

65 MEDDON STREET

BIDEFORD

DEVON

Results of a Desk-Based Assessment, Building Recording and
Archaeological Monitoring and Recording



South West Archaeology Ltd. report no. 160712



www.swarch.net Tel. 01769 573555

65 Meddon Street, Bideford, Devon
Results of a Desk-Based Assessment, Building Recording and
Archaeological Monitoring and Recording

By E. Wapshott and P. Webb
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Work undertaken by SWARCH
for Christopher Wilson,
Wilson Architecture and Planning Ltd.
on behalf of
Paul Heuze

Summary

South West Archaeology Ltd. was to undertake a desk-based assessment and building recording at 65 Meddon Street, Bideford, Devon, with subsequent archaeological monitoring and recording of groundworks associated with the conversion and extension of the existing structures. This work was undertaken in order to place the building within its architectural and historic background; and to identify and record any buried archaeological remains.

The town of Bideford is located on the banks of the River Torridge, Devon; with Meddon Street at the southern edge of its historic core. The property is located towards the centre of Meddon Street, immediately to the east of the Bideford Infirmary and Dispensary; the former Union Workhouse further to the west. The development area is situated within a rectangular plot of land at the northern end of the property boundary. The buildings are not listed, but fall on the edge of the Bideford Conservation Area, and as such any development would affect the setting of the Conservation Area

The development and history of the site appears to reflect that of Bideford; from its creation at the town's peak in the 17th century, when much of the town was expanded; followed by a period of slow decline and finally diversification when consolidation and self-sufficiency can be seen in the use of the site as a market garden in the 19th century.



July 2016

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PAUL HEUZE (THE CLIENT) FOR SITE ACCESS

THE STAFF OF THE NORTH DEVON RECORD OFFICE

THE STAFF OF THE DEVON HERITAGE CENTRE

PROJECT CREDITS

PROJECT DIRECTOR: DR. SAMUEL WALLS

DESK-BASED ASSESSMENT: PETER WEBB

HISTORIC BUILDING ASSESSMENT: EMILY WAPSHOTT

FIELDWORK: EMILY WAPSHOTT

FINDS PROCESSING: NATALIE BOYD; ISABEL DAONE; DR. BRYN MORRIS

REPORT: EMILY WAPSHOTT; PETER WEBB

EDITING: DR. SAMUEL WALLS

1.0 INTRODUCTION

LOCATION: 65 MEDDON STREET, BIDEFORD
DISTRICT: TORRIDGE
COUNTY: DEVON
NGR: SS 4517 2629
PLANNING NO: 1/1045/2015/FUL
SWARCH REF: BMD16

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Christopher Wilson of Wilson Architecture and Planning Ltd. (the Agent) on behalf of Paul Heuze (the Client) to undertake a desk-based assessment; building recording; and archaeological monitoring and recording at 65 Meddon Street, Bideford, Devon during groundworks associated with the conversion and extension of buildings at the property. This work was undertaken in accordance with a Written Scheme of Investigation (Boyd 2016) drawn up in consultation with Stephen Reed of the Devon County Historic Environment Team (DCHET) and in accordance with ClfA best practice.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Bideford is located on the banks of the River Torridge, Devon, as it flows into Bideford Bay (see Figure 1). The site is located on the western bank, at the southern edge of the historic core of Bideford, and occupies a position on the southern slope on the north side of a narrow valley running east into the Torridge River, at an altitude of c.35m AOD. The property is located towards the centre of Meddon Street, immediately to the east of the Bideford Infirmary and Dispensary; the former Union Workhouse further to the west. The development area is situated within a rectangular plot of land at the northern end of the property boundary.

The soils of this area are the well drained, fine, loamy or silty soils of the Manod Association (SSEW 1983); these overlie the mudstone and siltstone of the Bude Formation (BGS 2016).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Bideford, meaning 'by the ford' first appears in the written record in the Domesday Book as lands belonging to the King and subsequently under the ownership of Richard de Granville. It became a borough in the early 13th Century and remained under the ownership of the Grenville family up until 1744. The town had significant trading links with Carolina, Newfoundland, Virginia, and Spain in the 17th and 18th centuries; and in 1643, during the Civil War, forts were constructed either side of the river, and a Parliamentary garrison stationed there. The introduction of the railway during the 19th century led to an increase in holiday trade, though following its closure in 1965 the fortunes of the town declined.

The site is located towards the southern extent of the historic core of Bideford, just outside the southern boundary of the Bideford Conservation Area, which extends west from the Torridge River, as far as Pill Road to the north, Old Town Road/Clovelly Road to the west and as far as Torridge Hill to the south; and contains 236 Listed Buildings.

The Devon and Dartmoor HER records several archaeological interventions as having taken place within Bideford. The majority of these have been larger-scale investigations associated with

development around the edge of the town, though work has taken place within the historic core of Bideford, including evaluations along Bridge Street resulting in the identification of Medieval and Post-Medieval features associated with the development of the town. In addition several assessments of sites such as of the former infirmary on Meddon Street have charted the history of individual buildings. The HER also records multiple heritage assets in and around the town ranging in date from the Prehistoric through to the Modern period.

1.4 Methodology

The desk-based assessment was carried out in accordance with guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014). The historic building survey was undertaken by Emily Wapshott in April 2016 and carried out in accordance with guidance outlined in: Chartered Institute for Archaeology (ClfA) *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and English Heritage (EH) guidelines. Archaeological monitoring was carried out by Emily Wapshott in April 2016 to the standard and guidance of ClfA for *Archaeological Watching Briefs* (2014) and in accordance with the WSI (Boyd 2016). The purpose of the following report is to place the building in its architectural-historical, topographic and social context.

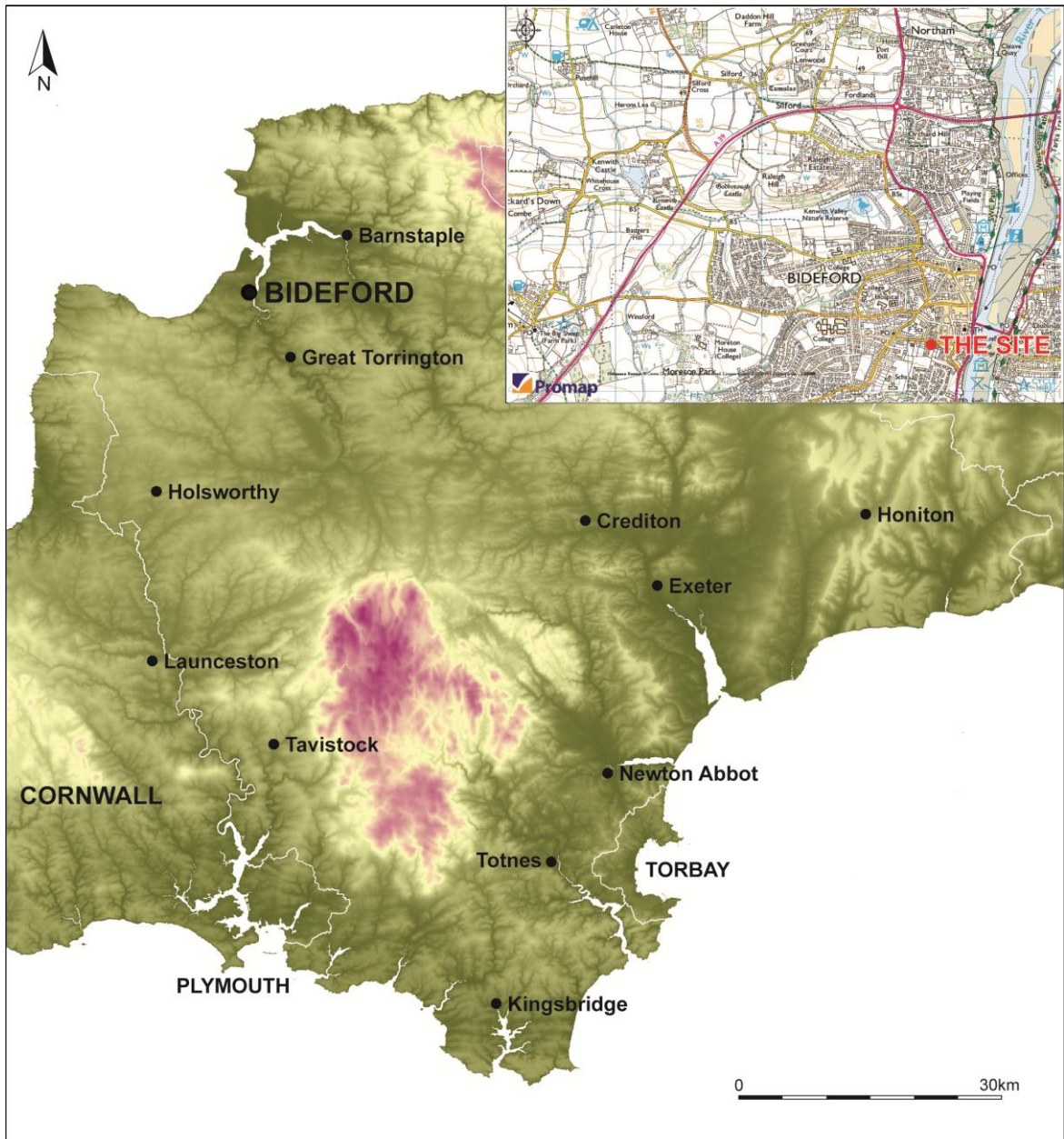


FIGURE 1: SITE LOCATION. THE SITE IS INDICATED.

2.0 DESK-BASED ASSESSMENT AND CARTOGRAPHIC ANALYSIS

2.1 DOCUMENTARY HISTORY

Bideford, in the hundred of *Shebbear* and deanery of Hartland is a market and sea-port town on the River Torridge. Its name is derived from the Old English meaning 'ford' and the prefix has been variously interpreted as referring to its topographical location or the personal name 'Byda' (Watts 2010). The name first appears in the written record in the Domesday Book referenced as 'Bediforda', having been held by Beorhtric, and later Queen Matilda (Williams and Martin 2002); though following her death the lands were granted by the King to the Grenville family, who retained ownership until 1744.

By the 13th century the town had been incorporated and made a free borough, with a weekly market and three annual fairs; though signs of decline in the medieval period are indicated by the granting of powers to re-build the decayed town and for better maintenance of the bridge. Throughout the Post-Medieval period Bideford was a centre of pottery manufacture, and during the 16th century trade links were established with Carolina and Virginia, and later with Spain, Holland, France and Newfoundland. Bideford flourished during the 17th century, the quay being constructed in 1663, and the town reached the zenith of its prosperity from the 1680s. Following American independence, foreign trade from Bideford declined, with a much greater emphasis on coastal trade with Ireland, Scotland and Wales (Lysons 1822).

The railway was introduced to Bideford in the 19th Century, resulting in an increase in holiday trade, from which the town profited greatly. Unfortunately, this rail link was removed in the 1960's and further economic decline occurred.

2.1.1 MEDDON STREET

Meddon Street, originally '*Maidenstreete*', developed as a 14th century route to St. Mary's Church, providing the street's name, and became part of the southern approach to the Medieval market. It widens towards its eastern end, suggesting that it may have functioned as a secondary market area, perhaps for holding livestock. Lining the street, and extending back, are the long, narrow tenement plots of the early town layout, some of which survive in stone boundary walls. Numbers 46-9 Meddon Street are on the site of almshouses and gardens given to the poor c.1646 by John Strange; re-built in 1870 by John Haycrofts as a row of eight small almshouses; and removed in 1983 when the site was re-developed for residential use. They are likely to reflect the outer edge of the urban development of Bideford at the time of their construction. These alms houses were located imm

The top, eastern, end of Meddon Street reflects an area of mainly 19th century urban expansion, the Medieval fields being in-filled by civic developments and terraced housing for industrial workers. In 1857 further almshouses, Moreton Cottages, were built on the north side of the street, and between 1837-8 the Union Workhouse, designed by George Gilbert Scott and William Bonython Moffatt (who also designed the workhouses in Newton Abbot, Tiverton and Tavistock) was constructed. By 1888 the Bideford Infirmary and Dispensary had been added to the east of the workhouse (Ratcliffe 2015).

