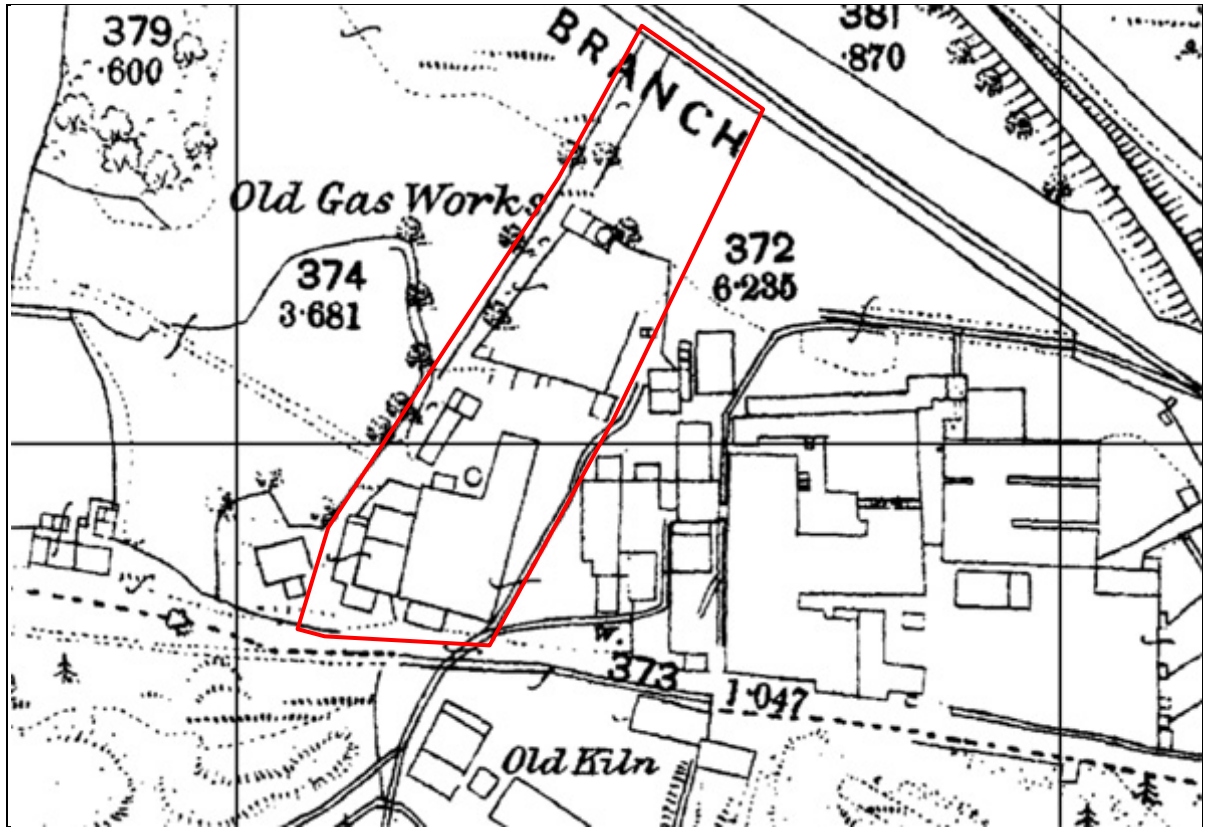


Figure 5: Extract from the First Edition Ordnance Survey map of 1886 (the site is indicated).

### The Second Edition Ordnance Survey Map of 1905

This map (Figure 6) shows how a number of changes within the site have occurred in the later 19<sup>th</sup> century. The buildings to the south-west of the site and (B1) have now reduced and (B1) itself now appears as a long slim building lacking the large former extension to the west. Some structures do remain to the west of (B1) although a number may now be roofless and form open walled areas. There also appears to be a small projection on the western end of the north wall of B1 and the tramway now runs up to the north wall of the building. To the north, the southern element of Building 2 (B2) is now in position and the small building to the north-east still remains. The buildings formerly located to the west of the northern end of (B1) have been removed and those remaining to the west are located outside of the proposed development area. The gas works formerly located in the north-west corner of the site is no longer functioning.

### 1939 Ordnance Survey Map

This map (Figure 7) illustrates the development of the RSM Cars site, as part of the developing pottery site in the early 20<sup>th</sup> century. All of the main buildings still extant on the site and subject to the survey are now marked. Building 1 appears to be intact and now has a larger extension at the north end that wraps around the south-west corner of the southern element of Building 2. Building 2 now has the later element added to the north. The small building (toilet block) to the east remains and there is a further small building just to the east of the north end of B1. Building 3 (B3), to the west of the site, is now in place and is apparently made up of two separate elements.

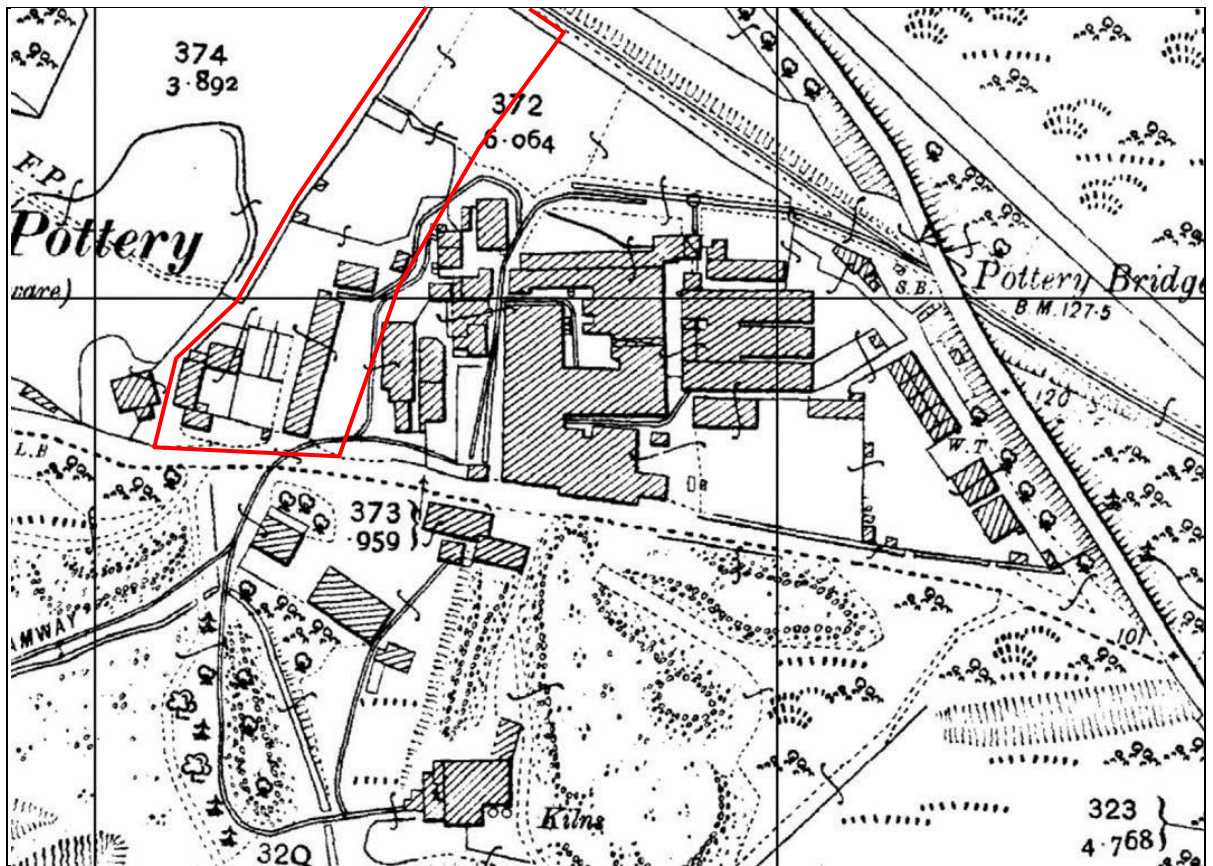


Figure 6: Extract from the Second Edition Ordnance Survey Map of 1905 (the site is indicated).

