

**121 BOUTPORT STREET
BARNSTAPLE
NORTH DEVON
DEVON**

Results of a Historic Building Assessment



South West Archaeology Ltd. report no. 160204

121 Boutport Street, Barnstaple, North Devon, Devon Results of a Historic Building Assessment

By C. Humphreys & B. Whitlock
Report Version 01
03 February 2016

Work undertaken by SWARCH for James Lethaby

Summary

South West Archaeology Ltd. was commissioned to undertake historic building assessment at 121 Boutport Street, Barnstaple, ahead of the proposed conversion of the shop to form one dwelling and the conversion of the rear stores to form two dwellings.

The building is located in Barnstaple, to the east of the High Street within the historic town. 121 Boutport Street is a Grade II Listed building.

Very few historic features remain inside the building and those that remain are of mid-late 19th century in date. However, embedded in the wall between this building and 122 to the west is a 16th century roof truss situated on the second floor approximately 1.5 meters below the current roof pitch.

Parts of 16th century truss blades have been reused as opening lintels in the rebuilt rear wall of the building suggesting that the extension to the rear, the raising of the roof pitch and the insertion of a chimney stack in the centre of the building were part of a rebuild of the whole structure, probably of mid-late 19th century date.



February 2016

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ACKNOWLEDGEMENTS

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REPORT: COLIN HUMPHREYS; BETHANY WHITLOCK
EDITING: SAMUEL WALLS
GRAPHICS: COLIN HUMPHREYS; BETHANY WHITLOCK

1.0 INTRODUCTION

LOCATION:	121 BOUTPORT STREET
PARISH:	BARNSTAPLE
DISTRICT:	NORTH DEVON
COUNTY:	DEVON
NGR:	SS 29508 24494
PLANNING NO:	60357; 60358 (LBC)
SWARCH REF:	BBP16

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. was commissioned by John Woodward of Woodward Smith Architects (the agent) on behalf of James Lethaby (the Client) to undertake historic building recording at 121 Boutport Street, Barnstaple, Devon (Figure 1). This is ahead of the proposed conversion of the shop to form one dwelling and the conversion of the rear stores to form two dwellings. This work was carried out in accordance with a Written Scheme of Investigation (see Appendix 1) drawn up in consultation with Stephen Reed of the Devon County Historic Environment Team (DCHET) in accordance with a brief (Arch/DM/ND/28764).

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located in the parish of Barnstaple, to the east of the High Street on the northern end of Boutport Street.

As the site is located within an urban area, the soils were not surveyed by the Soil Survey of England and Wales (SSEW 1983). The underlying geology is the mudstone of the Pilton Formation (BGS 2014).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

121, Boutport Street is a Grade II Listed building (Appendix 2) and the listing dates the building to the early 19th or possibly late 18th century. The shop front and the workshops to the rear of the building are of 20th century date.

1.4 METHODOLOGY

The historic building assessment was undertaken by Colin Humphreys and Bethany Whitlock in January 2016. The recording work was carried out with reference to Chartered Institute for Archaeologists (CIfA) and English Heritage (EH) guidelines on the recording of standing buildings. Photographic and written records were produced.