The Meddon Street area is characterised by long, narrow plots running away from the street frontage, to both the north and south, with rows of attached 19th century cottages running along either side of the road. Inherent within some of these plots may be the Medieval or Post-Medieval town plan.

2.2 CARTOGRAPHIC EVIDENCE

2.2.1 THE 1804 ORDNANCE SURVEY SURVEYORS DRAFT MAP

The earliest useful cartographic source is the 1804 Ordnance Survey (OS) surveyors draft map (Figure 2), which shows the landscape in some, if misleading, detail. It depicts Meddon Street at the very southern extent of the urban development of Bideford. Whilst the buildings of the town are depicted, they are not shown in any great detail due to the scale of the map. The map indicates that the surrounding fieldscape was predominantly the large regular fields of post-medieval enclosure, with limited (though present) survival of medieval field systems.

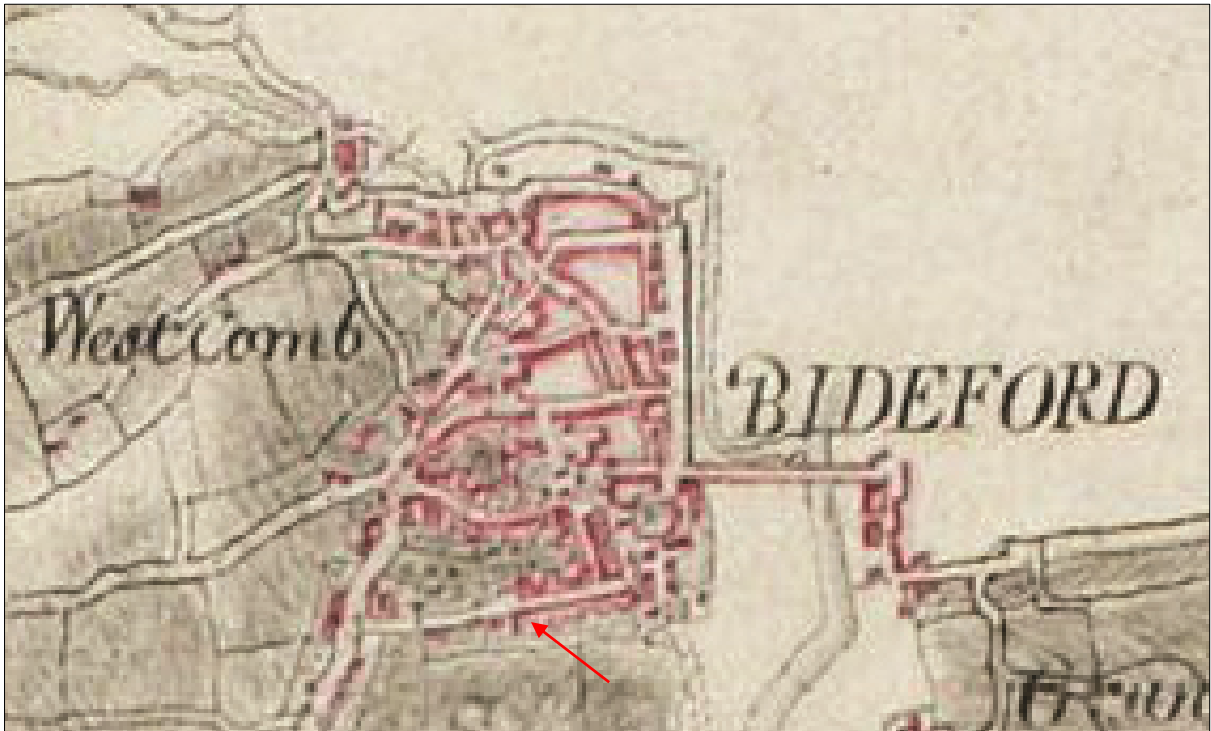


FIGURE 2: EXTRACT FROM THE 1804 ORDNANCE SURVEY SURVEYORS DRAFT MAP (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

2.2.2 THE 1839 TITHE MAP

The 1839 Tithe Map (Figure 3) gives a more detailed interpretation of the landscape surrounding the site, though it contains very limited detail of the town itself, the only building depicted being St. Mary's Church, to the north-east of the site. The Tithe Map indicates that plots surrounding the development site are primarily of a form similar to burgage plots associated with domestic structures (a detail not present on the earlier map) following the roads, though with some larger plots symptomatic of the presence of larger properties. It indicates the development site as being situated as part of plot 1634, with a further plot (1635) forming its northern boundary against the buildings along Meddon Street. To the south of the site, the wider fieldscape can be seen to revert to the large regular Post-Medieval field system. No apportionment data was available for land ownership within the town, though the fields to the south are under the ownership of John Dyke and occupancy of John Grant.



FIGURE 3: EXTRACT FROM THE BIDEFORD TITHE MAP DATED 1839 (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

2.2.3 JOHN WOODS TOWN PLAN

Roughly contemporary with the tithe map is John Woods' more detailed 1842 plan (Figure 4). This depicts the proposal site in more detail. Woods' plan depicts Strange's 1646 Almshouses to the north of the plot, with the proposal site shown as a single building in the north-west corner within a large area of grounds all apparently in the ownership of a Charles Smith Esq. It is worth noting that in Whites 1850 directory, the Strange Almshouses are described as seven tenements with small gardens, yet the map shows six separate tenements, which may suggest that the building located in the north-east corner of the site was an additional almshouse. Especially given that Whites Directory also suggests that the Almshouses had been given the benefaction of a "large garden belonging to the charity, let for about £6 per ann., which is applied in repairing the buildings". It seems likely that the proposal site formed part of this large garden, which presumably extended the full size of the 3-4 amalgamated burgage plots.

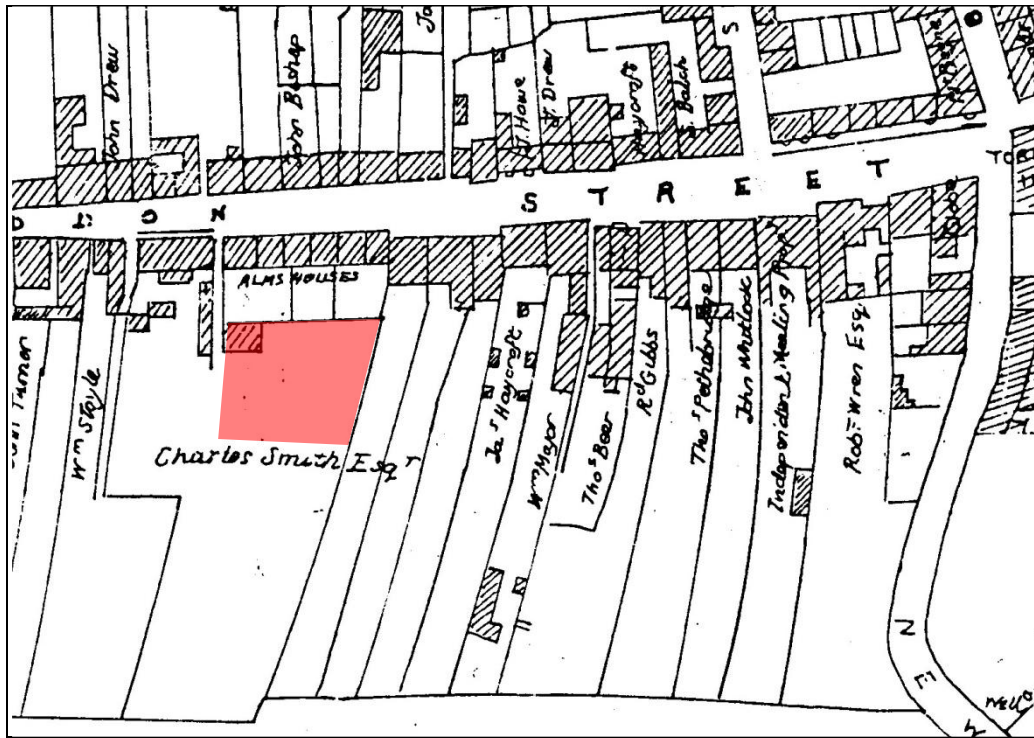


FIGURE 4: EXTRACT FROM JOHN WOOD'S 1842 MAP OF BIDEFORD (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

2.2.4 THE 1888 ORDNANCE SURVEY 1ST EDITION MAP

The 1888 OS 1st edition map (Figure 5) provides an even greater level of detail. It shows that relatively significant amount of urban development has occurred since the earlier maps, with field boundary rationalisation associated with the development of the Workhouse, though also on a wider scale. The site is shown to include parts of two plots. The northern portion of the site at this time contained buildings in both the north-east and north-west corners, with a further small building to the centre. The southern portion forms part of a larger 'garden' at this time, and this appears to potentially still be accessed from the plots to the west, as an unmade track/footpath is shown. There appears to have been a 'pump' located in this garden, with a further pump and well in the plot to the east.



FIGURE 5: EXTRACT FROM THE 1888 ORDNANCE SURVEY 1ST EDITION MAP (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

2.2.5 THE 1906 ORDNANCE SURVEY 2ND EDITION MAP

By the time the 1906 OS map (Figure 6) had been produced, there had been further development of the town, including infilling of some of the burgage plots to the north of the site. The footprints of the buildings within the northern part of site appear to have developed into two 'L'-shaped buildings. Some of the plots to the east also show new buildings.

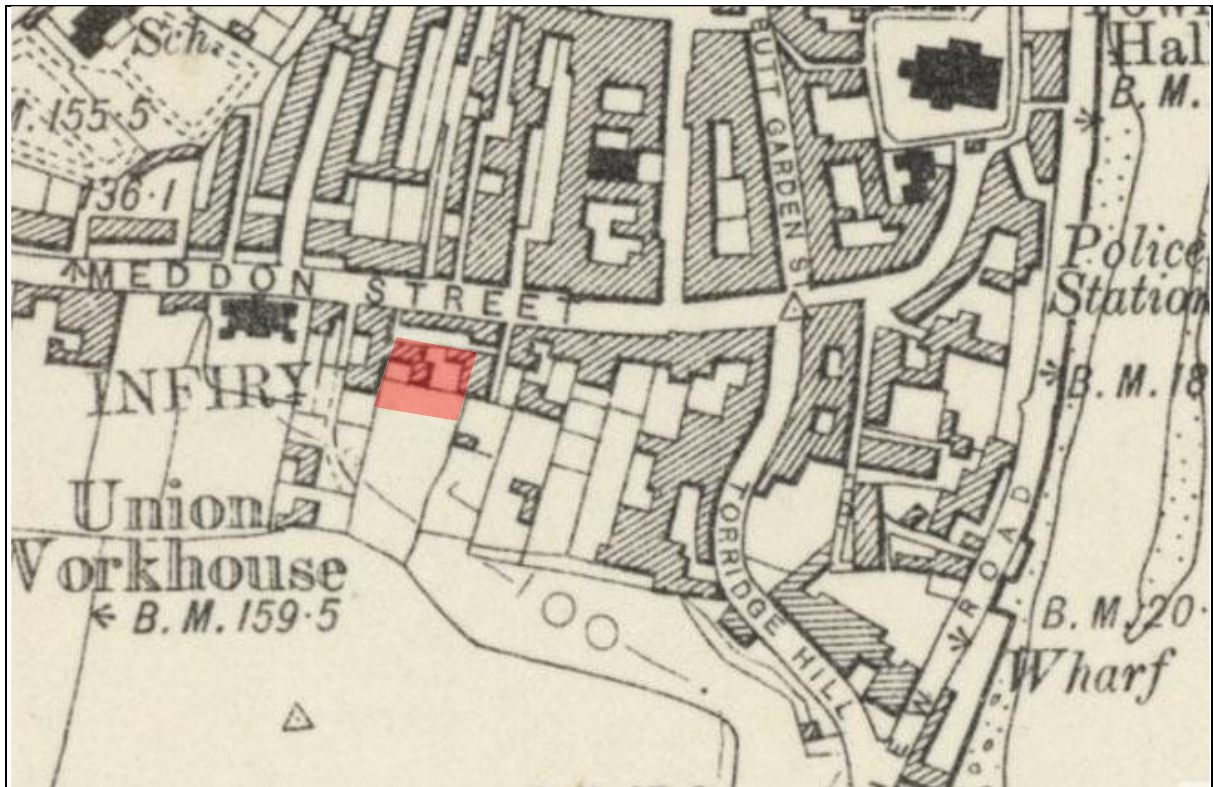


FIGURE 6: EXTRACT FROM THE 1906 ORDNANCE SURVEY 2ND EDITION MAP (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

2.2.6 LATER DEVELOPMENT

Later 20th century OS mapping shows very limited development of Bideford in proximity to the proposal site, the most significant changes being the move of the Infirmary from its location to the west of the development site, to a new location further to the north-west, near West Bank (Figure 7). By the mid 20th century there had been no identifiable development of the site; and it is not until the post-war period that there is significant development and expansion of Bideford, the estates to the south of the proposal site being constructed in the 1980s.