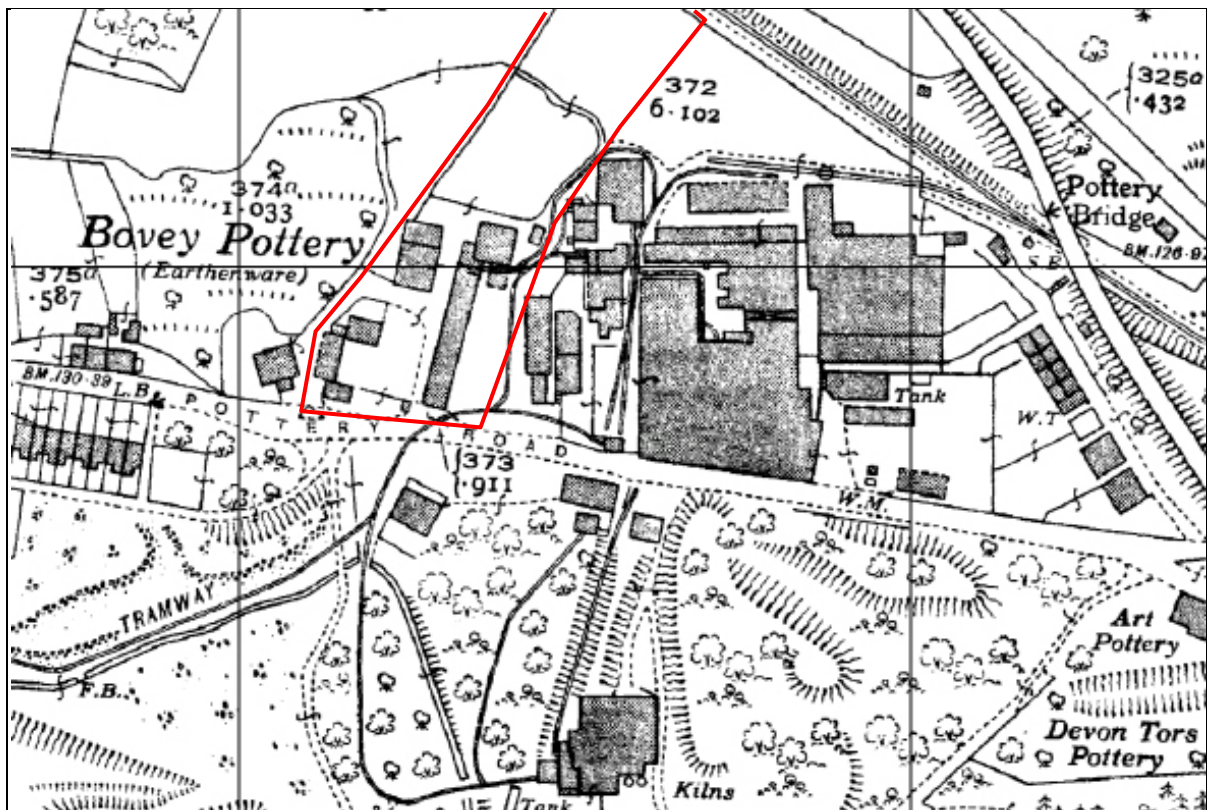


Figure 7: Extract from the 1939 Ordnance Survey map (the site is indicated).



### 1945 Plan of the Pottery

This plan (Figure 7), drawn up by B. Adams, illustrates each building present on the pottery site in 1945, with the function of each clearly marked. Each of the buildings currently remaining on the site are indicated; B1 is marked *Steam Shop (Flat)* and numbered 5. The *steam* referred to was used for drying the wares and possibly powering the *Jiggers* and *Jolleys* that shaped the wares. B2 is marked as *Mould Making (10) & Fitting Shop (9)*, which are fairly self explanatory. B3 is a *Fritt Shop (5)*. *Frit* is made up of ceramic chemicals that have been melted together and cooled rapidly and then ground to a fine powder, to render soluble materials insoluble for workability and stability in glaze and clay formulas.

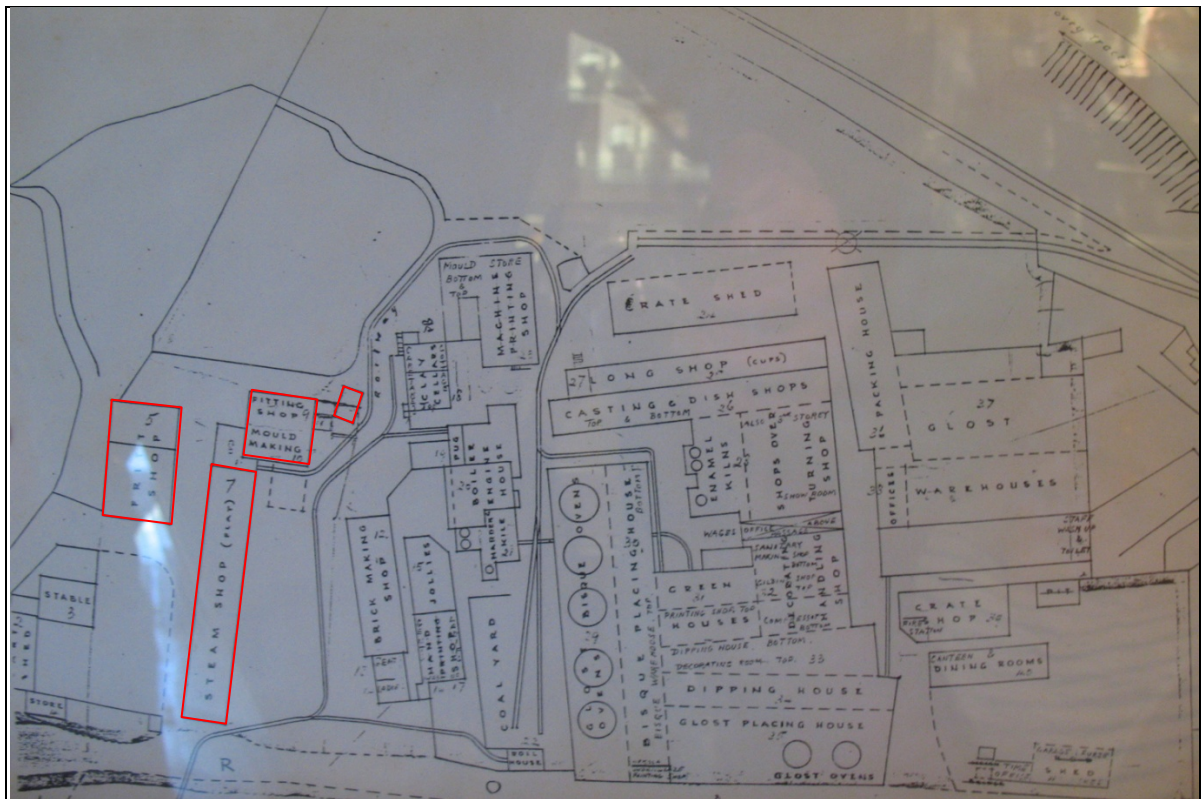


Figure 8: Photograph of a plan of the pottery site in 1945, now on display in The House of Marbles, drawn up by B. Adams (the buildings subject to survey are indicated).