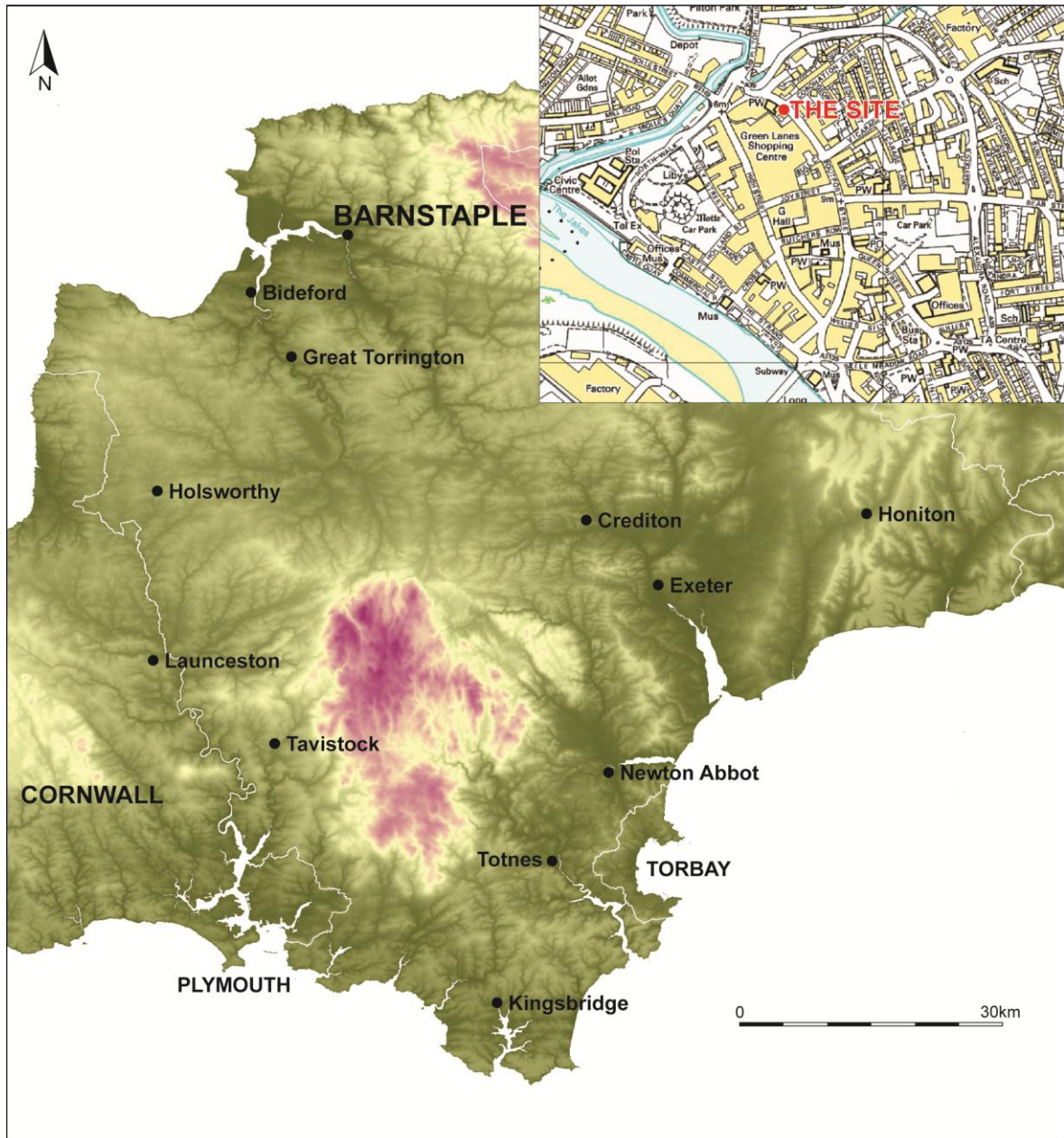


Figure 1: Site location (the site is indicated).

2.0 HISTORICAL BACKGROUND

2.1 HISTORICAL SUMMARY

Boutport Street is located to the west of the High Street in Barnstaple; no. 121 lies towards the northern end of the street. While the property boundaries on the western side of the High Street appear to preserve the line of the medieval burgrave plots, those on the eastern side (including Boutport Street) do not. The frontages of Boutport Street are largely undistinguished, and appear to conceal mostly 19th century interiors.

From a historic perspective, the most important feature of Boutport Street is its location on the line of the medieval town wall and ditch. Traces of the ditch were revealed at no. 85, where it was found to lie 12 metres back from the street frontage (MDV38717). Some record and excavation evidence indicates that the wall itself stood approximately 25-28 metres west of Boutport Street. The name of the street itself supports this, since it is 'about' or 'outside' the port i.e. the market town. Some property boundaries on the street may still reflect the original line of the wall. Consequently, ground disturbance to the rear of the Boutport Street properties may provide further evidence of the town's medieval defences. Remnants of the town wall may even remain within some of the properties themselves.

2.2 CARTOGRAPHIC EVIDENCE

2.2.1 BARNSTAPLE TOWN PLAN, 1843

The Barnstaple Town Plan of 1843 shows a building in the location of the present 121 Boutport Street with a small yard to the rear. To the west and adjacent to the building there appears to be a passage giving access to the yards behind 122.



Figure 2: Extract from the 1843 Barnstaple Town Plan.

2.2.2 ORDNANCE SURVEY FIRST EDITION 1880-1890

There are several changes evident between the 1843 Barnstaple Town Plan and the First Edition Ordnance Survey map. The passageway evident between 121 Boutport Street and the building to the north on the Town Plan appears to have been incorporated into these buildings. 121 Boutport Street also appears to have been extended to its rear, and the dog-leg visible in the west wall of the current building is possibly that shown on this map.

Many of the 'gaps' in Boutport Street appear to have been infilled with new buildings. The Baptist Chapel to the north of the site has increased considerably in size. The large building opposite the site is now named 'Rackfield House'.

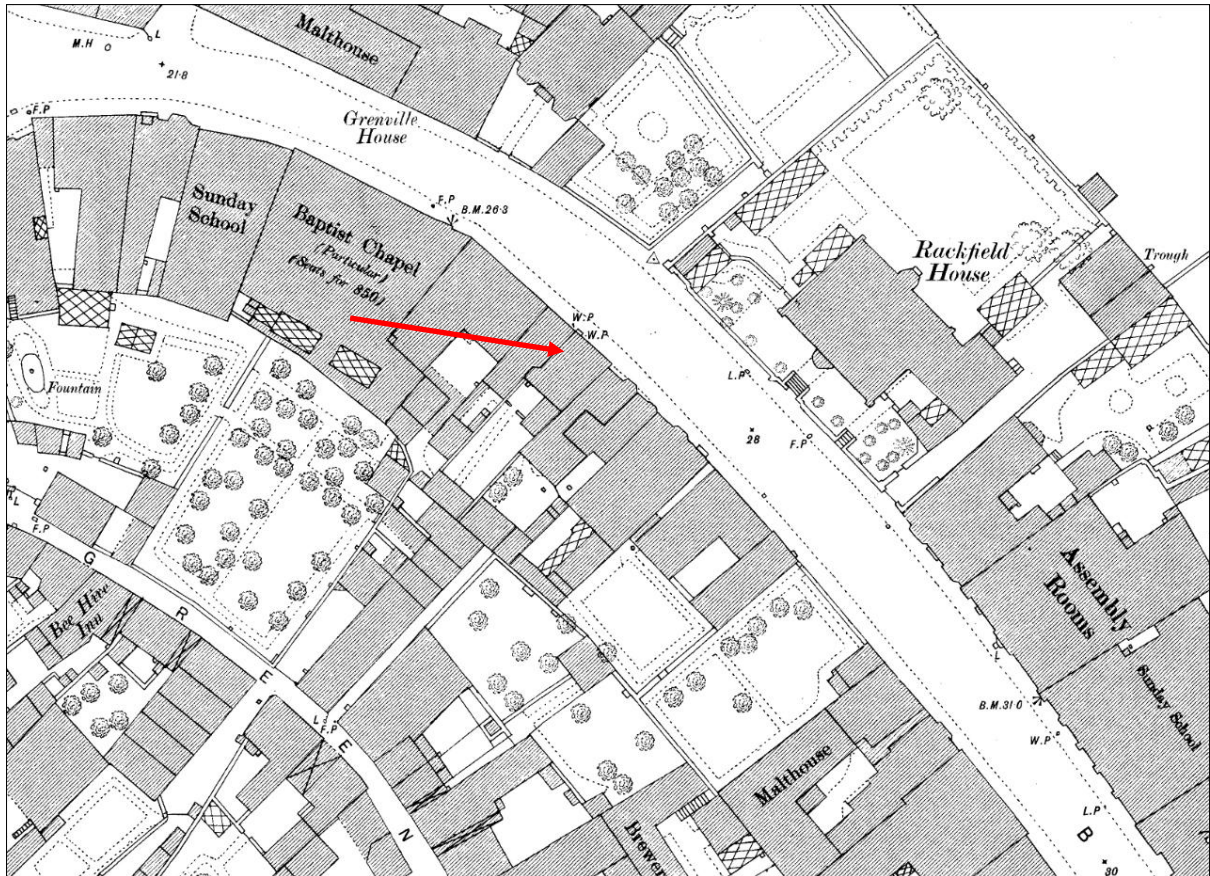


Figure 3: Extract from the 1880s-1890s Ordnance Survey First Edition map.