FIGURE 7: EXTRACT FROM THE 1935 ORDNANCE SURVEY MAP (THE APPROXIMATE LOCATION OF THE SITE IS INDICATED).

3.0 ARCHAEOLOGICAL BACKGROUND

3.1 BASELINE DATA

The Devon HER records several archaeological interventions as having taken place within Bideford. The majority of these have been larger-scale investigations associated with development around the edge of the town, though work has taken place within the historic core of Bideford, including evaluations along Bridge Street resulting in the identification of Medieval and Post-Medieval features associated with the development of the town; and assessments of sites such as of the former infirmary on Meddon Street has also charted the history of some of the individual buildings. The HER records multiple heritage assets ranging in date from the Prehistoric through to the Modern period. All of which are recorded on the Devon HER, a summary of which is shown in Figure 8 and Appendix 1.

3.1.1 PREHISTORIC 4000BC - AD43

There is no evidence for prehistoric activity in the immediate vicinity of the site, and there is no direct evidence for the Prehistoric origins of Bideford. However, the presence of hilltop enclosures near Hallsannery and Tennacott, to the south, and to the east at Eastridge, East-the-Water; alongside the recovery of flint scatters from Abbotsham; along the route of the A39/A361 and in the River Torridge show use of the area in Prehistory.

3.1.2 ROMANO-BRITISH AD43 - AD409

Evidence for the Romano-British period is even more scarce, the only known record being that of a stray find of a 3rd century AD coin found in a garden in the town; though during the 19th century a 'Roman encampment' was said to exist at Bideford. To date there is no evidence for Romano-British activity in the vicinity of the site.

3.1.3 EARLY-MEDIEVAL AD410 – AD1065

Similarly the Early-Medieval origins of Bideford are poorly represented in the archaeological record. That it is an existing settlement by the Norman invasion implies that there may be buried remains, though to date the only evidence for this period is of 'elements of a Saxon church' said to have been revealed during 19th century reconstruction of the parish church.

3.1.4 MEDIEVAL AD1066 - AD1540

Remains from the medieval period are much more substantial; and include the 14th century Long Bridge. They can also be seen in buildings within the core of the medieval settlement defined by the line of Old Town Street, Higher Gunstone and Coldharbour to the west, Meddon Street to the south, High Street to the north and Allhalland Street to the east. Evaluation trenching has identified remains of medieval burgage plots within the core of the town.

3.1.5 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

The main development of Bideford can be seen to date to the Post-Medieval period, coinciding with the town's increasing importance as a trading port, particularly during the 16th and 17th centuries, with many new buildings constructed and the waterfront significantly altered and expanded. Evidence of many of these buildings can still be found, particularly within the Bideford Conservation Area and historic core of the town.

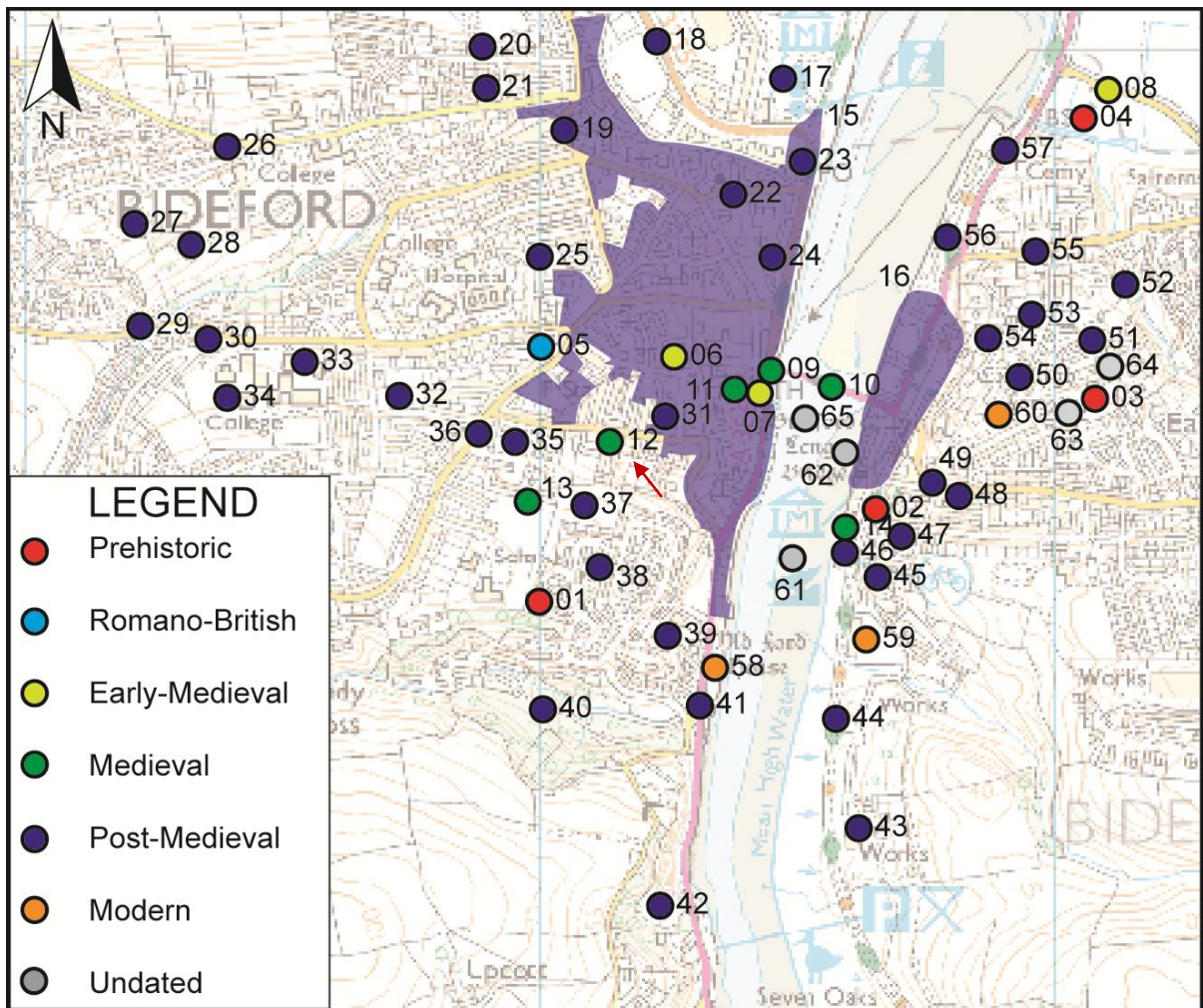


FIGURE 8: PLOT OF NEARBY HERITAGE ASSETS. THE MAP NUMBERS CORRESPOND WITH THOSE IN THE TABLE IN APPENDIX 1 (SOURCE: DEVON HER). THE APPROXIMATE SITE LOCATION IS INDICATED WITH A RED ARROW.

The development of the settlement of Bideford is characterised by the archaeological record. The landscape contains limited, though present, evidence of Prehistoric activity, a pattern continued into the Romano-British period, and which indicates possible origins of the town as early as this, but on no great scale. By the Early-Medieval period a permanent settlement can be seen to have been established, which continued to expand into the Medieval period. It was during the Post-Medieval period, however, that the majority of the evidence for the growth and rising importance of Bideford can be seen, particularly during the 17th to 19th centuries.

4.0 BUILDING ASSESSMENT

4.1 DESCRIPTION

The development site is located on the south side of Meddon Street, at the southern edge of the historic core of Bideford. The site is situated on the steep south-facing slope to the north of a narrow valley, with a small watercourse at the base. The valley contains a number of semi-communal wells, and the remains of a lime-working site and several lime-kilns.

The surrounding area is characterised by long narrow plots with attached 19th century cottages extending back from the street frontage along both sides of the road. Inherent in some of these long plots running back from the street may be the medieval town plan.

The site comprises a rectangular plot of land resulting from the combination of several town plots, with evidence of demolished walls running north-south within the garden area. The eastern and western site boundaries comprise stone walls, extending south from the street. To either side of the site are buildings of Post-Medieval, probably 18th century, date though several appear to contain elements of older structures. To the west these include outbuildings and barns; and to the east a row of attached workers cottages which step down the slope towards the lime kilns. During the 19th century the site contained a plant nursery and market garden, which declined during the 20th century, until the site was abandoned.

A large modern house now occupies the north-west corner of the site, with gardens to the south containing mature trees and a historic orchard. The central area comprises a raised flat lawn, overlying (1980s?) made ground, and partly retained by a historic wall; whilst to the north is an area of waste containing concrete slabs. The north-east corner contains a historic stone barn and outbuilding, which are the subjects of this building assessment.

The proposed development will seek to convert and extend the existing barn and outbuilding in the north-east corner of the plot (Figure 9) into a residential unit, as far as possible retaining the existing walls.