## 2.5 Building Summary

### 2.5.1 Building 1

Figure 7, Figure 8 & Appendix 3

Figures 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 38, 39, 40, 41, 43, 44, 45 & 46.

A former Steam Shop for the production of flat wares. A long 1½ storey granite rubble, brick and concrete block structure, oriented north-south and gabled to north and south, with pitched asbestos tile roof with terracotta ridge tiles and box vents to the south. Rebuilt to the north in concrete block in the mid-late 20<sup>th</sup> century, and now open to a large modern concrete block extension to the east; the north gable wall remains, although partially rebuilt, and retains the evidence of a probable former boiler house to the north-west. The south end retains the lower

portion of an early masonry structure (mid 19<sup>th</sup> century) with numerous former openings. Former tramway rails remain to the interior of the north portion of the building.

This is the oldest remaining building on the site, originally dating to the mid 19<sup>th</sup> century and the rejuvenation of the pottery by Buller, Divett and Co. The structure contains historic fabric to north and south and retains the rails of the former site tramway within the northern portion.

### **2.5.2 Building 2**

Appendix 4

Figures 16, 23, 24, 27, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41 & 42.

A former Mould Making workshop to the south and Fitting Shop to the north. A two phase double-pile brick-built structure with a double-pitched roof covered with asbestos sheet and with sheet metal ridges. The element to the south dates to c.1900, with the northern element added c.1920, but both belong to the last period of heavy investment in the pottery site during its final incarnation as the Bovey Pottery Company Ltd. The window casements are all of one period, dating to the 1920s and with the exception of a large modern opening in the west wall and some interior modernization to the east end of the ground floor of the building, the majority of the building appears unmolested.

Building 2a is a small single-storey building to the north-east of B2, dating from the mid-19<sup>th</sup> century and marked on the plan of 1945 (see Appendix 4, Figures 27, 48, 49). Predominantly constructed of brick but with a mostly masonry wall to the west. Now a toilet block, the former use is unknown.

### **2.5.3 Building 3**

Appendix 4

Figures 16, 28, 29, 31 & 32.

An early 20<sup>th</sup> century 1½ storey brick-built structure. A former *Fritt Shop* built up against the western boundary of the site, and comprising two elements, with the lower southern portion raised in concrete block and with a pitched sheet metal roof. Unfortunately, the northern element could not be accessed at the time of the survey (locked) and the southern element was found to contain few details relating to its earlier function, but has a good composite timber roof structure. The northern element may retain features relating to its former function. Both elements retain large double door openings.

### 3.0 Bibliography & References

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#### Published Sources:

**Adams, B.** 2005: *Bovey Tracey Potteries Guide and Marks*. Clyst Honiton.

**British Geological Survey** 2012: Geology of Britain Viewer.

<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

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

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

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

#### Unpublished Sources:

Devon Heritage Centre: *Map of Part of Bovey-Heath and of several watercourses belonging to the Folly Pottery*

## Appendix 1

# PROJECT DESIGN FOR ARCHAEOLOGICAL DESK-BASED ASSESSMENT, HISTORIC BUILDING RECORDING AND EVALUATION TRENCHING AT RMS CARS, POTTERY ROAD, BOVEY TRACEY, DEVON

**Location:** RMS Cars, Pottery Road, Bovey Tracey, Devon  
**Parish:** Bovey Tracey  
**County:** Devon  
**NGR:** SX 8139 7716  
**Planning Application ref:** Pre-application  
**Proposal:** Mixed use commercial (B1) and residential development  
**HET ref:** ARCH/DM/TE/21117  
**Date:** 27<sup>th</sup> November 2013

### 1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Kevin Shotter of Synergy Architectural Solutions (the Client). It sets out the methodology for desk-based assessment, historic building survey, archaeological evaluation trenching and reporting at RMS Cars, Pottery Road, Bovey Tracey, Devon. The PD and the schedule of work it proposes has been drawn up in consultation with Stephen Reed of Devon County Historic Environment Team (DCHET).

### 2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The proposed development lies in close proximity to the Bovey Pottery and in an area of high archaeological potential for the exposure of archaeological deposits or artefacts associated with the post medieval pottery industry in this area. Groundworks for the construction of the development may expose archaeological deposits and artefacts associated with the former pottery industry in this area and the geotechnical investigation report highlights this and has identified archaeological features within the test excavations. Historic building fabric may also be lost by the conversion or demolition of the older building on the site.

### 3.0 AIMS

3.1 The principal objectives of this first stage of archaeological work will be:

- 3.1.1 To assess the potential for the survival of below-ground archaeological deposits associated with the post-medieval pottery industry and make a record of the remaining buildings on the site.
- 3.1.2 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 Desk-Based Assessment:

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 held by the HER.

The reporting requirements for the desk-based work will be confirmed in consultation with the HET. This desk-based work will be undertaken in advance of any fieldwork commencing. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

4.4 Historic Building Appraisal

A building appraisal will be undertaken and a record shall be made of the historic fabric of the buildings affected by the development. This work shall conform to an appropriate level (likely to be Level 2 or 3) of recording as set in Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006 (available on-line at the English Heritage website).

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

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

4.4.1 Previously prepared architect's plans will be used as the basis of the historic building fabric recording, but must be of adequate scale and accuracy. Otherwise any required scale elevations, plans or other drawings will be prepared by SWARCH.

4.4.2 An adequate photographic record of the historic building recording work will be prepared. This will include photographs illustrating the principal architectural features and any finds discovered, in detail and in context. The photographic record

will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale. The drawn and written record will be on an appropriately archivable medium.

- 4.4.3 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.
- 4.5 Evaluation Excavations:  
A series of evaluation trenches will be excavated across the site. The trenches will be positioned with reference to the results of the desk-based assessment and in consultation with DCHET. The evaluation trenching will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator, fitted with a toothless grading bucket, under the supervision and control of the site archaeologist to the depth of formation, the surface of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed machining will cease in that area to allow the site archaeologist to investigate the exposed deposits.
- 4.5.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 4.5.2 Spoil will be examined for the recovery of artefacts.
- 4.5.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines. All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation. An adequate photographic record of the excavation will be prepared. Where digital imagery is the sole photographic record, archivable prints will be prepared by a photographic laboratory.
- 4.5.4 If archaeological features are exposed, then *as a minimum*:
- i) small discrete features will be fully excavated;
  - ii) larger discrete features will be half-sectioned (50% excavated);
  - iii) long linear features will be sample excavated along their length, with investigative excavations distributed along the exposed length of any such feature, and to investigate terminals, junctions and relationships with other features.
  - iv) One long face of each trench will be cleaned by hand to allow site stratigraphy to be understood and for the identification of archaeological features.
- Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits will be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with the HET.
- 4.5.5 Artefacts will be bagged and labelled on site. Unstratified post-1800 pottery may be discarded on site after a representative sample has been retained. Following post-excavation analysis and recording, further material may be discarded, subject to consultation with the appropriate specialists and Exeter Museum;
- 4.5.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.5.7 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation (2002)*.
- 4.5.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.5.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 4.5.10 In the event of particularly significant discoveries, the HET will be informed and a site meeting between the consultant, the HET and the client/applicant will be held to determine the appropriate response.
- 4.6 SWARCH will agree monitoring arrangements with DCHET and give two weeks' notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.
- 4.6.1 SWARCH will notify the HET upon completion of the fieldwork stage of these works.
- 4.6.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.
- 5.0 REPORT**
- 5.1 An illustrated summary interim report will be produced within three months of completion of this stage of work and submitted to the DCHET 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 this Project Design;
  - 5.1.3 A summary of the project's background;
  - 5.1.4 A description and illustration of the site location;