2.2.3 ORDNANCE SURVEY SECOND EDITION 1904-1906

The Second Edition OS Map shows few changes to the site since the First Edition. The size and shape of 121, Boutport Street remained roughly the same, although the dog leg in the west wall evident both on the First Edition map and in the house today is not shown. To the east of Boutport Street, the planned layout of Coronation Street and George Street are shown as dotted lines; probably suggesting they were under construction.

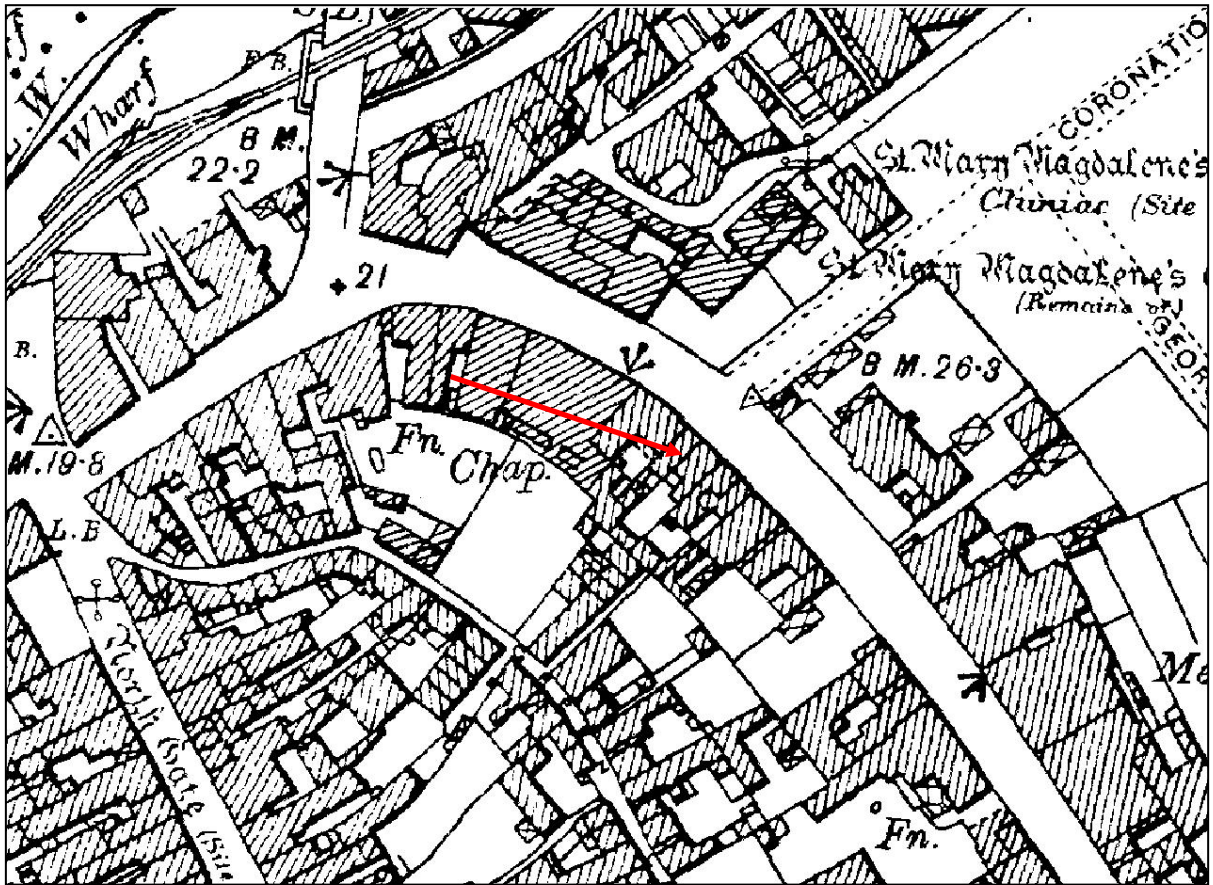


Figure 4: Extract from the 1904-1906 Ordnance Survey Second Edition map.

2.2.4 ORDNANCE SURVEY 1932

121 Boutport Street and the surrounding buildings are little changed between the Second Edition Ordnance Survey map and that of 1932. The houses on Coronation Street and George Street, the location of which were suggested in the Second Edition map, had been constructed.