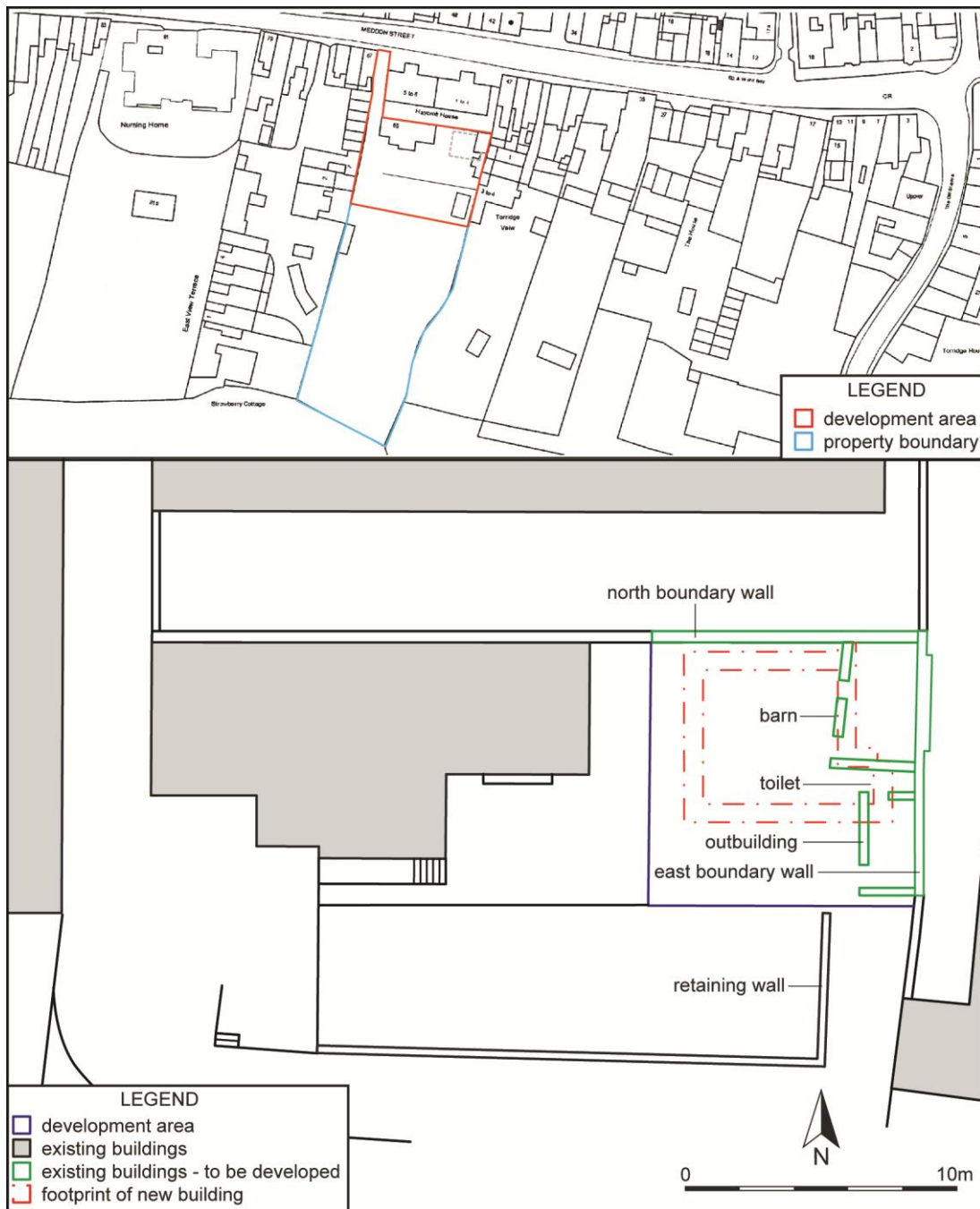


FIGURE 9: SITE PLAN SHOWING LOCATION OF WORKS CARRIED OUT.

4.2 THE BARN/BUILDING

The main portion of the barn comprised a two storey, stone rubble structure with a double pitched corrugated fibre sheet roof, built up against an earlier stone wall which forms the eastern site boundary. It appears to contain the remains of an earlier, formerly domestic, building.

4.2.1 WEST ELEVATION

The west elevation of the barn (Figure 10) shows a significant structural crack towards the southern end, running from the eaves down to the doorway, indicating that the south-west corner of the building has failed. The crack has been heavily patched with cement.

The construction of the lower storey is of closely packed coursed local slate-stone and mud-stone types bonded by a white/grey lime mortar. The upper floor is of a more irregular rubble build using noticeably more, but looser, mortar of grey/beige colour and with greater frequency of coal and mica/grit inclusions.

There is a ground floor doorway at the south end, set in a narrow beaded wooden frame, with pegged joints. The door is constructed from varying widths of board and is ledged to the rear. A ground floor window is located centrally in the elevation, comprising a wide timber pegged frame, central mullion and fixings for shutters. It is now blocked by corrugated plastic sheeting. A first floor loading door is located to the northern end of the elevation, blocked with brickwork and set with a re-used timber two-light sliding 'Yorkshire' sash window with bead moulding.



FIGURE 10: WEST ELEVATION OF THE MAIN OUTBUILDING SHOWING THE STRUCTURAL CRACK TO THE SOUTH, AND BLOCKED LOADING DOOR TO THE NORTH; VIEWED FROM THE WEST (2M SCALE).

4.2.2 SOUTH ELEVATION

The south elevation comprises the gable-end of the building. As with the west elevation there is a significant structural crack towards the west end, extending from the first floor window down to the south-west corner. The crack and area around it have been heavily patched with cement. The double pitch and corrugated fibre sheeting of the roof is again evident, though timber barge boards are also present to this elevation. The cast iron guttering continues, with a diagonal down-pipe running down from the north-east to the south-west.

The ground floor of the elevation contains (potentially older) stonework of tightly packed and roughly coursed small, flat slate- and mud-stone, though the eastern side of this elevation is partly obscured by the rendered face of the adjacent outside toilet. The first floor of the elevation appears cohesive with the upper floor of the west elevation, being constructed from looser rubble stonework, with heavy use of lime mortar. There is one opening, set partly into the gable apex on the first floor.

This comprises a small window/loading door with a wide timber frame, pegged joints and surviving board shutters.



FIGURE 11: SOUTH ELEVATION OF THE MAIN OUTBUILDING, SHOWING THE WOODEN FRAMED WINDOW AND STRUCTURAL CRACK TO THE WEST; VIEWED FROM THE SOUTH (2M SCALE).

4.2.3 NORTH ELEVATION

The building has been built up against an earlier wall on the north side, the west wall not being tied in to this earlier structure, merely bonded by large amounts of clay, cob and lime 'sticking' the stones to the north wall (noted during demolition). The northern wall of the plot is constructed of coursed slate-stone bonded by a whitish lime mortar and in turn abuts the eastern boundary wall of the plot. A looser stone rubble construction has been used to raise the wall to the upper first floor and gable apex of the building, and there is evidence of brick repairs to the earlier wall where it has been damaged by these alterations. The wall has been whitewashed.

4.2.4 EAST ELEVATION

As with the north elevation, the building has been built up against an earlier wall: the roughly coursed eastern site boundary wall constructed of tightly packed slate-stone and bonded by a rich, creamy lime mortar. Damage to the lower levels of the wall indicates that a possible clay bond was used in its construction. The wall is much patched and repaired, with large sections heavily re-pointed in cement. Internal inspection of the wall identified blocked windows, a door and a fireplace to both the ground and first floors, suggestive of an earlier domestic dwelling once being located on the site.

4.2.5 INTERIOR – GROUND FLOOR

At the time of inspection, the interior ground floor of the building was fitted out as a workshop, the exposed stone walls having been whitewashed, with lime plaster to the north end. Three types of floor surface are in evidence: to the south the floor is cobbled; to the north-east is an area of lime-crete; and the central portion has been replaced by concrete. A blocked doorway is located at the south end of the east wall, with a large roughly dressed/shaped stone block lintel and one side of the shaped stone quoin reveal. The south wall of the building has been constructed across this opening, showing it to be of a later phase.

To the centre and north side of the east wall there are two low rectangular blocked window openings. Off-set from the centre there is also a small blocked fireplace. This is very narrow, but deep, with a large handmade brick relieving arch and rough stone quoins to the sides. This leads to a surprisingly large stone stack, which projects into the next town plot. There is a timber loft ladder in the north-west corner, underneath which a brick copper has been built, identifying the building as having been historically used as a laundry.

4.2.6 INTERIOR – FIRST FLOOR

The whitewashed stone walls continue up from the ground floor into the loft space, the floor of which comprises a mix of re-used boards and chipboard sheets over predominantly narrow 20th century timber joists, with two 19th century larger set timber joists surviving to the north end. A narrow off-set central fireplace in the east wall utilises the same stack identified on the ground floor. The fireplace has a shallow handmade brick relieving arch and rough stone quoins to the sides, and has been blocked by brickwork. There is a 20th century 'A'-frame roof structure.



FIGURE 12: DETAIL OF THE INTERIOR ELEVATION OF THE EAST WALL, SHOWING THE BLOCKED DOORWAY, BLOCKED WINDOWS AND FIREPLACE; VIEWED FROM THE SOUTH-WEST (2M SCALE).



FIGURE 13: DETAIL SHOWING THE FIREPLACE IN THE EAST WALL OF THE LOFT SPACE; VIEWED FROM THE NORTH-WEST (NO SCALE).

4.3 THE OUTBUILDING

Immediately to the south of the barn is a small, single storey outbuilding. It has been built up against the plot/boundary wall to the east and is now roofless and overgrown. Its constructional form is similar to the rubble stone technique of the barn, indicating that it is likely to be broadly contemporary.

4.3.1 EXTERIOR

The outbuilding consists of narrow gable walls to both the north and south; and a long, low wall to the west. It is of rubble stone construction bonded by a grey/beige lime mortar, similar in style to the upper storey of the barn. The external elevation of the south wall shows cemented slates and surface mounted timber lacing, suggesting a further temporary structure may once have been attached. A small window had been forced at the south end of the west elevation, with an inserted concrete sill. Access is through a narrow doorway at the western end of the north elevation. Whilst there is no door, sockets for pintles survive. The roof is now missing but was of a shallow single pitch.

4.3.2 INTERIOR

The interior of the outbuilding is heavily overgrown and has largely been stripped, but a timber joist at approx 0.40m from the floor is set into the north and south walls, suggesting a long, deep shelf may have been set against the east wall. The floor appears to have been cobbled, with isolated patches of cobbles surviving.

4.4 THE TOILET

An outside toilet has been fitted into the space between the outbuilding and barn, resulting in the north wall of the outbuilding being patched with brick. This wall; and the associated sections of south barn wall and east property boundary have also been externally rendered and painted (internally to the toilet). A timber toilet seat has been installed onto a brickwork plinth, masking a ceramic cistern beneath, which has been forced into an earlier drain running along the eastern edge of the site.

4.5 RETAINING WALL

To the south-west of the small outbuilding is an 'L' shaped section of wall, the eastern portion on a north-south alignment; the southern on an east-west alignment. It currently acts as a retaining wall, supporting the built-up area to the west which forms a level lawn at the top of the steep south-facing slope. The wall is of coursed large squared mud-stone blocks and densely packed poor quality shale, with a clay/lime bond. The northern end has been repaired or replaced by a section of brickwork, whilst there is evidence of the corner being of dressed blocks. The western run of the wall has been increasingly repaired and heavily patched towards the west, this end having been demolished to allow a driveway to access the wooded garden area to the south. This wall may form an earlier building or plot wall, reflecting early site terracing/levelling.

4.6 BUILDING PHASING

The building remains at No. 65 Meddon Street represent a number of different phases of the historical development of the site (Figure 13), relating to the pre-1700 layout; 18th century occupation; 19th century re-organisation; and 19th-20th century commercial use of the plot.