- 5.1.5 A methodology of the works undertaken;
- 5.1.6 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base map;
- 5.1.7 Plans and reports of all documentary and other research undertaken;
- 5.1.8 A description of the project's results;
- 5.1.9 An interpretation of the results in the appropriate context;
- 5.1.10 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 5.1.11 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
- 5.1.12 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately;
- 5.1.13 Photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.1.14 A plan showing the location of the trenches in relation to the site boundaries;
- 5.1.15 Plans of each trench, or part of trench, in which archaeological features are recognised along with adequate OD spot height information. These will be at an appropriate scale to allow the nature of the features exposed to be shown and understood. Plans will show the orientation of trenches in relation to north. Section drawing locations will be shown on these plans. Archaeologically sterile areas will not be illustrated unless this can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.1.16 Section drawings of trenches and features, with OD heights, at scales appropriate to the stratigraphic detail to be shown and showing the orientation of the drawing in relation to north/south/east/west. Archaeologically sterile trenches will not be illustrated unless they can provide information on the development of the site stratigraphy or show palaeoenvironmental deposits that have influenced the site stratigraphy;
- 5.1.17 Site matrices where appropriate;
- 5.1.18 Photographs showing the general site layout and exposed significant features and deposits that are referred to in the text. All photographs will contain appropriate scales, the size of which will be noted in the illustration's caption;
- 5.1.19 Consideration of evidence within its wider context;
- 5.1.20 A summary table and descriptive text showing the features, classes and numbers of artefacts recovered and soil profiles with interpretation;
- 5.1.21 Any specialist assessment or analysis reports undertaken;
- 5.2 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological Investigations*) database under record number *southwes1-164088*.
- 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. HET 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 HET 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 DCHET 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 HET 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 HET - 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 HET. 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**
- 6.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with the requirements of Devon Historic Environment Team and the collecting museum and guidance stated in the Management of Research Projects in the Historic Environment (MoRPHE) (<http://www.english-heritage.org.uk/publications/morphe-project-managers-guide/>). The digital element of the archive will be transferred to the Archaeology Data Service (ADS) for long-term curation. A reference number will be obtained from the Royal Albert Memorial Museum (RAMM), with regard deposition of the material (finds) element of any archive created by these works.
- 6.2 The archive will consist of two elements, the digital archive and the material archive.
  - 6.2.1 The digital archive, including digital copies of all relevant written and drawn records and photographs, will be deposited with the Archaeology Data Service (ADS) and in compliance with their standards and requirements.
  - 6.2.2 The material archive, comprising the retained artefacts/samples and the hardcopy paper record (if requested) will be cleaned (or otherwise treated), ordered, recorded, packed and boxed in accordance with the deposition standards of the RAMM, and in a timely fashion.
  - 6.2.3 If the RAMM wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under the same accession number. Should the RAMM decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or the Devon Heritage Centre. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.



- 6.4 SWARCH will, on behalf of the RAMM, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.
- 6.5 If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 6.6 SWARCH will notify the HET upon the completion of:  
i) deposition of the digital archive with the ADS, and  
ii) deposition of the material (finds) archive with the museum.
- 6.7 There will not be a requirement to prepare an archive for fieldwork projects that do not expose deposits of archaeological interest and yield little or no artefactual material. The results of these projects will be held by the HER in the form of the report submitted by SWARCH and the creation of an OASIS entry and uploading of the report. This process would be agreed with the HET and completed prior to the condition being discharged.
- 6.8 The archive will be completed within 3 months of the completion of the final report.
- 7.0 FURTHER WORK**
- 7.1 The results of this initial archaeological evaluation of the site will enlighten the need for further historic 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 NPPF 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 evaluation will be undertaken by suitably qualified SWARCH personnel. Relevant staff of the DCHET will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

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**Building recording**

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## Appendix 2

## Historic Environment Record for Bovey Pottery

**HER Number:** MDV8963  
**Name:** Bovey Tracey Potteries

**Summary**

Potteries at Bovey Tracey founded circa 1750 and worked until 1958. Various parts of the original buildings and three kilns were trading as The House of Marbles in 2005

**Location** SX 815 771

**Grid Reference:**

**Map Sheet:** SX87NW

**Admin Area** Devon

**Civil Parish** Bovey Tracey

**District** Teignbridge

**Ecclesiastical Parish** BOVEY TRACEY

**Protected Status**

- [Scheduled Monument 1002638: Bovey Potteries](#)

**Other References/Statuses**

- National Monuments Record: 446852
- Old DCC SMR Ref: SX87NW/34
- Old SAM County Ref: 925(PART)
- Ordnance Survey Archaeology Division: SX87NW33

**Monument Type(s) and Dates**

- POTTERY WORKS (XVIII to XX - 1701 AD to 1960 AD (Between))

**Full description**

Unknown, 55/6/54: *Abstract of title to leasehold kilns and a pottery c1830.* (Record Office Collection)

Department of Environment, *Bovey Potteries* (Schedule Document)

Only the three remaining muffle kilns to the rear of the 'House of Marbles' are Scheduled Ancient Monuments.

Unknown, *Mining 25: Bovey Tracey coal mine 1756-65*

*Mining 26: Folly Pottery 1843* (Record Office Collection)

Unknown, 1837, *1508M Devon/Maps: Bovey Tracey/A1* (Record Office Collection)

Map of Folly Pottery in 1837 in Devon Record Office.

Ordnance Survey, 1880 - 1899, *First Edition Ordnance Survey 25 inch map* (Cartographic)

'Bovey Tracey Potteries' shown on 19th century map to the west of Pottery Bridge.

Ordnance Survey, 1904 - 1906, *Second Edition Ordnance Survey 25 inch map* (Cartographic)

'Bovey Pottery (Earthenware)' shown on early 20th century map as a large complex on the north and south sides of the road with further 'Tamway', 'Lime Kilns', 'Clay Pits' and ponds to the west and south. Map object based on this Source.

Falconer, K. A., 1972, *Bovey Potteries* (Report - Assessment)

Bovey Potteries were founded about 1750 and enlarged in the 19th century. Out of the original 12 muffle kilns three survive. These date to circa 1850 and 1900 and are reinforced by rails from the South Devon Railway. The print shop and its tramway also survive while most of the layout of the original factory with its water supply is traceable. Various parts of the original buildings are now used by several firms for storage. Other details: Monument 925.

Evening Class Members, 1972, *Notes on the pottery by evening class members* (Un-published)

Historical notes on development, ownership and products given.

Minchinton, W., 1973, *Industrial Archaeology in Devon* (Monograph)

Bovey Potteries, Folly Pottery. Founded about 1750 and enlarged in the 19th century. The print shop and its tramway also survive while most of the layout of the original factory with its water supply is traceable. Various parts of the original buildings are now used by several firms for storage.

Rolt, L. T. C., 1974, *Untitled Source* (Monograph)

Exeter Museum, 1976, *South Devon Pottery* (Leaflet)

Bovey Tracey Pottery company founded 1842, when the old Folly Pottery was bought up. With expansion of the works and opening of Moretonhampstead Railway Line in 1866, coal from Somerset was used. Produced the cheaper types of printed earthenware. The pottery became a limited company in 1897, and continued operating until 1957.