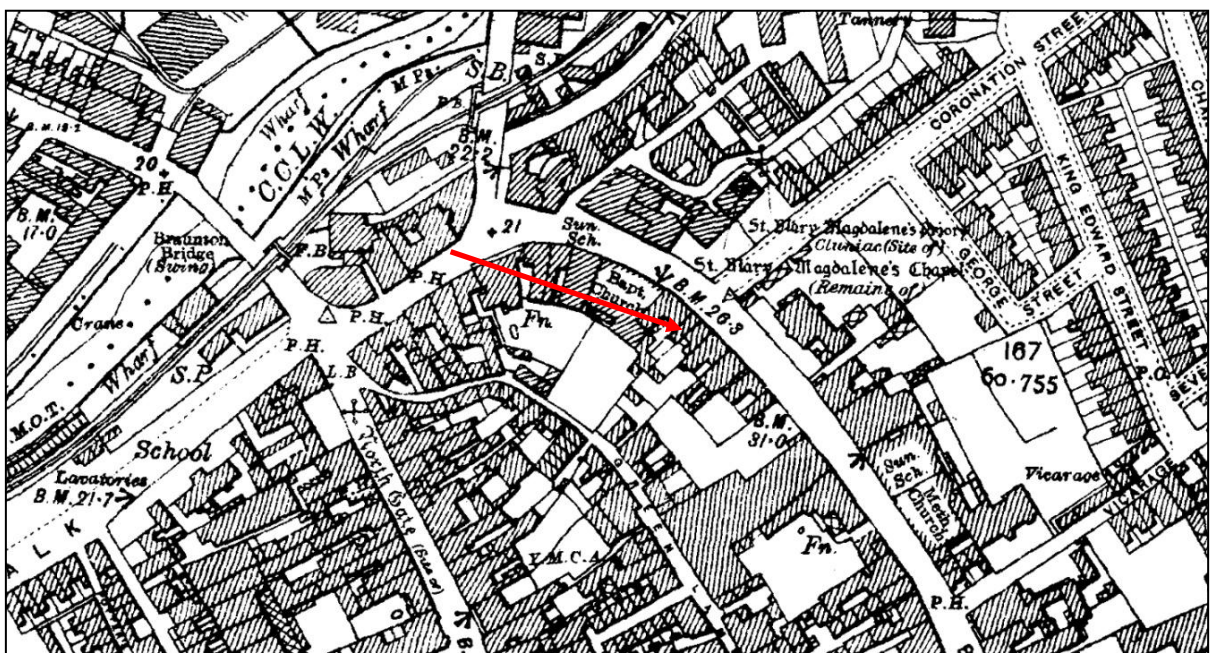


Figure 5: Extract from the 1932 Ordnance Survey map.

2.2.5 ORDNANCE SURVEY 1963-96

The key change between the 1932 and the 1963-96 Ordnance Maps is the demolition of Green Lane and the construction of the Green Lanes Shopping Centre. 121 Boutport Street backs onto the shopping centre, and the brick wall bounding the property to the south appears to have been constructed at this point. A new street, Bull Court, which edges the shopping centre, is present to the southeast of the site.

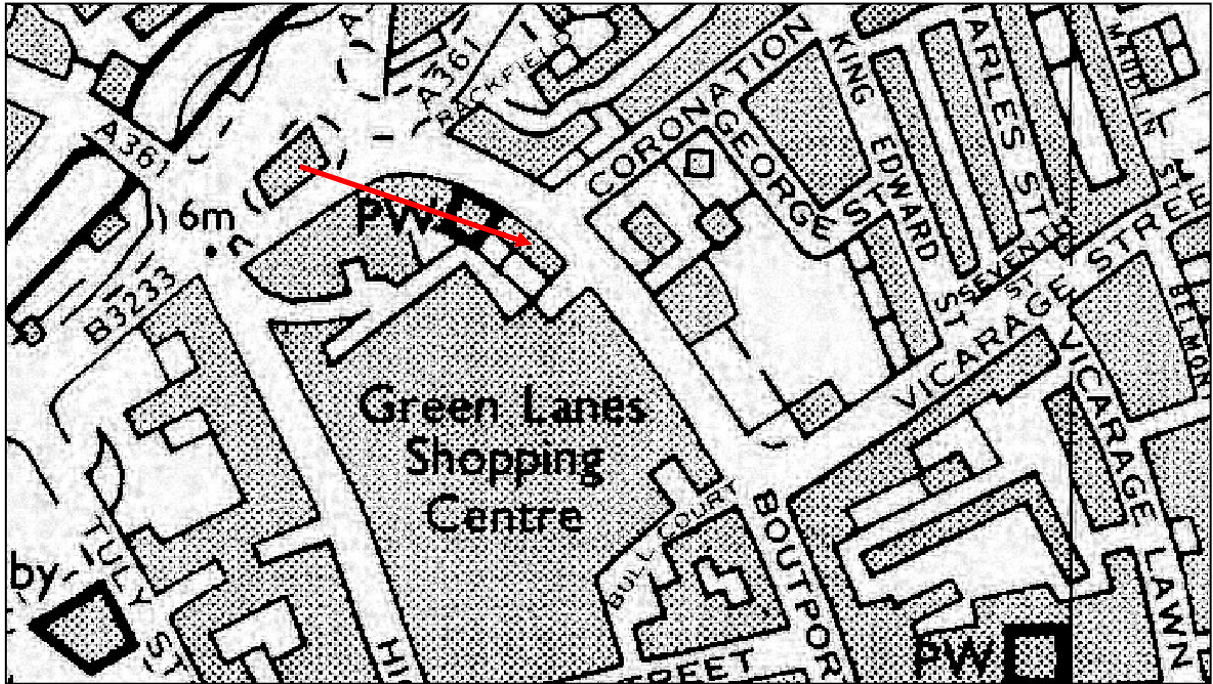


Figure 6: Extract from the 1963-96 Ordnance Survey map.

3.0 HISTORIC BUILDING RECORDING

3.1 GENERAL BUILDING DESCRIPTION (for details see Appendix 3)

121 Boutport Street is a two storey terraced building with a large shop window on the ground floor facing Boutport Street and a pair of sash windows to the first floor. Entrance to the shop is offset to the right and set with a modern part-glazed door. The walls are finished with painted pebble dash. The roof is pitched facing the road and is covered with natural slate and capped with terracotta ridge tiles. The fascia board is modern and the guttering missing.

The ground floor of the rear elevation is enclosed by later extensions, has three openings and appears to be mostly of brick construction. The first floor has a single metal casement window set in painted pebble dash walls. The roof is of slate and has a single, slightly offset, gabled dormer with glazed sides.