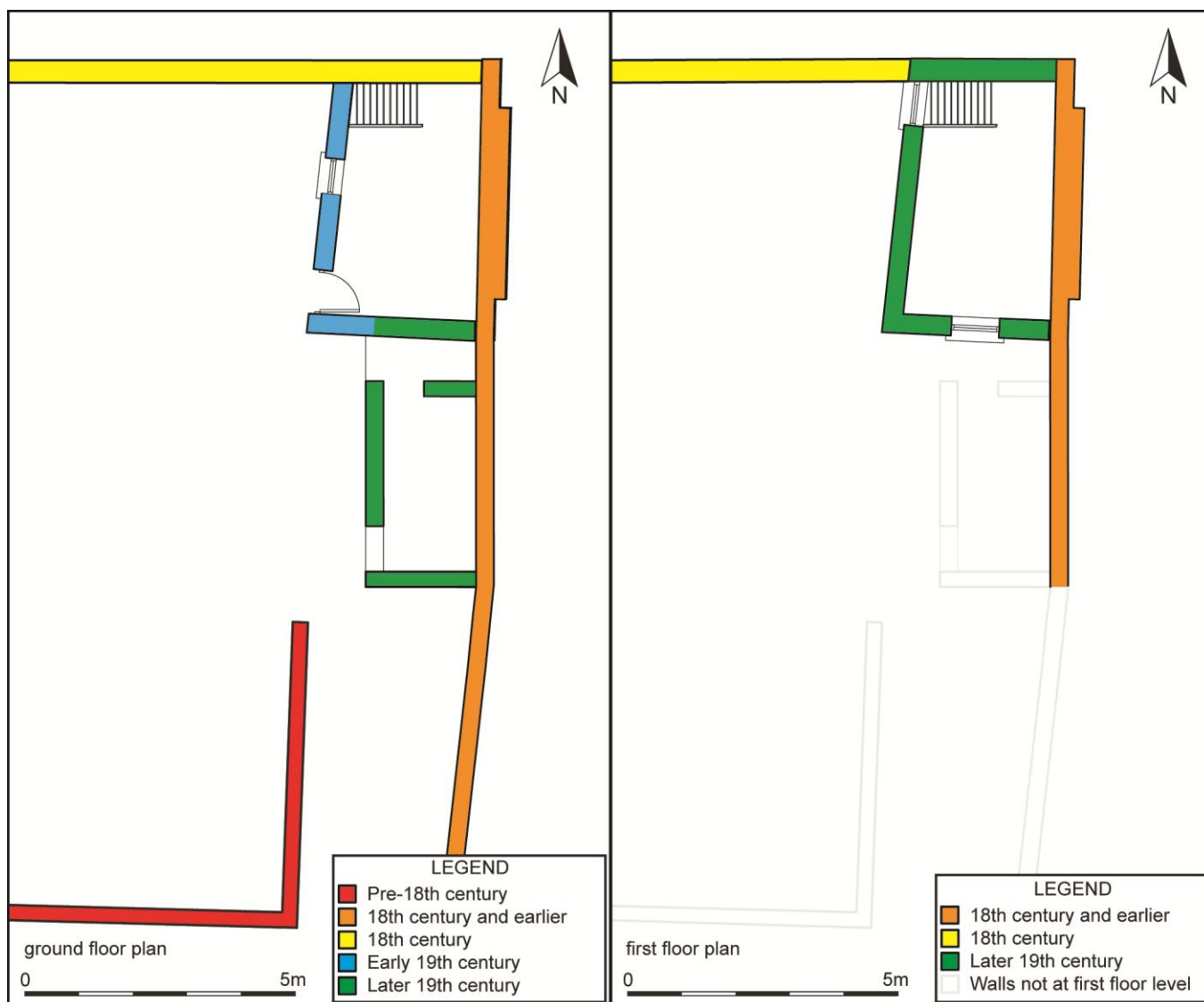


FIGURE 14: PHASED PLANS OF THE EXISTING BUILDINGS.

4.6.1 PRE-18TH CENTURY

The long linear nature of the plot indicates that it originated in the early planned layout of the town as a group of early burgage plots, and which may be represented in the east and west site boundary walls. The former narrow (3 or 4) burgage plots were later rationalised probably as part of the construction of the Strange Almshouses in 1646, to form the single wider plot. The substantial retaining wall to the immediate south of the development area may be part of this early town plan, either as initial terracing of the slope or possibly as the remains of a building.

4.6.2 18TH CENTURY

During the 18th century, a small domestic dwelling occupied the north-east corner of the site, identified by the presence of blocked openings and fireplaces in the east wall of the building. So little of this building survives that more accurate dating cannot be established. It had a rough cobbled floor, and the presence of fireplaces at both ground and first floor levels indicate that it was a two storey structure with at least two rooms. Similar pre-1800 one-up-one-down cottages can be seen

within the plot to the east, and may provide a guide to the size and broad style of that which has been demolished.

Later in the 18th century the north site boundary wall was added, abutting the remains of the earlier structure. This may have been installed to further divide the plots and may have been associated with a series of cottages and yards which stepped down the slope. Plots to both the east and west also show long stone walls running across them, indicating that the division of once larger linear north-south orientated town plots, to smaller east-west strips, was a general development of the area. These are likely to have been accessed via small lanes (*Opes*) running back from the street.

4.6.3 19TH CENTURY

The ground floor element of the current barn structure was constructed in the early 19th century, abutting both of the earlier surviving east and north walls. It replaced or incorporated the remains of the earlier cottage, the new south wall blocking a doorway in the east wall; and a lime-crete floor installed over the surviving cobbles. A door and window, both in the west wall provided access and light.

Later in the 19th century the existing barn was enlarged; the height raised to provide a first floor loft with a loading door in the west wall and lit by a window in the south gable wall. The small outbuilding to the south of the barn was constructed. At this time the site functioned as a plant nursery and market garden serving the nearby pannier market.

4.6.4 LATER 19TH/EARLY 20TH CENTURY

During the later 19th or early 20th century a brick-built copper was constructed in the north-west corner of the building; and the floor re-laid in concrete, with raised platforms to the east and west sides. Timber work benches were also installed. The ground floor appears to have required heated-water and may have functioned as a laundry, though the site continued to function as a market garden. The outbuilding was also extended, a small temporary structure being added to its south wall and a toilet being inserted to the north. The building was abandoned later in the 20th century, subsequently becoming a workshop/storage area.

4.7 SIGNIFICANCE OF THE BUILDING

Number 65 Meddon Street is situated at the upper end of the street, just outside of the Bideford Conservation Area (CA); the lower part being protected within the CA boundary, having received less 20th century development/intervention.

The buildings on the site are not listed and are therefore classed as undesignated heritage assets. However, they could be considered as *locally significant* as they reflect the development and growth of the Meddon Street district within the town. On a wider scale, the 17th to 21st century economic growth of the town is reflected in the various phases of development undergone by the building and the site; with conversion from prosperous edge-of-town plot; to smaller divided site, with more intense occupation; to market garden; to multi-function poor quality buildings and laundry; before abandonment and re-use as domestic workshops/storage.

5.0 ARCHAEOLOGICAL MONITORING

Archaeological monitoring and recording was conducted during groundworks associated with the conversion and extension of buildings at No. 65 Meddon Street, within an area covering approximately 110m² in the north-east corner of the property. The excavation comprised the reduction in level of the footprint of the new building and interior of the barn structure; and the excavation of 6 foundation trenches (see Figure 14) to depths of up to c.1m. All groundworks were carried out by tracked 360° excavator fitted with a 1.20m wide toothless grading bucket under strict archaeological supervision.



FIGURE 15: PLAN OF EXCAVATED AREAS.

5.1 DEMOLITION

Before any ground works could take place the structurally unstable elements of the barn structure had to be removed; the roof was lifted off and the south-west corner demolished. All surviving fittings and the floor level of the loft were stripped from the interior and the brick-built 'copper' was removed.

As ground works began, it became clear that the remaining section of the west wall had not been tied into the north wall and was leaning dramatically, resulting in this too being removed. A further section of the south wall was also reduced, the remainder being braced on the south-east corner.

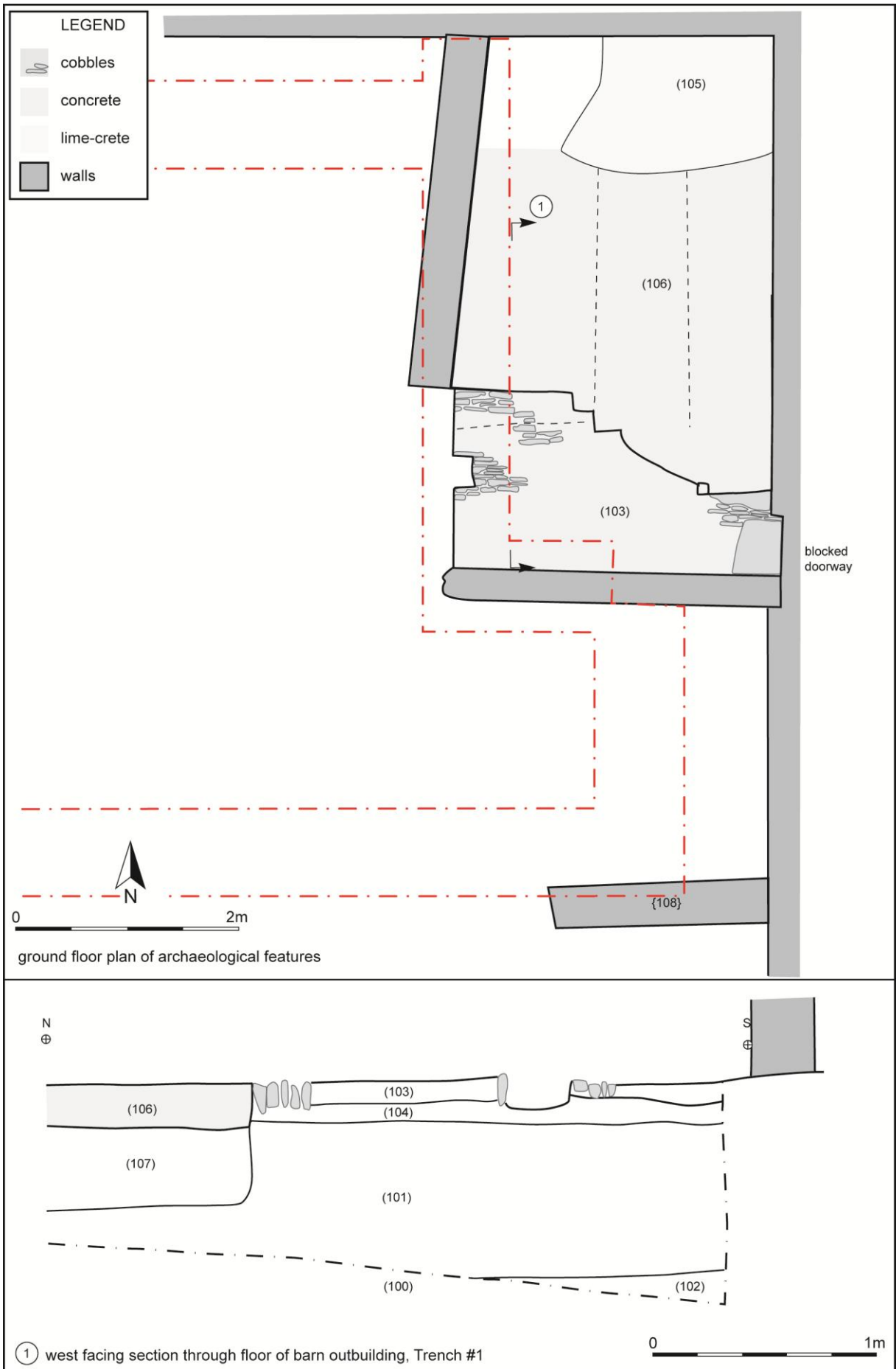


FIGURE 16: EXCAVATION PLANS AND SECTIONS.

5.2 INTERIOR OF THE BARN

Reduction of the floor level within the interior of the barn structure identified three phases of flooring: surfaces (103), (105), and (106) (see Figure 15). These overlaid an artefact rich buried soil (101); the subsoil (102); and natural shillet.

5.2.1 BURIED SOILS

Sealed beneath the floor levels of the barn was buried soil (101); a dark black-brown friable carbon rich layer of gritty silt-clay soil, c.0.70m thick. It was packed with finds, notably; glazed coarsewares, clay pipe fragments and bulbous hand-blown wine bottle sherds, dating to the 18th and 19th centuries (see Appendix 2).

5.2.2 FLOOR SURFACES

At the southern end of the interior of the barn building a surviving section of cobbled floor (103); measuring approximately 2.50m×1.50×0.10m deep, and comprising a mix of roughly shaped, local slate-stones and river pebbles. These had been set into a bedding layer (104); rough pit sand (104) c.0.08m thick.

In the north-east corner of the building, the earlier cobbled surface had been replaced/repared by a dense layer of packed lime-crete (105); whitish-grey in colour and mixed with ash, coal, pebbles, and grit. Against the north wall several cobbles of (103) survived beneath this surface, and it is likely to be a poor quality repair of damage to the cobble floor.