Ordnance Survey Archaeology Division, 1978, *SX87NW33* (Ordnance Survey Archaeology Division Card)

Bovey Potteries founded in the 18th century and enlarged in the 19th century. Three muffle kilns survive.

Lloyd Thomas, D. + E., 1978, *Untitled Source* (Monograph)

Old potteries enlarged and reopened in 1842. In 19th century produced white transfer-printed earthenware, which it exported and also supplied to the Admiralty. Factory closed after a protracted strike in 1957, and a number of kilns were demolished. Other details: Photos.

Booker, F., 1980, *Letter to County Planning Officer* (Correspondence)

Started about 1760 and was almost continuously active until its closure in 1956, employing nearly 200 people in its heyday. Visited by Wedgewood. In 1860's an influx of pottery workers from Burslem, Staffs, who introduced enamel ware and built new kilns. Bricks, tiles, domestic pottery, stonewares and sanitary wares were produced.

Timms, S. C., 1981, *Untitled Source* (Worksheet)

Griffith, F. M., 1986, *DAP/GJ* (Aerial Photograph)

Griffith, F. M., 1986, *DAP/GV* (Aerial Photograph)

Weddell, P. J. + Westcott, K. A., 1986, *The Bovey Tracey pottery kilns* (Article in Serial)

For details of bottle kiln see Monument ID 21910. Appendix 1 of the article gives details on Folly Pottery which was surveyed in 1986. In 1775 debts of the pottery were being offset by profits from the lignite mine (see Devon Record Office: Mining 25). Major rebuilding in the early 19th

century is suggested by its description as "that new-erected and commodius pottery" in the Exeter Flying Post of 19th July 1804. In 1825 the premises included a 'large house', workshops, ware rooms, linnhays and stables. A detailed appraisal of the building and stock in 1836 is given in Appendix 1. A map of 1837 shows the lignite works and lime kilns immediately south of the pottery. By 1843 the pottery buildings were dilapidated, and the new leasee, Thomas Wentworth Buller, was required to rebuild them and construct a new kiln. Other details: Photos, map and diagrams.

Turton, S. D., 1993, *Archaeological Assessment of Bovey Tracey Sewer Requisition: Phase 1* (Report - Assessment)

Unknown, 1994, *Untitled Source* (Plan - measured)

Other details: Plan.

Adams, B. + Thomas, A., 1996, *Untitled Source* (Monograph)

Department of Environment, 1996, *Untitled Source* (Correspondence)

Schedule Monument Consent granted for installation of 3 glass doors, 3 steel plate security shutters and a 240 volt power supply.

Adams, B., 2002, *Archaeological assessment at The House of Marbles* (Report - Assessment)

The buildings at The House of Marbles in Bovey Tracey were possibly used as part of pottery maufactories in 1750 leased from and partly controlled by Lord Courtenay, the Earl of Devon. Between circa 1772 - 1800 it was possibly still used as a pottery as part of Indeo House, Bovey Tracey. The pottery was known as The Folly Pottery by 1820. From circa 1800 to circa 1840 the central structure of the site was established and the kilns were built. Buildings from this period exist as part of The House of Marbles. By the mid 19th century the pottery was trading as The Bovey Tracey Pottery Company and various building and improvements works were undertaken. There were up to 16 kilns on the site with no more than five being 'muffle' kilns of which three survive. The site ceased to be used as a pottery in 1958 when all but three of the kilns were demolished. The buildings were then used for various light industries and more of the old pottery buildings were demolished. In 1990 the buildings became The House of Marbles and used as a glassworks, warehouses, retail outlet and museum. Pottery sherds from the site have identified the many pottery types produced on the site. In 2002 a late 20th century brick wall was demolished prior to the construction of a glass finishing block

Adams, B., 2008, *Little Kiln, Pottery Road, Bovey Tracey: May to August 2008* (Correspondence)

Deep excavations for footings for a car port at Little Kiln have been carried out. Numerous pottery sherds were found, dated mainly between 1843 and circa 1870. Numerous examples of handmade kiln furniture were found in a cache, and can be dated to before 1849. An water pipe was uncovered, which appears to be the remains of the main water supply to the pottery from Pottery Pond, and also a pair of large cylindrical brick built tanks which appear to be later than 1895. The main structure of Little Kiln appears to have been erected between 1861 and 1889, over and incorporating part of previous structures. Walls uncovered appear to date to the 1842-1861 period, as does a surviving small range of what appears to be a lavatory block. There is currently no evidence of a kiln structure within the site.

National Monuments Record, 2011, 446852 (National Monuments Record Database)

Bovey Potteries opened circa 1759 and enlarged in the 19th century. Three muffle kilns built between 1850-1900 survive and are Scheduled Monuments.

Ordnance Survey, 2011, *MasterMap* (Cartographic)

The area includes the 'House of Marbles' and many industrial units on modern mapping.

#### Sources / Further Reading

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- Monograph: Lloyd Thomas, D. + E.. 1978. The Old Torquay Potteries. Unknown. 197-201.
- Record Office Collection: Unknown. 1837. 1508M Devon/Maps: Bovey Tracey/A1. Devon Maps & Map-Makers: Manuscript maps before 1840. Manuscript.
- Article in Serial: Weddell, P. J. + Westcott, K. A.. 1986. The Bovey Tracey pottery kilns. Proceedings of the Devon Archaeological Society. 44. Paperback Volume. 143-162.
- Correspondence: Department of Environment. 1996. Scheduled Monument Consent Letter. Letter.
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- Aerial Photograph: Griffith, F. M.. 1986. DAP/GJ. Devon Aerial Photograph. Photograph (Paper). 6.
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- Monograph: Minchinton, W.. 1973. Industrial Archaeology in Devon. Industrial Archaeology in Devon. Unknown. 19.

**Associated Monuments**

<a href="#"><u>MDV21910</u></a>	Parent of: House of Marbles Three Muffle Kilns (Monument)
<a href="#"><u>MDV21318</u></a>	Parent of: Unnamed (Monument)
<a href="#"><u>MDV16744</u></a>	Related to: Bovey Pottery Leat (Monument)
<a href="#"><u>MDV21911</u></a>	Related to: Bovey Tracey art pottery. Founded by Mr. staddon ju... (Monument)
<a href="#"><u>MDV8965</u></a>	Related to: Great Western Potteries and Brick Works, Heathfield (Monument)
<a href="#"><u>MDV8965</u></a>	Related to: Great Western Potteries and Brick Works, Heathfield (Monument)
<a href="#"><u>MDV8965</u></a>	Related to: Great Western Potteries and Brick Works, Heathfield (Monument)
<a href="#"><u>MDV8965</u></a>	Related to: Great Western Potteries and Brick Works, Heathfield (Monument)
<a href="#"><u>MDV80852</u></a>	Related to: Pot Sherds from 29 Pottery Road, Bovey Tracey (Find Spot)
<a href="#"><u>MDV41820</u></a>	Related to: Site of limekilns associated with lignite mine and... (Monument)
<a href="#"><u>MDV21912</u></a>	Related to: The devon tors pottery. Established in 1921 by emp... (Monument)
<a href="#"><u>MDV18316</u></a>	Related to: Unnamed (Monument)
<a href="#"><u>MDV42041</u></a>	Related to: Unnamed (Monument)

**Associated Finds: none recorded**

**Associated Events**

EDV4689 - Archaeological Monitoring and Recording at 29 Pottery Road, Bovey Tracey