Very few historic details remain in the interior of the building. The long walls (i.e. the walls that separate the building and yard from its neighbours) are mostly of stone rubble with repairs/alterations in brick and are partly plastered and dry-lined. Towards the front of the west wall the back of lathe and plaster of the neighbouring house can be seen above modern brickwork, possibly representing a blocked opening. All other walls enclosing the extension and rear yard are modern.

The brick chimney stack that rises between Rooms 1 and 2 is of 19th century date. The building appears to have had fireplaces to heat Rooms 1 and 2 on the ground and Rooms 9 and 10 on the first floor. All historic fireplaces have been removed. The fireplace openings on the ground floor would have both had segmental brick arches; in both cases these and the timber lintels have been mostly removed causing the structure to become unsound. The east side of the fireplace has been reduced, possibly due to the removal of a partition wall between Rooms 1 and 2. The fireplace openings on the first floor have been blocked and there are no openings on the second floor.

The ground floor stair is modern, and the stair to the attic is of 19th date and is enclosed by random width beaded edge pine boards of a similar period.

Most of the ground floor has concrete or other modern floors except an area of slate towards the centre of the rear extension (Room 3). The first floor has random width pine boards of 19th century date in the stair lobby (Room 11) and in Room 9. The other boards are of modern 6 inch pine.

The roof structure is of pine and is mid-late 19th century in date.

The most interesting feature of the building is the 16th century roof truss embedded in the wall between this building and 122 Boutport Street, the apex of which is approximately 1.5m below the current ridge. The feet of this truss can be seen meeting the front wall in Room 9 and approximately a metre from the rear wall of Room 10, where it meets a straight join. This clearly demonstrates the rebuild of the rear wall.

3.2 SIGNIFICANCE OF THE BUILDING

The building is not of significance as a 19th century structure, however the 16th century roof truss embedded in the wall between 121 and 122 is an important indicator of the date for the particular development of this part of the town of Barnstaple.

3.3 HISTORIC PHASING OF THE BUILDING

3.3.1 16TH CENTURY

A one and a half storey building that probably extended into 122 Boutport Street to the west. The remaining building probably represents the service end of a previously longer building; probably of a three cell cross-passage layout. The only evidence for this dating is a roof truss embedded in the wall between 121 and 122 Boutport Street. Parts of another truss of similar date, probably formerly in the position of the 19th century fireplace, has been re-used as doorway lintels on the ground floor of the rebuilt rear wall.

3.3.2 19TH CENTURY

The building underwent a thorough makeover in the mid 19th century. The front wall is rebuilt with a shop front and the rear wall is rebuilt outside the earlier line. A brick chimney stack is inserted towards the centre of the new building and the roof height is raised using a new pine structure. This allowed the attic to be used for further accommodation that is accessed from the first floor by a narrow stair. Only the rooms on the ground and first floor were heated.

3.3.3 20TH CENTURY

An extension is added to the rear of the building replacing the structure shown on the early maps of which no details are apparent in the extant structure. The rear yards are covered and during the construction of the Green Lanes Shopping Centre in the 1980s the rear wall of the yard is removed and replaced with modern brick.

All partitions are removed on the ground floor and the stair is replaced. The base of the chimney stack is almost completely removed and the first floor fireplace openings are blocked.



Figure 7: Phased plan showing room numbers.

4.0 CONCLUSION

The core of the building would appear to be of 16th century date and possibly part of a three cell cross-passage layout. The passage that can be seen on the Barnstaple map of 1843 (Figure 3) is likely to represent the former cross-passage of this building. 121 is likely to have been the service end and the alterations would suggest that it was separated from the rest of the building in the mid 19th century. The only surviving evidence of the 16th century building is the roof truss embedded in the wall between 121 and 122.

In the mid 19th century the building underwent a major rebuild with the rear wall being rebuilt outside of the earlier line; the front wall was rebuilt probably with a shop front and a chimney stack inserted towards the centre of the building. The roof pitch was raised and a narrow stair inserted allowing the attic space to be used for accommodation although not heated.

The modern use of the building has removed almost all items that could be considered of historic merit including the earlier ground floor stairs, all the 19th century fireplaces and all the ground floor partition walls and any early doors.

The removal of the fireplaces and the lower part of the chimney stack; the cutting through and removal of the segmental arches and lintels, has allowed this structure to become unstable. The remaining structure has very little architectural merit and with the removal of the ground floor partitions has lost most of its original context.

5.0 BIBLIOGRAPHY

Published Sources:

CIfA 2014: *Standard and Guidance for Historic Environment Desk-Based Assessment.*

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

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

Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales.*

Unpublished Sources:

K.W. Markuson 1979: Excavations on the Green Lanes Access site, Barnstaple. *Proceedings of the Devon Archaeological Society.*

Websites:

British Geological Survey 2016: *Geology of Britain Viewer.*
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html

APPENDIX 1: WRITTEN SCHEME OF INVESTIGATION

Location: 121 Boutport Street
Parish: Barnstaple
District: North Devon
County: Devon
NGR: SS 29508 24494
Planning Application No: 60357; 60358 (LBC)
DCHET Ref. No: Arch/DM/ND/28764
Proposal: Conversion of shop to form one dwelling & conversion of rear stores to form two dwellings.
Date: 19th January 2016
SWARCH Ref: BBP16WSiv1

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) which has been produced by South West Archaeology Ltd (SWARCH) at the request of John Woodward of Woodward Smith Architects (the Agent) on behalf of James Lethaby (the Client). It sets out the methodology for desk-based assessment, historic building recording and archaeological monitoring and recording to be undertaken ahead of and during the proposed works, and for related off-site analysis and reporting. The WSI and the schedule of work it proposes were drawn up in consultation with Stephen Reed of Devon County Historic Environment Team (DCHET).

2.0 ARCHAEOLOGICAL & HISTORIC BACKGROUND

2.1 The proposed development involves the conversion of a designated heritage asset 121 Boutport Street a Grade II listed building (ref: 1385063). The building is currently a house and shop. It dates to the early 19th century, possibly late 18th. The shop front is of 20th century date.