To the centre of the building a later concrete floor (106) had been laid. It was poorly spread, running over the edge of both (103) and (105). To the east and west were two raised areas forming either platforms against the walls or a sunken drain-style central walkway. It was laid upon a back-filled levelling deposit (107); loose grey-brown silt.

5.3 EXTERIOR OF THE BARN

The area external to the barn had undergone much ground disturbance related to the construction and removal of structures associated with the market garden phase of use of the site, most recently a stone slab patio being laid to the immediate west of the barn. This was set on a bedding layer of yellow sand, itself overlying the natural, and indicating that much truncation of the site has occurred. To the south of the barn, a single archaeological feature, wall {108} was identified.

5.3.1 WALLS

To the south of the standing building, at the junction of Trenches #4 and #5, and on a west-south-west alignment was wall {108}. It was constructed of large slate-stone blocks, with shale and mud-stone infilling and a lime mortar bond. The wall was situated outside of the excavation area and further excavation was not carried out. It is possible that this feature forms the remains of the south wall of the 18th century domestic dwelling which was largely demolished prior to/during the 19th century construction of the barn and outbuilding.

5.4 FINDS

A relatively large assemblage of largely 17th-19th century material was recovered from the site, primarily from context (101). The finds are likely to represent clearance deposits of domestic refuse,

and the assemblage contains primarily local North Devon wares (see Figure 16), with a very small number of other fabrics represented. For a full and detailed list see Appendix 2.



FIGURE 17: PHOTOGRAPH OF SOME OF THE SGRAFFITO SHERDS, FROM VARIOUS CONTEXTS, THAT WERE RECOVERED FROM THE SITE.

5.5 DISCUSSION

Evidence from the archaeological excavations showed that much of the external garden area of the development plot had previously been disturbed during the 19th century with the construction of brick cold frames and greenhouses; and their subsequent demolition during the late 20th and early 21st centuries. However, the remains of wall {108}, to the south of the extant building, may once have formed the south wall of a small 18th century domestic dwelling (almshouse?) which stood on the site prior to the construction of the 19th century barn.

Groundworks within the barn identified a thick layer of buried soil, likely the result of occupation debris during the 18th and 19th centuries, sealed beneath three phases of floor surfaces. These included a 19th century cobble floor related to the construction of the barn; a later lime-crete repair to the north-east corner, and subsequent re-laying of the floor in concrete. It was also noted that there were no below-ground foundations associated with the walls of the 19th century barn.

6.0 CONCLUSION

Archaeological assessment and excavations at 65 Meddon Street show the evolution of the site; from its late 17th century origins within a series of north-south orientated town plots, with almshouses fronting the street. There is evidence of later rationalisation of these narrow plots to form wider east-west stone wall sub-divided plots set down the slope to the south reflected in the presence of the wall at the southern end of the development area.

During the 18th century a small dwelling existed in the north-east corner of the current plot, this was likely matched by a further dwelling in the north-west corner. That to the north-west was later demolished and the present house constructed in the 20th century, whilst in the barn to the north-east, some domestic features survive in the east wall, including a blocked window, a blocked doorway and two fireplaces. The remains of a buried section of wall to the south of the existing barn are likely to be the remains of the south wall of this 18th century cottage. There is no indication of the former layout of this building, but the close arrangement of windows and fireplace may suggest it was formed of a single room to each floor. This was replaced early in the 19th century by the ground floor element of the existing barn; extended later in the century with the addition of a first floor with loading door, and a new outbuilding to the south. By the end of the 19th century the barn had been converted into a possible laundry with the addition of a copper; and the garden area was in use as a nursery/market garden with a series of brick cold frames and greenhouses, themselves only removed in the last ten years.

This chronological time frame is generally supported by the artefacts recovered during the excavations; the majority of which were from within a dense occupation dump layer spread across the development site. Some of the finer clay pipe fragments and pottery types, including possible scraffito wares suggest an initial late 17th century date to the occupation. These were mixed with later artefacts, including: glazed coarsewares, clay pipe fragments and thick hand-blown glass bottles of mostly 18th and 19th century date, indicating a continuity of occupation. Many artefacts relating to the 19th century use of the site as a market garden were also still scattered about the garden when the site was cleared.

The development and history of the site appears to reflect that of Bideford; from its creation at the town's peak in the 17th century, when much of the town was expanded; followed by a period of slow decline and finally diversification when consolidation and self-sufficiency can be seen in the use of the site as a market garden in the 19th century.

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1804 Ordnance Survey surveyors draft map

1839 Bideford Tithe Map

1839 Bideford Tithe Apportionment

1842 Woods Town Plan of Bideford

1888 Ordnance Survey 1st Edition (surveyed 1886)

1906 Ordnance Survey 2nd Edition (revised 1903-4)

1935 Ordnance Survey map (revised 1932)

APPENDIX 1: NEARBY HERITAGE ASSETS

Map No.	HER No.	Name	Record Type	Description
01	11747	Palstave, Bideford	Findspot	A Bronze Age palstave with shield-shaped moulding on both sides is recorded from Bideford.
02	60169	Barrow, East-the-Water	Document	A barrow is suggested at SS45652619
03	63838	Flint Flakes, Ayres Close, East-the-Water	Findspot	Two unstratified flint flakes were recovered at Ayres Close, Bideford
	51509	Enclosure, Bideford East-the-Water	Monument	Circular enclosure with two concentric ditches visible on the 1946 aerial photograph.
04	63840	Struck Flint, South of Manteo Way, East-the-Water	Findspot	A struck flint was retrieved from a palaeochannel during construction of the Bideford Industrial Link Road.
05	57958	Roman coin found in Bideford	Findspot	Bronze Roman coin of Antoninianus of Severus Alexander, AD222-35 found in a garden in Bideford
06	109899	Manor of Bideford	Documentary	Bideford is listed as a royal manor at the time of Domesday and was one of the largest manors in North Devon.
07	18274	Bideford Manor House	Monument	The location of the old manor house is believed to be on the site of the present Town Hall.
08	59249	Palaeochannels & Water Meadow System North of East-the-Water	Monument	Site of four palaeochannels with an overlying water meadow system.
09	14254	All Saints Chapel, Bideford Bridge	Documentary	The site of the Chapel of All Saints at the western end of Bideford Bridge. The chapel was built c.1280 and demolished sometime after 1835.
10	497	Long Bridge	Bridge	A bridge over the Torridge was probably first constructed in the late 13 th century and was to be the lowest dry crossing point until the Torridge Bridge was built in the 20 th century. The original bridge was of timber and converted to stone between 1460 and 1530. The bridge was widened several times in the 19 th and 20 th centuries. Work in 1925 revealed the original timber piers inside the later stonework which explains the irregular spacing of the arches.
	498	Maltese Cross, Long Bridge	Monument	Site of a Maltese Cross with a carving of the Virgin and Child. Lost in 1638.
11	483	Church of St. Mary, Bideford	Listed Building	Grade II* Listed building. The church was re-built between 1862-1865, except for the 14 th century tower. Features include a late Norman font, the canopied tomb of Thomas Grenville, a late 16 th century carved tower screen and mural monuments of the 17 th and 18 th centuries. Parts of a stone screen are located on the south side of the chancel in the new church.
	66184	Andrew Burials, St. Mary's Church	Monument	William and Sybil Andrew, buried within the church. Sybil died in 1590 and William died before this date.
	104292	War Memorials in St. Mary's Church	Monument	The church has two memorial plaques to the fallen of the First World War, and an Honour Roll which serves as Bideford's only Second World War memorial.
	35638	Churchyard Wall at St. Mary's Church	Building	Grade II Listed building. Stone wall surrounding churchyard. Some with chamfered granite coping with the marks of former railings on top. Iron railings survive on the north side and on the south side is a pair of iron gates.
	75573	Kent Headstone. St. Mary's Church	Monument	Headstone, slate with rounded top with carving of angel, to Philip Kent and James Heard of Bideford. Dated 1752.
12	103987	Burgage Plots off Bideford High Street	Monument	A row of long, narrow plots are shown extending southwards from the west end of the High Street on 19 th century town maps. Assessment of buildings at the south end of four of these plots revealed surviving medieval boundary walls.
13	482	Tenement in Meddon Street, Bideford	Document	A tenement on the south side of Meddon Street in Bideford, which is mentioned in a 14 th century document.
14	43278	Torrington Street, East-the-Water	Monument	Torrington Street probably follows the line of the Medieval shoreline.

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15		Bideford Conservation Area	Conservation Area	The historic core of Bideford. Includes buildings dating to the 17 th -19 th centuries alongside 236 Listed Buildings.
16		East-the-Water	Buildings	Collection of buildings dating to the 18 th -19 th century development of East-the-Water, including numerous shorefront industrial structures.
17	38936	Bideford, Victoria Park Pottery Deposits	Pottery Manufacturing Site	Archaeological deposits were identified in Victoria Park during archaeological works associated with a major sewer.
18	481	Bideford, Westward Ho! and Appledore Railway, Bideford	Railway	The Bideford, Westward Ho! and Appledore Railway was constructed between 1901 and 1908. It was closed in 1917.
19	62460	Pottery waste, Stella Maris Convent School	Findspot	A very substantial quantity of broken pottery, including a significant proportion of wasters, was found during re-development of the Stella Maris Convent site, Bideford.
	62461	Pottery waste, Stella Maris Convent School stable block	Findspot	Pottery wasters discovered following the demolition of the Stella Maris Convent School stable block. A concentration of material is located beneath the north-east corner of the building. The pottery is 17 th or 18 th century in date.
	62462	Culverted watercourse, Stella Maris Convent School, Bideford	Watercourse	The position of a culverted watercourse which would have drained in The Pill was observed in two places.
20	34051	Bideford Laundry	Monument	Site of former laundry. Redeveloped by 1975.
21	72760	Grammar School, Northdown Road	Document	Site of a grammar school marked on the mid 19 th century town map and later OS mapping.
22	73292	Bridgeland Street, Bideford	Buildings	Bridgeland Street was constructed in 1699, upon land 'heretofore filled with ruinous dwellings'. It was one of the first streets in England to use brick for urban buildings, and it still displays some of the best merchants' houses of the period anywhere in England.
23	491	Fire Iron	Findspot	Fire iron; a clay dog. Found during excavations for the new Post-Office.
	492	Wine bottle	Findspot	A 17 th century wine bottle found on the site of the Bideford Post-Office.
	493	Copper coin	Findspot	Copper coin of William III (1694-1702) found during excavations for the new Post-Office.
24	78856	Queen Street Quay	Monument	The junction of King, Queen and Cooper Street is believed to be the site of a late 17 th century quay.
25	54864	Union Mineral Black Mine in Bideford	Monument	Union Mineral Black Mine. Shafts in the area of the rectory grounds
26	99039	Fairlea, Northdown Road	Listed Building	Grade II Listed building. Detached house. 1840 with Gothic and Tudor exterior.
	102768	Garden walls and gatepiers, Fairlea, Northdown Road	Listed Building	Grade II Listed building. High stone rubble garden walls with gate (disused) at east end, which has square rendered gatepiers with pedimented caps and inset Gothic panels.
27	37723	Slade Folly, Rosemullion	Building	Early 19 th century folly. Formerly in the grounds of Moreton House. Now in the grounds of Rose Mullion.
28	58705	Belvoir Sandstone Quarry	Monument	Belvoir sandstone quarry. Operational in 1896
29	73892	House, Abbotsham Road, Bideford	Document	The Tithe Map depicts a dwelling fronting the north side of Abbotsham road. The fields in which it stands (no.1148) is recorded as 'House and Stanbridge' in the Tithe Apportionment. The house is not shown on the OS map of 1889.
30	72764	First Moreton Lodge, Moreton Drive	Building	Old Lodge marked on the 1880s-1890 25inch OS map. Not shown on Tithe Map and likely late 19 th century. Now called First Moreton Lodge.
31	2639	Silver Street Bible Christian (Zion) Chapel	Building	Zion Chapel which opened in 1844 and closed in 1913.
32	76384	Geneva Building, Bideford College	Building	Purpose built school dating from 1902, with a double roofscape, central gables, cupola and stacks with decorative oversailing courses in white brick. The interior space is extremely high with exposed brick, high timber sash windows, and interior glazed windows into classrooms.