## Appendix 3

## Building Record

<b>BUILDING 1</b>		<b>General Description</b>
Function/Summary:		Former Steam Shop for the production of flat wares (1945). Long 1½ storey granite rubble, brick and concrete block structure, oriented north south and gabled to north and south, with pitched asbestos tile roof with terracotta ridge tiles and box vents to south. Rebuilt to north in concrete block, now two storeys, but with the north gable wall remaining, partially rebuilt but with scars of possible former boiler house to NE. S end retains early masonry structure (mid 19 <sup>th</sup> century) with numerous former openings. Interior formerly open, S portion now partitioned from N with modern boarding toward S end. Former N-W wall rebuilt in concrete block and N-E wall removed; building now open to modern extension to E. Earlier timber roof structure survives to S with 20 <sup>th</sup> century metal A-Frame structure to N. Metal tramlines survive in the floor to the north & possibly to S.
Dating Evidence:		Map evidence
Figure Numbers:		9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 38, 39, 40, 41, 43, 44, 45, 46.
<b>B1 Exterior</b>		
<b>B1 Elevation NORTH</b>		<b>Description</b>
Figure Numbers:		17, 47.
Fabric Description:		Gabled granite rubble and brick, raised in concrete block, with granite quoins to NE and NW, with secondary 20 <sup>th</sup> century red brickwork predominantly to the upper east.
Openings – Doors:	1	GF door, central in elevation, with granite quoins to jambs & with infilling brick jamb to west abutting granite quoins; large square reused timber lintel (has 2 timber pegs remaining) and stone slab threshold.
	2	Secondary FF loading door set into later red brickwork to W of centre.
Opening – Windows:		Blocked FF opening at west end with metal (?) lintel and brick quoins, with cement block projecting northwards above a brick and cement plinth to the exterior.
Significant Details:	1	Possible evidence for former boiler house at NW end.
	2	Rail for tramway to exterior E.
Relationships:		Abutted by modern block walls to E and W.
Comments:		Retains mid 19 <sup>th</sup> century fabric with later brickwork and openings, poss. relating to former boiler house.
<b>B1 Elevation SOUTH</b>		<b>Description</b>
Figure Numbers:		9, 10, 11, 12.
Fabric Description:		Gabled, mostly granite rubble lower (with brick to E), with granite quoins to SE and SW, with upper brick built.
Openings – Doors:	1	GF double door, central in elevation, with granite quoins to lower west jamb, brick to E & with modern RSJ lintel.
Opening – Windows:	1	FF single light opening central in gable, with brick segmental arch and glazed frame.
	2	Blocked opening to W of door.
	3	Blocked opening to E of door.
Significant Details:		Surviving historic (mid 19th century) fabric.
Relationships:		Not clear (vegetation) but probably tied in to E & W
Comments:		Retains mid 19 <sup>th</sup> century fabric with later brickwork and blocked openings.
<b>B1 Elevation WEST</b>		<b>Description</b>
Figure Numbers		9, 13, 14, 15.
Fabric Description		To S – granite rubble and substandard/reused brick and tile lower with later red brick upper. To N concrete block & cement.
Openings - Doors	1	Blocked opening in lower portion to S.
Opening - Windows		At least 3 blocked openings in lower portion of S wall, 3 modern openings in upper.
Significant Details		Retains historic fabric to lower S with several blocked openings.
Relationships		Tied into wall to S, historic fabric abutted by modern concrete block wall to N.
Comments		Retains mid 19 <sup>th</sup> century fabric with later brickwork and blocked openings which may enlighten development of the building.
<b>B1 Elevation EAST</b>		<b>Description</b>

Figure Numbers:		18, 19.
Fabric Description:		Granite rubble lower with later brickwork to upper, as to W. With brick buttress to N limit of historic fabric and with very large modern full height double doors to N with further modern extension to NE.
Openings:		4 former openings in masonry lower portion, now blocked with concrete block. With 4-5 modern hopper windows in modern brick upper
Significant Details:		Historic former openings.
Relationships:		Wall probably tied in at S end, masonry abutted by modern concrete block to north.
Comments:		Retains mid 19 <sup>th</sup> century fabric with later brickwork and blocked openings which may enlighten development of the building.
<b>B1 Interior</b>		<b>Description</b>
Function:		Former flatware manufactory.
Figure Numbers:		20, 21, 22, 43, 44, 45, 46.
Walls:		Masonry as exterior description to S end; painted to interior. Concrete block to N with large modern opening between old building to NW and modern portions to E with modern partition to S end.
Floor:		Cement where visible.
Ceiling:		Building open to roof, with to S – mid-late 19 <sup>th</sup> century bolted timber A-frames with bolted collars and tie beams built into the brick of the upper wall. To N – 20 <sup>th</sup> century metal A-Frames. To the S roof has 4 timber box vents with louvered sides.
Opening – Doors:	1	To S, 20 <sup>th</sup> century timber double doors in enlarged opening.
	2	To N, modern plank door in reduced opening.
	3	Modern FF Loading door opening in N gable, blocked with brick to exterior and with sliding shutter over window opening in upper to interior.
	4	Blocked opening in S end of W wall.
Opening – Windows:	1	Opening in GF W end of N wall, partially obscured by vegetation, possibly associated with former structure here (boiler house?).
	2-8	S end, 7 blocked openings (3 to W, 4 to E)
Significant Details:	1	Rails of tramway remaining to interior of N end.
	2	Mid 20 <sup>th</sup> century mechanical hoist on chunky metal runners remains above at N end of building.
Dating Evidence:		Map evidence & roof structures.
Comments:		Interior not cleared prior to survey and not all elevations clearly visible.

<b>BUILDING 2</b>		<b>Description</b>
Function/Summary:		Former Mould Making workshop (to S) and Fitting Shop (to N). A two phase double-pile brick-built structure with a double-pitched roof; covered with asbestos sheet and with sheet metal ridges (where visible). The element to the south dates to c.1900, with the northern element added c.1920. N element: single GF room and with single FF room above, now accessed from the S element. S element: GF formerly larger. Now partitioned with modern domestic offices to E, apparently heated, possibly originally separate at this end given separate door in E wall. GF open to W, with a brick floor. With single room above and forced access into FF room to N.
Dating Evidence:		Map evidence & roof structure.
Figure Numbers:		16, 23, 24, 27, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42.
<b>B2 Exterior</b>		
<b>B2 Elevation NORTH</b>		<b>Description</b>
Figure Numbers:		24.
Fabric Description:		Consistent 20 <sup>th</sup> century English bond red brick, regularly fenestrated.
Openings – Windows:		3 GF openings with 3 FF openings above, all with two light casements, centrally hinged to swing open, with segmental brick arches above.
Significant Details:		N wall later build than to S.
Relationships:		None visible
Comments:		Symmetrical elevation.
<b>B2 Elevation SOUTH</b>		<b>Description</b>
Figure Numbers:		16, 52.
Fabric Description:		Flemish bond mixed brick, including some discoloured substandard examples and