3.0 AIMS

- 3.1 Undertake a desk-based assessment of the site;
- 3.2 To make a record of the historic buildings prior to the commencement of the works;
- 3.3 To monitor any groundworks associated with the development to allow any exposed archaeological deposits to be investigated and recorded.
- 3.4 To analyse and report on the results of the project as appropriate.

4.0 PROGRAMME OF ARCHAEOLOGICAL WORKS

4.1 Desk-based appraisal:

The programme of work shall include a desk-based *appraisal* of the site to place the development area into its historic and archaeological context. This will include examination of cartographic sources; *Ordnance Survey maps and the Tithe Map(s) and Apportionments* to provide an analysis of map regression of the buildings concerned. Locally held documents will also be consulted where available. This information will be presented as part of the final report along with the results of the fieldwork. The desk-based appraisal will conform to the *CifA's Standard and guidance for historic environment desk-based assessment* (2014).

4.2 Historic building recording:

A record shall be made of the historic fabric of the building affected by the conversion. This work shall conform to an appropriate level of recording as set in *Understanding Historic Buildings: A guide to good recording practice – English Heritage 2006* (available on-line at <https://www.english-heritage.org.uk/publications/understanding-historic-buildings/>) and in line with *CifA's standard and guidance for the archaeological investigation and recording of standing buildings or structures* (2014). Previously prepared architect's plans will be used as the basis of any historic building fabric recording, provided they are of adequate scale and accuracy, and annotated appropriately.

4.3 A photographic record of the historic buildings will be prepared. This will include internal and external photographs of the buildings concerned, including each room and each external elevation, illustrating the principal architectural features and any findings, 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 Comprehensive archaeological monitoring and recording (present during all groundworks):

All groundworks will be undertaken by a 360° tracked or wheeled JCB-type mechanical excavator fitted with a toothless grading bucket where possible, **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. The work shall be carried out in accordance with the *CifA Standard and guidance for an Archaeological Watching Brief* (2014).

Should archaeological features and deposits be exposed, they will be excavated by the site archaeologist by hand:

4.4.1 The archaeological work will be carried out in accordance with the *Chartered Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation* (2014) and *Standard and Guidance for an Archaeological Watching Brief* (2014).

4.4.2 Spoil will be examined for the recovery of artefacts.

4.4.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to CifA guidelines.

4.4.4 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.

4.4.5 Should the above percentage 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 or decisions regarding expansion will be considered in consultation with the Client and DCHET.

4.4.6 In exceptional circumstances where materials of a particularly compact nature are encountered, these may be removed with a toothed bucket, subject to agreement with archaeological staff on site.

- 4.4.7 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.4.8 Human remains must 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.
- 4.4.9 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 must be taken to protect the finds from theft.
- 4.5 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.
- 4.6 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.
- 4.4.1 Appropriate PPE will be employed at all times.
- 4.4.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 5.0 REPORTING**
- 5.1 A report will be produced, including the following elements:
- 5.1.1 A report number, date and the OASIS record number;
- 5.1.2 A copy of this WSI;
- 5.1.3 A summary of the project's background;
- 5.1.4 A description and illustration of the buildings location;
- 5.1.5 A methodology of the works undertaken;
- 5.1.6 Plans and reports of all documentary and other research undertaken;
- 5.1.7 A summary of the project's results;
- 5.1.8 An interpretation of the results in the appropriate context;
- 5.1.9 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
- 5.1.10 A site location plan at an appropriate scale on an Ordnance Survey, or equivalent, base-map;
- 5.1.11 The results of the historic building recording that shall include a written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans, illustration - drawn and photographic - of elements of special architectural or historic interest, annotated architects plans;
- 5.1.12 A plan showing the layout of the building subject to this programme of work in relation to identifiable landscape features and other buildings;
- 5.1.13 The results and interpretation of the archaeological monitoring and recording;
- 5.1.14 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;
- 5.1.15 A consideration of evidence within its wider context;
- 5.1.16 Any specialist assessment or analysis reports that were undertaken;
- 5.2 DCHET will receive the report within three months of completion of fieldwork, dependant on the provision of specialist reports, radiocarbon dating results etc, the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced and a revised submission date for the final report agreed with DCHET.
- 5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological investigations*) database under reference southwes1-239173 within 6 months of completion of fieldwork.
- 6.0 PUBLICATION**
- Where the exposure of architectural or historic building fabric is limited or of little significance reporting will follow on directly from the field work. Should particularly significant architectural, archaeological or palaeoenvironmental remains, finds and/or deposits be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance (paragraph 141 of the *National Planning Policy Framework* (2012)). If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the DCHET.
- 7.0 MONITORING**
- 7.1.1 SWARCH shall agree monitoring arrangements with the 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.
- 7.1.2 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 8.0 below.
- 7.1.3 SWARCH will notify the DCHET upon completion of the fieldwork stage of these works.
- 8.0 ARCHIVE**
- 8.1 On completion of the project an ordered and integrated site archive will be prepared in accordance with guidance prepared by DCHET and 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.
- 8.2 The archive will consist of two elements, the digital archive and the material archive.
- 8.2.1 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.
- 8.2.2 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 Museum of Barnstaple and North Devon (MBND), and in a timely fashion.
- 8.2.3 If the MBND wishes to retain the hardcopy paper archive, it will be deposited with the rest of the material archive under an accession number. Should the MBND decline the hardcopy paper archive, that archive will be offered to other appropriate museum bodies or record offices. If a suitable third party cannot be found, the hardcopy paper archive will be retained by SWARCH for 3 years and then destroyed.
- 8.3 SWARCH will, on behalf of the MBND, obtain a written agreement from the landowner to transfer title to all items in the material archive to the receiving museum.