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33	72759	Bideford Grammar School, Bideford	Building	Grammar School built in 1935 to replace the site in North Down Road. Original buildings are now incorporated within the present Bideford College complex. The entrance block has an impressive architectural frontspiece.
34	66186	'Three Acres' Field, Love Lane, Bideford	Document	Field called 'Three Acres' left by a Bideford merchant and benefactor, John Andrew. Now absorbed into the grounds of Bideford College.
35	504	Westcroft Court, Union Close, Bideford	Building	Bideford Union Workhouse in Meddon Street was built in 1837. It later became a hospital before being converted into domestic accommodation.
	74117	1-11 Westcroft Court, Union Close	Building	1-11, Westcroft Court in Union Close was originally built in the 19 th century as the main part of Bideford Union Workhouse before becoming Bideford and Torrridge Hospital and then domestic accommodation.
	503	Almshouses on Meddon Street	Building	Strange's Almshouses at 49-63 Meddon Street in Bideford were built in the 17 th century and replaced by Haycroft's Almshouses in 1870. The houses were restored in 1941 and demolished by 1976.
	74114	Grenville Nursing Home, 81 Meddon Street	Building	Grenville Nursing Home at 81 Meddon Street was built in the 19 th century as Bideford Infirmary and Dispensary.
36	20682	Amory's Almshouses, Bideford	Building	Almshouses, probably founded in the 17 th century. Exact location not known.
37	54865	Adit south of Meddon Street	Document	Site of 18 th or 19 th century adit to the south of Meddon Street in Bideford, apparently draining anthracite and paint pigment workings under upper part of the town.
38	11751	Bideford, Civil War Fort	Document	Possible site of a Civil War Fort in Bideford, based on stone remains similar to Chudleigh Fort.
39	98952	Ford House, New Road, Bideford	Listed Building	Grade II Listed building. Large detached house, probably built between 1844-9. Two storeys, four-window range, the middle two windows in a slight projection.
40	64256	Ford House, Rowe Close, Bideford	Building	Ford House, Rowe Close, Bideford. 'Old Zoo House' is a late 18 th -early 19 th century house built at the foot of a quarried hillside.
41	65757	Ford near Ford Rock	Monument	Probable location of a ford across a tributary of the Torrridge.
42	58703	Balsdon's Quarry	Document	Possibly Balsdon's Quarry, rented by Bideford Turnpike Trust in 1863.
43	72671	East-the-Water, Pottery sherds	Findspot	18 th century Scraffito potsherds, wasters and kiln furniture found at an industrial site on the east side of the River Torrridge in 2006.
44	18635	North Devon Railway, Bideford Section	Monument	Exeter to Barnstaple line extended to Bideford in 1855 and to Torrington in 1872. Line closed for passenger use and now a cycle trail.
45	16848	Bideford Gasworks	Monument	Gasworks established in 1835, on land leased from the Bideford Bridge Trust.
46	43295	Former Warehouse on Torrington Street	Monument	Warehouse shown on the Ordnance Survey sketch of 1804-7, on the landward side of Torrington Street, south of Torrington Lane
47	19233	Pottery Field near Torrington Lane	Document	Field south-west of Torrington Lane pottery is marked as Potter Field on the Tithe Map of 1839. Area now developed for residential use.
48	15270	Torrington Lane Pottery, East-the-Water	Document	Pottery established after the 17 th century. Still in production in 1906. Site now occupied by housing.
	16473	Torrington Lane Toll House	Building	Tollhouse on Torrington Lane, shown on mid-19 th century plan of Bideford. Sold off in 1879 when the Barnstaple Turnpike Trust closed down.
49	80644	St Peter's Church, East-the-Water	Listed Building	Grade II Listed building. A good example of a late 19 th century chapel-of-ease in the Victorian Gothic style.
50	11750	Chudleigh Fort, East-the-Water	Monument	17 th century Civil War fort erected by Parliamentary forces. Restored in 19 th century, and now adapted as an ornamental garden in a public park.
	63850	Two Trackways, East-the-Water	Document	Two former trackways are shown on the OS town map of 1855-95 and are possibly associated with the nearby

				quarries and Chudleigh House.
	63851	Two Bell Casting Pits, East-the-Water	Monument	Two possible bell pits identified during the geophysical survey at Eastridge Farm.
51	63843	Quarries, East-the-Water	Document	Site of quarries shown on the Ordnance Survey Town map of 1855-1895.
52	63845	Quarry, East-the-Water	Document	Site of a quarry shown on the Ordnance Survey Town map of 1855-1895.
53	63847	Small Building Within an Enclosure, East-the-Water	Document	Small building within an enclosure recorded on the Ordnance Survey map of 1904-1906.
54	63846	Adit and Engine House, East-the-Water	Monument	Site of an adit and engine house
55	11757	Former Toll House, Old Barnstaple Road	Document	Site of 19 th century toll house belonging to Barnstaple Turnpike Trust, which operated from 1835-1879.
56	19235	East-the-Water Pottery	Document	In 1832 a pottery existed on the north side of Old Barnstaple Road, where Salterns terrace now stands.
	43287	Limekilns at Bideford East-the-Water	Document	Limekilns shown at this approximate location on the map of 1844.
57	34077	Northgate Cemetery Mortuary Chapel	Building	Mortuary Chapel for Northgate Cemetery, which was consecrated in 18880, to rear of Northgate Cottage.
	19236	Pottery at Bideford East-the-Water	Document	Pottery on the north-west side of Braunton Road. Pottery shown on the map of 1844. The pottery was destroyed by the construction of the railway in the early 1850s.
58	43276	Shipyards, Bideford	Monument	A small shipyard existed at Ford Yard from at least the 1930s. Run by Blackmore and Sons, it produced wooden minesweepers and small patrol boats during WWII. Closed in 1956 when the company moved downstream.
	65747	Crane, Bideford	Monument	A crane was present at the south-east corner of the covered yard by 1957. The crane has been removed but its platform was observed prior to development in 2001.
59	114011	HM Explosives Factory, Bideford	Building	First World War wood distillation and acetone explosives factory, Bideford.
60	104052	Bideford Town War Memorial	Monument	War memorial overlooking Bideford.
61	43293	Ford across the River Torridge	Monument	Possible site of a ford across the River Torridge. A paved causeway was found in the 18 th or 19 th century. There is no archaeological evidence to indicate precise location or date.
62	58144	Remains of a Wooden Barge, River Torridge	Maritime	Remains of the wreck of a wooden barge in the River Torridge.
63	111348	Circular Enclosure, Eastridge Farm, East-the-Water	Monument	Ephemeral enclosure recorded by geophysical survey.
64	63839	Linear Feature, Shamwickshire Close	Monument	Linear anomaly (85m long) recorded during a geophysical survey within the area of the cropmark at Eastridge Farm.
65	55379	Timber, Bideford	Findspot	An undated photo, probably taken during reconstruction work in 1925 shows a timber, possibly from the early bridge.

TABLE 1: TABLE OF NEARBY HERITAGE ASSETS. MAP NUMBERS CORRESPOND TO THE NUMBERS IN FIGURE 8(SOURCE: DEVON HER).

APPENDIX 2: FINDS CONCORDANCE

Context	POTTERY			OTHER			DATE
	Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	
(U/S)	2	181	North Devon jug shoulder?				C15?
	1	51	Staffordshire/Bristol yellow slipware plate with brown trails				C17-18
	1	147	NDGT jar base, yellow slip				C17
	15	1627	NDGT post-modern, x9 rims. Mainly heavy bowls (types)				C17-18
	4	89	North Devon Scraffito plate				C17
	1	33	North Devon Scraffito , Type 7 (possible chamber pot?)				C17
	1	27	NDGF plate rim with applied slip decoration				C18
				6	379	Animal Bone	Undated
				3	180	Oyster Shell	Undated
				1	27	Undiagnostic slag/cluster	Undated
				6	1670	Dark green bottle glass, x5 complete or partial bases	c.C18
				7	29	Clay pipe stems	C18-19
				1	11	Clay pipe bowl – elaborate decoration	C19
(104)				1	53	Dark green vessel glass, Base with pontile mark	C18
				2	11	Clay pipe stems	C18<
				2	32	Animal bone fragments	Undated
[103]	1	128	NDGT rim, large bowl				C19
	1	13	NDGF type 5 cup handle				C16-17
	7	304	NDGT Post-med coarseware, x1 handle x1 rim (type 3 jar)				C17-18
				4	20	Clay pipe stems	<C18
				1	12	Clay pipe bowl, mainly complete	c.C18
(107)	24	1771	Industrial whitewares. Inc x1 complete 'Dundee Marmalade', x2 'Ink Pots'	1	202	Bottle – clear octangular medicine bottle (complete)	C19
	1	20	NDGF cup rim (Type 12)				C17
	2	91	NDGF Scraffito plates				C17
	1	8	Bristol/Stafford yellow slipware, plate, with brown trails				C17-18
	1	110	Near complete NDGF small jug, missing handle and part of rim. Base removed for some reason. Yellow slip inscribed 'Bideford Baptist Bazaar 1880'.	1	75	Glass vessel, transparent, octangular short 'ink well'?	C19
				1	734	Bottle – dark green (complete)	C19

65 MEDDON STREET, BIDEFORD, DEVON

				3	1124	Leather shoes with iron hobnails, x2 with Cu fixing studs and eyelets	C19
				2	<1	Matches (spent – from inside dark green bottle)	C19
				1	135	Cu alloy lamp base (elaborate)	C19
				6	1688	Fe objects x2 iron pot, x1 skillet handle	C18-19
(101)	1	2	Bowl fragment				C19
	2	125	North Devon Scraffito plate, x1 rim				C17
	1	23	North Devon Scraffito chamber pot				C17-18?
	6	69	NDGF Scraffito Jug shoulder				C17
	4	104	NDGF cup, yellow internal slip (Type 12)				C17-18?
	64	3024	NDGT Post Medieval body sherds				C17-18?
	10	620	NDGF body sherds and bowl base (Post- Medieval)				C17-18?
	3	57	NDGF Post medieval x1 cup handle, x1 cup body sherd				C17-18?
	1	75	NDGF jug rim with GT handle				C17-18?
	3	190	NDGF Post Medieval body sherds				C17-18?
	2	57	NDGT C/W – looks medieval, but very chunky				C15-18?
			NDGT HANDLES (BELOW)				
	1	202	Bucket pot handle (of body)				C17-18?
	2	72	Feet from skillet or pipkin				C17-18?
	3	388	Skillet handles, or handled cooking pots (Type 16)				C17-18?
	11	1131	Storage jar handles, heavy				C17-18?
	2	125	Jug handles, of body				C17-18?
	8	268	Handles – no body attached				C17-18?
			NDGT RIMS (BELOW)				
	1	55	Chamber pot rim				C18
	5	246	Jar rims (Type 15)				C17-18?
	16	942	Jar rims (Type 14)				C17-18?
	2	134	Upright jar rims				C17-18?
	5	242	Jar rims with heavy applied strip				C17-18?
	23	4418	Heavy bowl/panchion rims (Type 3)				C17-18?
				14	64	Clay pipe stems	<C18
				2	13	Cu alloy fittings	Undated
				3	141	Fe objects, very corroded	Undated
				26	935	Animal bone, various including cattle and sheep	Undated
				12	64	Limpet shells	Undated
				1	37	Oyster shell	Undated
				1	20	Slaked Lime fragment	Undated
				7	954	Dark green vessel glass (x2 necks)	Early-Mid C18
TOTALS	239	17169		115	8710		C17th-20th

APPENDIX 3: SUPPORTING PHOTOGRAPHS – BUILDING SURVEY



WEST ELEVATION OF THE BARN; VIEWED FROM THE WEST (2M SCALE).