		possible kiln furniture or fabric.
Openings – Doors:	1	GF W end, with segmental brick arch above, timber frame and plank door.
	2	GF to E, as above but opening reduced above and to E and with modern door.
Openings – Windows:	8	Formerly 4 GF & 4 FF openings all with brick sills and segmental arches and hinged casements, now central FF W opening blocked with brick.
Significant Details:	1	Wall constructed of bricks and tiles made on site and reused kiln fabric.
	2	Rails for former tramway run parallel to this elevation.
Relationships:		
Comments		Symmetrical elevation.
<b>B2 Elevation WEST</b>		<b>Description</b>
Figure Numbers:		23
Fabric Description:		NW as to N (English bond) but with lighter brick diamond shape in the upper gable. SW of Flemish bond mixed brick with more consistent orange brick to openings.
Opening – Doors:	1	NW - central GF door now blocked with sheet metal, with segmental brick arch.
	2	SW - central GF opening, partially reduced.
	3	SW - large forced FF opening with metal sliding doors on applied metal tracks above and below opening.
	4	FF loading door at S end of elevation with plank door and segmental brick arch above.
Openings – Windows:	1	NW - central FF window above the GF door, with segmental brick arch above.
Significant Details:		Elevation has been extensively remodelled.
Relationships:		West wall of NW element abuts W wall of SW element.
<b>B2 Elevation EAST</b>		<b>Description</b>
Figure Numbers:		27, 30, 52.
Fabric Description:		As to W.
Opening – Doors:	1	NE GF door opening to south with segmental brick arch.
Openings – Windows:	1	NE GF opening to north of door, window as before (N & S elevations).
	2	NE FF opening, central in elevation.
	3	SE GF opening central in elevation.
	4	SE FF opening as above.
Significant Details:		
Relationships:		N element abuts the S.
<b>B2 Interior</b>		
<b>B2 Room No. 1</b>		<b>Description</b>
Function:		N – Fitting Shop (1945) GF N.
Figure Numbers:		50.
Walls		Brick, painted.
Floors		Cement, with raised cement ramp to door in W wall.
Ceiling		Closely spaced pine joists with scissor bracing between to the centre, with pine boards above.
Opening – Doors	1	GF doorway to west.
	2	GF doorway to east.
Opening – Window	1	3 GF windows to N with original frames and vertical pivot timber windows
	2	1 GF window to E, as above.
Significant Details	1	
Dating Evidence		
Comments		
<b>B2 Room No. 2</b>		<b>Description</b>
Function:		S – Mould Making (1945) GF S. Now separated into 2 unlinked parts (E & W).
Figure Numbers:		33, 54.
Walls:		Painted brick to W. To E space divided into 3 modern rooms, including a toilet.
Floors:		Worn brick to W, carpeted and covered to E.
Ceiling:		Pine joists with pine boards above visible to W ceiled to E (modern).
Openings – Doors:	1	To W: at W end of S wall – current access, with ledged and braced painted plank door.
	2	To W: in W wall, slim opening with plank door.
Opening – Window:	1	In S wall adjacent to door as before with vertical pivot window..
Significant Details:	1	Modern stair to FF in N-E corner of W compartment, former access probably form exterior stair?
Dating Evidence:		Timberwork.
Comments:		Now with modern partitions separating W from E, but the layout of the openings in the S wall suggests that there may have been a separated area to the E that required a

		separate door; possibly an office?
<b>B2 Room No. 3</b>		<b>Description</b>
Function:		S – Mould Making (1945) FF S.
Figure Numbers:		34, 35, 36, 37, 53.
Walls:		Painted brick, with internal brick chimney stack projecting from the S end of the E wall. E end of S wall has strange feature. This is a low ?flue at obtuse angle to the wall, may correspond to a possible blocked opening in the exterior wall
Floors:		Even width pine planks.
Ceiling		Late 19 <sup>th</sup> century King Post roof structure, bolted from beneath.
Openings – Doors:	1	At S end of W wall with ledged painted plank door with bolts and lock.
	2	Central in W wall, large forced opening with modern cement to bricks of the opening and modern metal sliding doors to exterior.
	3	In centre of N wall with timber steps up to room to N (R4), and ledged plank door.
Opening – Windows:	1-4	S wall; 3 windows, formerly 4, as described before, now with a blocked opening to the west.
	5	In centre of E wall, as before.
Significant Details:		Chimney in SE corner showing that room below was heated. Odd feature at the e end of the S wall of unknown function.
Dating Evidence:		Map evidence and timberwork.
Comments		Further research may reveal function of feature in S-E corner.
<b>B2 Room No. 4</b>		<b>Description</b>
Function:		S – Fitting Shop (1945) FF N.
Figure Numbers:		38, 39, 40, 41, 42.
Walls:		Unpainted brick to W, painted to E wall to S (former exterior N wall of S element) of mixed brick as before, elsewhere of red brick. With modern board partition separating the W end, latterly a store with shelving.
Floors:		Floor is higher than to S, even width pine planks.
Ceiling:		Early 20 <sup>th</sup> bolted A-Frame roof structure with trenched purlins.
Opening – Windows:	1-4	N wall; 3 windows, as described before.
	5-6	S wall; in centre former window now utilised as door between the FFs of both elements, and with blocked opening to the E.
Significant Details:		
Dating Evidence:		Timberwork.
Comments:		

<b>BUILDING 2a</b>		<b>Description</b>
Function/Summary:		Small single storey building to the NE of B2 dating from the mid-19 <sup>th</sup> century and marked on the plan of 1945. Predominantly of brick but with a mostly masonry wall to the W. Now a toilet block, former use unknown.
Dating Evidence:		1 <sup>st</sup> Edition map.
Figure numbers:		27, 48, 49.

<b>BUILDING 3</b>		<b>Description</b>
Function/Summary:		20 <sup>th</sup> century 1½ storey brick structure, raised from single storey to S, with pitched sheet metal roof, built up against the western boundary of the site, and comprising two elements (N & S). N element not accessed (locked). Former Fritt Shop (1945). The interior assumed to contain 2 GF rooms open to the roof, S portion contains few details relating to its earlier function, but has a good composite timber roof structure, the N element was not able to be accessed (locked), but may retain interior features relating to its former function. Exterior N wall upper - bond extremely loose. Both elements retain large double door openings (to S & E).
Dating Evidence:		Map evidence.
Figure Numbers:		16, 28, 29, 31, 32.
<b>B2 Exterior</b>		
<b>B3 Elevation NORTH</b>		<b>Description</b>
Figure Numbers:		29, 30.



Fabric Description:		Unpainted red English bond bricks, loosely bonded in the upper portion of the gable, with a number of small single storey concrete block built structures built up against the lower portion of the wall including a small central concrete block structure with timber doors & a metal flue rising from it (Not accessed). No openings recorded.
Openings – Doors:	0	
Openings – Windows:	0	
Significant Details:		Loose bonding of bricks in upper.
Relationships:		Associated with a number of small concrete block abutting structures.
Comments:		Symmetrical elevation, loose bond of bricks appears deliberate & may reflect former use.
<b>B3 Elevation SOUTH</b>		<b>Description</b>
Figure Numbers:		9, 16.
Fabric Description:		Rendered and painted brickwork.
Opening – Doors:	1	GF large full height double door opening in centre of elevation.
Opening – Windows:	0	
Significant Details:		
Relationships:		Tied in to walls to E & W.
<b>B3 Elevation WEST</b>		<b>Description</b>
Figure Numbers:		
Fabric Description:		Exterior not available to view (forms boundary of property).
Opening – Doors:		
Opening – Windows:		
Significant Details:		
Relationships:		
<b>B3 Elevation EAST</b>		<b>Description</b>
Figure Numbers:		28.
Fabric Description:		To S brick as before, painted, with concrete block to upper (raised) and some blocking, with large double doors forming E wall of higher N element.
Opening – Doors:	1	S end, double door opening.
	2	N end of lower S element, former door opening blocked with concrete block.
	3	N element, E wall comprises pair of full height plank double doors, with smaller single door opening in the S leaf.
Opening – Windows:	0	
Significant Details:		N portion taller than that to S, although S portion has been raised from single storey to 1½ storey in concrete block.
Relationships:		
<b>B3 Interior</b>		
<b>B3 Room No. 1</b>		<b>Description</b>
Summary/Function:		S - Fritt Shop (1945). Room to N not accessed (locked).
Figure Numbers:		32.
Walls:		Painted brick with concrete block to uppers to E & W
Floor:		Concrete.
Ceiling:		Complex modern composite timber A-Frame structures with numerous struts and supports.
Openings – Doors:	1	GF large full height double door opening in centre of S elevation with very large modern timber ledged and braced plank doors.
	2	GF double door at S end of E wall.
	3	Former door at N end of E wall, blocked with concrete block.
	4	Former sliding door (top runner remaining) in centre of N wall, into N element, blocked with concrete block.
Openings – Windows:	1	Possible former GF opening in W wall, blocked with concrete block.
Significant Details:		N wall bonding.
Dating Evidence:		Map evidence
Comments:		20 <sup>th</sup> century structure, raised to S in later 20 <sup>th</sup> century, possible features remaining in unviewed N element.