- 8.4 If ownership of all or any of the finds is to remain with the landowner, provision and agreement must be made for the time-limited retention of the material and its full analysis and recording, by appropriate specialists.
- 8.5 SWARCH will notify DCHET upon the completion of:
i) deposition of the digital archive with the ADS, and
ii) deposition of the material (finds) archive with the museum.
- 8.6 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the MBND and the LPA, the site archive deposited and the OASIS form completed.
- 8.7 The archive will be completed within 6 months of the completion of the final report.
- 9.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES**
- 9.1 Even where work is being undertaken under the direct control and supervision of SWARCH personnel, it remains the responsibility of the Client - in consultation with SWARCH, the applicant or agent - to ensure that the required archaeological works do not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSIs, National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.
- 10.0 PERSONNEL & MONITORING**
- 10.1 The project will be managed by Dr Samuel Walls; the fieldwork will be undertaken by SWARCH personnel with appropriate expertise and experience. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Natalie Boyd

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Appendix 1 – List of specialists

Building recording

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

Conservation

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Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com
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Curatorial

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

Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN Tel: 01271 346747

Bone

Human & Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE
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Lithics

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

Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 dana.challinor@tiscali.co.uk

Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk

Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214

Roman Alex Croom Keeper of Archaeology, Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093
alex.croom@twmuseums.org.uk

Medieval John Allan 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 john.p.allan@btinternet.com

Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 su1429@eclipse.co.uk

APPENDIX 2: LISTING TEXT

SS5533SE Boutport Street 684-1/7/68 (West side) 31/12/73 No.121

Grade II

House, now with shop. Early C19; possibly earlier. Rendered front. Slated roof. Large, old red brick chimney on ridge, off-centre to left. 2 storeys. 2-window range. C20 shop front. Upper storey windows have segmental heads; box-framed sashes with margin-panes. Moulded board below the eaves. Interior not inspected.

Listing NGR: SS5580433498

APPENDIX 3: BUILDING RECORD

	Description
NORTH ELEVATION	
General description:	19 th century, two storey shop front with central brick stack, a shop front window on the ground floor with a recessed doorway to the right and two windows to the first floor.
Fabric Description:	Painted pebbledash render
Roof Covering	Natural slate with fascia board of green-painted wooden modern inverted skirting board.
Opening – windows:	Two windows to the first floor, blocked by wooden boards, modern concrete sills. Single pane shop front window to the ground floor with modern sill.
Opening – doors:	Part-glazed modern recessed doorway to west end of building. Modern painted pine tongue and groove panelling and dado to right of doorway.
Drainage/guttering	Guttering missing; narrow cast iron drainpipe to eastern side of building.
Significant Details:	
Relationships:	
SOUTH ELEVATION	
Fabric Description:	
Roof Covering:	Terracotta ridge tile, natural slate tiles with a plain painted wooden fascia board.
Openings – windows:	Two pane dormer window on first floor with concrete sill.
Openings – doors:	-
Drainage/guttering	Part of narrow cast iron drainpipe to left of window. Some cast iron guttering.
Significant Details:	
Relationships:	Ground floor of elevation is blocked by a modern extension.
SOUTH ELEVATION (EXTENSION)	
Fabric Description:	Single storey modern extension to rear of main building. Walls of rendered painted concrete blocks, fascia board is partly missing.
Roof Covering	Flat roof of corrugated metal.
Opening – windows:	Modern, single pane small window with plastic frame to east edge of elevation. Three pane plastic frame window to west edge of elevation.
Opening – doors:	Single doorway to centre of elevation, painted wooden frame.
Drainage/guttering	
Relationships	
Comments	
SOUTH ELEVATION (COVERED YARD)	
Fabric Description:	Modern red brick
Roof Covering	Flat roof with metal sheeting
Opening – windows:	None
Opening – doors:	One wooden frame doorway and door in centre of elevation.
Drainage/guttering	
Relationships	
Comments	
Room 1 Interior	
Function:	Front of shop
Walls:	West and east walls of plaster. Divided from Room 2 to south by brick fireplace stack.
Floors:	Concrete floor (pre-cast slabs?).
Ceiling:	Artex plaster and painted wooden beams
Opening – doors:	Green-painted wood, part-glazed doorway on western side of north wall. Narrow glazed panel above doorway, and green-painted wooden skirting board adjacent to door.
Opening - windows:	Single pane shop window to centre-east of north wall, painted green wooden frame.
Significant details:	Brick fireplace stack.
Room 2 Interior	
Function:	Rear of shop
Walls	East wall artexed. South wall of predominantly brick and mortar, with some stone. West wall of modern hard render on brick that doglegs into room. The brick covers a lathe and