DETAIL OF THE WEST ELEVATION OF THE BARN, SHOWING THE SLIDING 'YORKSHIRE' SASH SET INTO THE BLOCKED LOADING DOOR; VIEWED FROM THE WEST-SOUTH-WEST (NO SCALE).



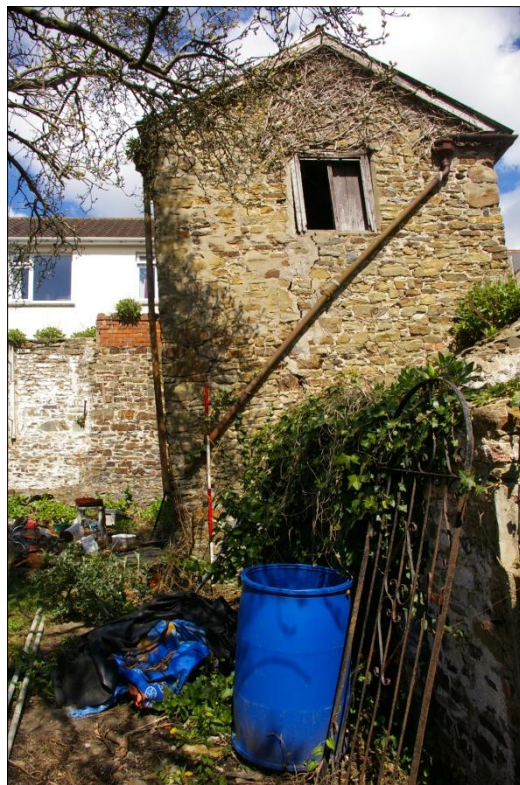
DETAIL OF THE WEST ELEVATION OF THE BARN, SHOWING THE GROUND FLOOR TIMBER WINDOW; VIEWED FROM THE WEST (2M SCALE).



DETAIL OF THE WEST ELEVATION OF THE BARN, SHOWING THE DOORWAY IN THE SOUTH-WEST CORNER; VIEWED FROM THE WEST (NO SCALE).



THE WEST ELEVATION OF THE BARN AND ADJACENT NORTH PLOT WALL; VIEWED FROM THE SOUTH-WEST (2M SCALE).



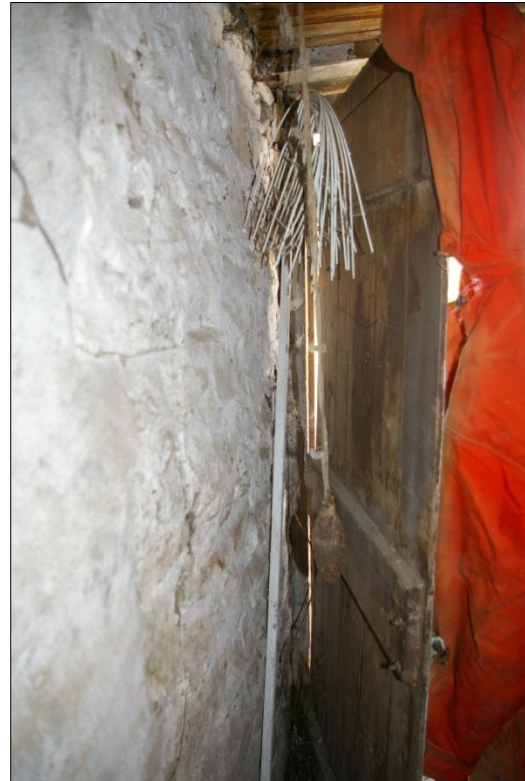
SOUTH ELEVATION OF THE BARN; VIEWED FROM THE SOUTH (2M SCALE).



INTERIOR OF THE BARN, SHOWING THE INTERNAL FACE OF THE EAST BURGAGE PLOT WALL WITH DETAILS OF THE BLOCKED DOOR, WINDOWS AND FIREPLACE; VIEWED FROM THE WEST (2M SCALE).



(LEFT) DETAIL OF THE INTERNAL FACE OF THE EAST WALL OF THE BARN, SHOWING THE BLOCKED DOORWAY AND COBBLED SURFACE AT THE SOUTH END; VIEWED FROM THE WEST (2M SCALE).



(RIGHT) DETAIL OF THE PLANK DOOR TO THE BARN, LEDGED TO THE REAR; VIEWED FROM THE NORTH-EAST (NO SCALE).



DETAIL OF THE INTERNAL FACE OF THE EAST WALL OF THE BARN, SHOWING THE BLOCKED FIREPLACE; VIEWED FROM THE NORTH-WEST (NO SCALE).



DETAIL OF THE INTERNAL FACE OF THE EAST WALL OF THE BARN, SHOWING THE SMALL FIREPLACE WITH STONE DRESSED JAMBS TO THE SIDE, AND SMALL HANDMADE BRICK SEGMENTAL ARCH, FOLLOWING REMOVAL OF BLOCKING; VIEWED FROM THE WEST (NO SCALE).



THE INTERNAL FACE OF THE NORTH WALL OF THE BARN, SHOWING THE SURVIVING LIME PLASTER WITH WHITEWASH; VIEWED FROM THE SOUTH-WEST (NO SCALE).



DETAIL OF THE INTERNAL FACE OF THE WEST WALL OF THE BARN, SHOWING THE CENTRAL GROUND FLOOR WINDOW; VIEWED FROM THE EAST (NO SCALE).



THE INTERNAL FACE OF THE SOUTH WALL OF THE BARN; VIEWED FROM THE NORTH (NO SCALE).



DETAIL OF THE SURVIVING COBBLE FLOOR IN THE EXISTING DOORWAY TO THE BARN; VIEWED FROM THE WEST (NO SCALE).



DETAIL OF THE COBBLE FLOOR WITHIN THE BARN BETWEEN THE BLOCKED AND CURRENT DOORWAYS; VIEWED FROM THE NORTH (2M SCALE).



DETAIL OF THE MAIN SURVIVING CONCRETE FLOOR WITHIN THE BARN, SHOWING THE RAISED PLATFORMS AGAINST EACH SIDE WALL; VIEWED FROM THE SOUTH (NO SCALE).



DETAIL OF THE CENTRAL REPAIRED SECTION OF CONCRETE FLOOR, WITH THE EARLIER LIME-CRETE REPAIR TO THE NORTH; VIEWED FROM THE SOUTH (2M SCALE).



THE BRICK BUILT COPPER IN THE NORTH-WEST CORNER OF THE BARN, WITH WOODEN STAIRS RISING TO THE LOFT ABOVE; VIEWED FROM THE SOUTH-EAST (2M SCALE).



DETAIL OF THE BRICK BUILT COPPER IN THE NORTH-WEST CORNER OF THE BARN; VIEWED FROM THE SOUTH-EAST (NO SCALE).



THE TIMBER STEPS IN THE NORTH-WEST CORNER OF THE BARN LEADING TO THE LOFT; VIEWED FROM THE SOUTH-EAST (NO SCALE).



INTERNAL DETAIL OF THE SLIDING SASH WINDOW WITHIN THE BLOCKED LOADING DOOR IN THE WEST WALL OF THE BARN; VIEWED FROM THE EAST (NO SCALE).



THE LOFT SPACE WITHIN THE BARN, SHOWING THE SURVIVING TIMBER WINDOW WITH PLANK SHUTTERS AND THE WHITEWASHED WALLS; VIEWED FROM THE NORTH (NO SCALE).



DETAIL OF THE 'A'-FRAME WITHIN THE 20TH CENTURY ROOF STRUCTURE OF THE BARN; VIEWED FROM THE NORTH-WEST (NO SCALE).



THE PLOT WALL TO THE NORTH OF THE SITE; VIEWED FROM THE SOUTH-SOUTH-EAST (2M SCALE).



SOUTH ELEVATION OF THE OUTBUILDING, SHOWING DETAIL OF REMAINS OF A POSSIBLE TEMPORARY STRUCTURE; VIEWED FROM THE SOUTH (2M SCALE).



WEST ELEVATION OF THE OUTBUILDING; VIEWED FROM THE WEST (2M SCALE).



DETAIL OF THE INTERIOR OF THE OUTBUILDING, SHOWING THE TIMBER FITMENTS AND COBBLED FLOOR; VIEWED FROM THE NORTH-WEST (NO SCALE).



(LEFT) INTERIOR OF THE OUTBUILDING, SHOWING TIMBER FITMENTS FROM THE USE OF THE SITE AS A PLANT NURSERY; VIEWED FROM THE NORTH-WEST (NO SCALE).



(RIGHT) THE INTERNAL VIEW OF THE OUTSIDE TOILET FORMED BETWEEN THE BARN AND THE OUTBUILDING; VIEWED FROM THE WEST (NO SCALE).



THE LARGE SLATE-STONE WALL TO THE SOUTH-WEST OF THE DEVELOPMENT SITE, FORMING A RETAINING WALL TO THE LEVEL LAWN AREA; VIEWED FROM THE SOUTH-EAST (2M SCALE).

APPENDIX 4: SUPPORTING PHOTOGRAPHS – ARCHAEOLOGICAL MONITORING



(LEFT) THE INTERNAL FACE OF THE EAST WALL OF THE BARN, FOLLOWING REMOVAL OF THE ROOF, INTERNAL FITTINGS AND PARTIAL DEMOLITION OF THE SOUTH AND WEST WALLS; VIEWED FROM THE SOUTH-WEST (2M SCALE).

(RIGHT) THE INTERNAL FACE OF THE NORTH AND EAST WALLS OF THE BARN FOLLOWING PARTIAL DEMOLITION; VIEWED FROM THE SOUTH-WEST (2M SCALE).



DETAIL OF THE PHASING OF THE BARN STRUCTURE, SHOWING THE SOUTH WALL OBSTRUCTING THE EARLIER BLOCKED DOORWAY IN THE EAST WALL; VIEWED FROM THE WEST (2M SCALE).



THE BARN STRUCTURE FOLLOWING PARTIAL DEMOLITION OF THE SOUTH AND WEST WALLS; VIEWED FROM THE WEST (2M SCALE).



THE COBBLED FLOOR AT THE SOUTHERN END OF THE BARN BUILDING; VIEWED FROM THE WEST (2M SCALE).



DETAIL FOLLOWING THE REMOVAL OF THE BRICK COPPER, SHOWING ITS EXTENSIVE BACK-FILLING WITH 19TH CENTURY RUBBISH; VIEWED FROM THE SOUTH (2M SCALE).



A SAMPLE OF THE 19TH CENTURY STONEWARE POTTERY AND GLASS BOTTLES RECOVERED FROM THE BACK-FILLED COPPER STRUCTURE; VIEWED FROM THE EAST (2M SCALE).



DETAIL OF THE GROUND FLOOR FIREPLACE WITHIN THE EAST WALL OF THE BARN STRUCTURE; VIEWED FROM THE WEST (NO SCALE).



THE PATIO AREA TO THE WEST OF THE BARN DURING EXCAVATION, SHOWING THE SAND BEDDING LAYER BENEATH; VIEWED FROM THE SOUTH (2M SCALE).



THE OUTSIDE TOILET BETWEEN THE BARN AND THE (NOW DEMOLISHED) OUTBUILDING; VIEWED FROM THE WEST (NO SCALE).



VIEW TO THE SOUTH OF THE SITE, BETWEEN THE EASTERN PLOT WALL AND THE POSSIBLE PLOT DIVISION ACTING AS A RETAINING WALL TO THE LAWN AREA TO THE WEST; VIEWED FROM THE NORTH (NO SCALE).

65 MEDDON STREET, BIDEFORD, DEVON



The Old Dairy
Hacche Lane Business Park
Pathfields Business Park
South Molton
Devon
EX36 3LH

Tel: 01769 573555
Email: mail@swarch.net