## Appendix 4

### Photographic Record



Figure 9: The entrance to the site on Pottery Road, with B1 in the foreground and B3 to the back, viewed from the south-west.



Figure 10: B1, viewed from the south-east.





Figure 11: (Left) Detail of the blocked opening to the right (east) of the central door opening in the south elevation of B1, viewed from the south.



Figure 12: (Right) Detail of the blocked opening to the left (west) of the central door opening in the south elevation of B1, viewed from the south.



Figure 13: Detail of the blocked door opening, roughly central in the west elevation of the southern part of B1, viewed from the west.



Figure 14: Detail of the blocked openings, in the northern portion of the west elevation of the southern part of B1, viewed from the west.





Figure 15: Masonry and blocked openings at the northern end of the southern portion of B1, viewed from the west.



Figure 16: The south and east elevations of B3 and west elevation of the modern northern portion of B1, viewed from the south.



Figure 17: The north gable of B1, viewed from the north-west.





Figure 18: The east elevation of the southern portion of B1, viewed from the south-east.



Figure 19: The north end of the south portion of the east elevation of B1, viewed from the east.



Figure 20: The interior east elevation of the northern half of the southern portion of B1, viewed from the west.





Figure 21: As above; interior west elevation, viewed from the south-east.



Figure 22: The northern portion of B1, with historic fabric gable to the north, viewed from the south.





Figure 23: The west elevation of B2, viewed from the south-west.



Figure 24: The north elevation of B2, viewed from the north.



Figure 25: View to the northern extent of the site, from the south.





Figure 26: View toward the buildings at the southern end of the site, from the north



Figure 27: Buildings to the east of the northern element of B2, viewed from the north.



Figure 28: The east elevation of B3, viewed from the north-east.





Figure 29: (Left) Modern buildings against the north elevation of B3, viewed from the north-east.  
Figure 30: (Right) The east elevation of (B2), viewed from the south-east.



Figure 31: The upper portion of the north elevation of B3, viewed from the north.



Figure 32: The roof structure over B3, viewed from the north-west.





Figure 33: Interior ground floor north-west corner of B2, viewed from the south-east.



Figure 34: King post roof structure over B2, viewed from the east.





Figure 35: First floor north wall of the southern element of B2, viewed from the east.



Figure 36: First floor interior south-west corner of B2 (south), viewed from the north-east.



Figure 37: First floor interior of B2 (south), viewed from the north-west.



Figure 38: First floor western end of B2 (north), viewed from the north-east.



Figure 39: As Figure 35, viewed from the north.



Figure 40: The interior first floor north-east corner of B2 (north), viewed from the west.





Figure 41: The west end of the interior first floor dividing wall between B2 south & north, viewed from the north.



Figure 42: Roof structure over the north element of B2, viewed from the west.

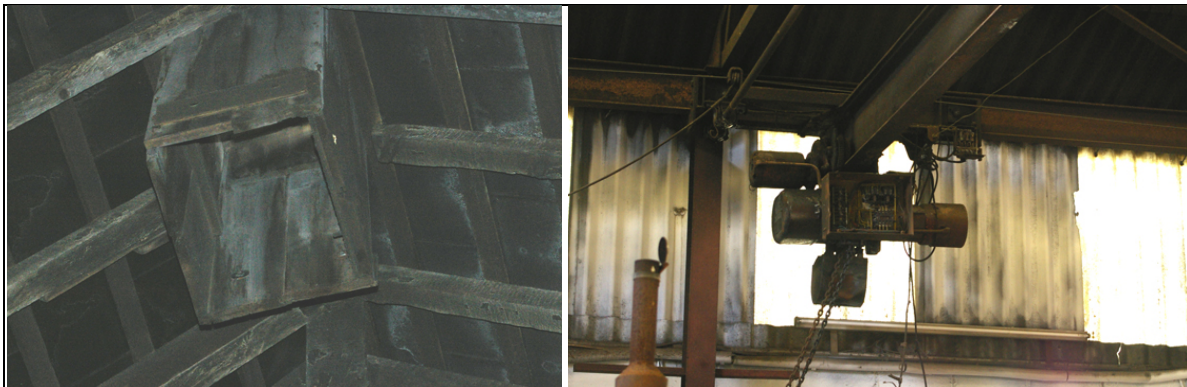


Figure 43: (Left) Interior view of one of the vents in the roof of B1, viewed from below south.

Figure 44: (Right) The hoist in the modern northern portion of B1, viewed from the east.





Figure 45: Blocked opening to the east of the door in the south elevation of B1, viewed from the west.



Figure 46: (left) Disturbance and blocked opening in the west end of the north gable wall of B1, viewed from the (interior) SW.  
Figure 47: (right) As above, exterior, viewed from the north-east.



Figure 48: The toilet block and building to the east of B2, viewed from the south.



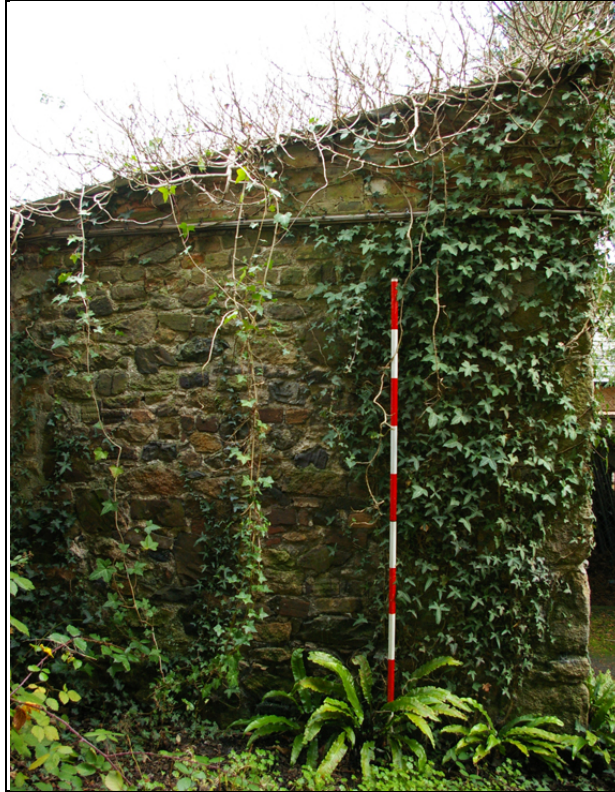


Figure 49: The masonry west elevation of B2A, viewed from the west.



Figure 50: The interior ground floor of the northern element of B2, viewed from the west.





Figure 51: (left) The east elevation of (B2), viewed from the south-east.

Figure 52: (right) The south elevation of (B2), viewed from the east.



Figure 53: The modern interior of the first floor east end of B2, from the east.



Figure 54: Feature in the first floor east end of the south wall of B2, and internal chimney to the east, viewed from the north.



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