		plaster wall that follows the line of the building and possibly blocks an opening to the adjacent building, which suggests the building previously extended into the adjacent building to the west, number 122 Boutport Street. Divided from Room 1 to north by brick fireplace stack.
Floors:		Concrete floor
Ceiling:		Artex plaster and applied painted wooden beams
Opening – doors:		Three openings in south wall, one larger in the centre and two narrower to either side, all leading into Room 3 (the office area). The lintels above these openings appear to be re-used roof trusses, with sockets for the purlin visible.
Opening - windows:		
Significant details:		Single flight of open stairs of 1960s/70s date adjacent to east wall, leading to first floor. No bannister, green painted wooden edging and hand rail attached to east wall. Fireplace stack in centre.
Room 3 Interior		
Function:		Office area
Walls		South wall of concrete blocks and mortar. West wall of mixture of angular, blocky stones, brick and occasional pebbles/rounded stones. The brick possibly represents patching/repairs. Remains of whitewashing were visible on the walls. North wall of predominantly brick, with some dressed, painted stonework to the lower section of the wall adjacent to the westernmost opening, suggesting an earlier opening.
Floors:		Mixture of flooring materials. Older, squared slate slabs in the centre of the room. New slate flagstones laid in a pattern to south of the room. Some concrete floor, and some flooring has been removed.
Ceiling:		Wooden joists and plasterboard ceiling.
Opening – doors:		Wooden framed doorway and door in centre of south wall, leading outside. Three openings in north wall, one larger in the centre and two smaller to either side, all of which lead into Room 2. The lintels above these openings appear to be re-used roof trusses, with purlin holes visible. One wood framed opening to south of east wall, leading into Room 4.
Opening - windows:		Modern three pane plastic frame window to west of south wall.
Significant details:		Drainpipe in western corner of north wall, with rectangular metal drain cover in front of the adjacent opening.
Room 4 Interior		
Function:		WC subdivision of room 3
Walls		As room 3
Floors		As room 3
Ceiling:		As room 3
Opening – doors:		Modern
Opening - windows:		Modern
Significant details:		None
Room 5 Interior		
Function:		Covered yard
Walls		West wall of mixture of large pebbles/rounded stones and blocky angular stones with a hard mortar. North wall is the south-facing elevation of the modern extension - wall of rendered painted concrete blocks, fascia board is partly missing. East wall of blocky angular stones partly covered over by modern mortar with a section of modern bricks with some concrete blocks to the southern end.
Floors		Concrete floor
Ceiling:		Modern roof covering of wooden joists and corrugated metal sheets, above height of modern extension. Gap between extension roof and roof of covered yard partly filled with metal netting. Holes in this netting have allowed pigeons to gain access to the building.
Opening – doors:		Painted wooden doorway frame (no door) in centre of north wall. Former opening, now blocked with concrete blocks and mortar with a two-pane glazed section above, to south end of west wall. Wooden frame and door in centre of south wall. Wooden framed opening to south of east wall, partly blocked by concrete blocks, with a concrete lintel.
Opening - windows:		Glazed section above blocked former opening in west wall. Two modern windows in north wall – one single pane small window with plastic frame to east side of wall, and one three pane plastic frame window to west side of wall.
Significant details:		

Room 6 Interior		
Function:		Workshop
Walls		Concrete blocks and mortar, some with render at north end of room.
Floors		Concrete floor. Blocked circular drain (?) in centre, with an adjacent rectangular metal drain cover.
Ceiling:		Wooden joists with remains of plasterboard ceiling. Two RSJ joints running east-west across centre of ceiling. Metal racking hanging from ceiling to south of room. Two (?) former skylights blocked with metal bars, metal sheeting visible through gaps.
Opening – doors:		Two openings in west wall – one to the south, partly blocked with concrete blocks with a metal lintel, leading into the covered yard, and one to the north, blocked with concrete blocks with a metal lintel. One opening to the west of the south wall, with a wooden frame and door, leading outside.
Opening - windows:		
Significant details:		
Room 7 Interior		
Function:		Store (/bathroom)
Walls		Walls of rendered brick, with brick and mortar exposed in some places. Partition wall to west of room, with a toilet behind it.
Floors		Small, square red ceramic tiles.
Ceiling:		Wooden joists with remains of plasterboard ceiling, insulation visible.
Opening – doors:		Wooden framed opening to south of partition wall. Wooden framed opening in centre of southern wall, leading into Room 6 (Workshop).
Opening - windows:		None
Significant details:		
Room 8 Interior		
Not accessible		
Room 9 Interior		
Function:		Front first floor office
Walls		Foot and blade of large roof truss set into west wall, horse hair plaster. East wall of painted horse hair plaster.
Floor:		Modern 6 inch pine floorboards. Tall, rounded-edge painted skirting board.
Ceiling:		Plasterboard ceiling.
Opening – doors:		Wooden doorway to east of south wall leading onto landing (Room 11).
Opening - windows:		Two, unsymmetrical windows in north wall. Horned sash windows, each with three lights and boarded on outside.
Significant details:		North facing vent in stack, suggestive of position of former fireplace now blocked by brick.
Room 10 Interior		
Function:		Rear first floor office
Walls		
Floor:		Wide, random width pine planks, small area of repairs with modern 6 inch planks to west of room. Modern skirting board
Ceiling:		Plasterboard ceiling.
Opening – doors:		Modern flush door leading to stairway to second floor/attic. Painted wood framed door to east of north wall leading onto landing (Room 11).
Opening - windows:		Large window with splayed opening in centre of south wall with window seat. Casement to east and hopper window to west.
Significant details:		Brick stack with small segmented arch over blocked opening, suggesting position of small bedroom fireplace.
Room 11 Interior		
Function:		First floor landing
Walls		Bordered on west side by fireplace stack.
Floor:		Wide, random width pine planks which continue into Room 10.
Ceiling:		
Opening – doors:		Two modern, painted doorways – one leading into Room 10 and one into Room 9.
Opening - windows:		None
Significant details:		
Room 12 Interior		
Function:		Attic/roof space
Walls		Narrow wooden skirting board. West wall – apex of former roof rising to ~1.4m above current floor level, showing sockets for through purlins on both sides.

121 BOUTPORT STREET, BARNSTAPLE, DEVON

Floor:		Hardwood
Ceiling:		Removed – formerly plasterboard, lathe and plaster before that.
Opening – doors:		
Opening - windows:		Gabled dormer window with glazed sides; east pane fixed and west pane opening casement.
Significant details:		Brick fireplace stack in centre. 19 th century roof structure with central pine truss with a pair of rafters from a collar at ceiling height (central section removed). Truss with half lapped apex with wooden pegs. Single purlin to each pitch. Further truss in partition wall to east with lathe and plaster. 19 th century stairway to attic with wide beaded edge tongue and groove pine boarding partition between stairs and bedroom. Narrow stairs.

APPENDIX 4: SUPPORTING PHOTOGRAPHS



Figure 8: Rear of shop window.



Figure 9: Rooms 1 & 2 showing partially dismantled stack.



Figure 10: Room 3 from the south.



Figure 11: Room 3 from the north.



Figure 12: Rear elevation.



Figure 13: Elevation of rear extension.



Figure 14: First floor sash windows and foot of early roof truss in the west wall.



Figure 15: Chimney stack in Room 9 showing blocked opening.



Figure 16: Attic stair in Room 10.



Figure 17: Early roof truss set in wall between 121 and 122 Boutport Street.

121 BOUTPORT STREET, BARNSTAPLE, DEVON



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