

**BEAFORD MILL**

**BEAFORD**

**TORRIDGE**

**DEVON**

Historic Building Appraisal of Mill Building



South West Archaeology Ltd. report no. 221101



[www.swarch.net](http://www.swarch.net)

Tel. 01769 573555  
01872 223164

# Beaford Mill, Beaford, Torridge, Devon

## Results of a historic building appraisal of the Mill building

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By E. Wapshott MCIfA  
Report Version: Final

Final issued: 22<sup>nd</sup> November 2022

Work undertaken by SWARCH for Woodward Smith  
on behalf of a Private Client

### SUMMARY

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*This report presents the results of a historic building appraisal carried out by South West Archaeology Ltd. (SWARCH) for a private client on the Grade II Listed Mill building on the Beaford Mill site, Beaford, Devon in advance of a proposed planning submission, for restoration and conversion of the derelict structure.*

*Beaford Mill House and adjoining garden walls, barn to the north-east and Mill building itself, are all individually Grade II Listed and therefore defined as of national importance and architectural interest. The site has a history dating back to at least the 16<sup>th</sup> century, the oldest part of the Mill building however is post-medieval in character likely of 18<sup>th</sup> century date, with three clear phases of significant expansion in the 19<sup>th</sup> century, when it is recorded as being a Corn Mill, with an adjacent Malthouse. An extensive 19<sup>th</sup> century leat system, bridges and culverts survive to the south, south-east and south-west of the mill building, also Listed Grade II, with further features noted on the HER. The value of any individual building on the site, whilst acknowledged, is somewhat secondary to the extraordinary narrative of the site as a whole, and the cumulative value of the Mill House, Mill, Mill Cottage (just up the road), barn and two bridges.*

*The building spent much if not all of the 20<sup>th</sup> century in decline, with the parallel range to the north and connecting structures all being demolished in phases from the 1970s onwards, leaving only the original range by the leat. The surviving mill building received some minor 21<sup>st</sup> century adaption, when a first planning application was granted in 2005, with an opening being forced between ranges, some small windows forced and the insertion of an unconnected standpipe for sewerage. The principle for development has therefore been established and the current owners wish to create a more sympathetic scheme of conversion, sensitive to the building's heritage.*

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November 2022

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## ACKNOWLEDGMENTS

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DEVON COUNTY COUNCIL STAFF  
 TORRIDGE DISTRICT COUNCIL STAFF  
 THE CLIENT (FOR ACCESS)  
 THE AGENT (FOR DOCUMENTATION AND CONSULTATION)

## PROJECT CREDITS

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DIRECTOR: DR BRYN MORRIS, MCIFA  
 SITE VISIT: EMILY WAPSHOTT MCIFA  
 HISTORIC BUILDING APPRAISAL: EMILY WAPSHOTT MCIFA  
 DESK-BASED ASSESSMENT: EMILY WAPSHOTT MCIFA  
 GRAPHICS: EMILY WAPSHOTT MCIFA  
 REPORT: EMILY WAPSHOTT MCIFA  
 EDITING: FAYE BALMOND MCIFA  
 APPROVED: DR. SAMUEL WALLS, MCIFA.

## 1.0 INTRODUCTION

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|                      |                       |
|----------------------|-----------------------|
| <b>LOCATION:</b>     | BEAFORD MILL BUILDING |
| <b>PARISH:</b>       | BEAFORD               |
| <b>DISTRICT:</b>     | TORRIDGE              |
| <b>COUNTY:</b>       | DEVON                 |
| <b>NGR:</b>          | SS 54341 14380        |
| <b>SWARCH REF.</b>   | BBM22                 |
| <b>PLANNING REF.</b> | PRE-PLANNING          |

### 1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by Woodward Smith Architects (the Agent) on behalf of a private client (the Client) to undertake a historic building appraisal for the Mill building at Beaford Mill, Beaford, Devon. This work was undertaken in accordance with best practice and the relevant guidance.

### 1.2 TOPOGRAPHY AND LOCATION

The complex at Beaford Mill lies just over 1km west-south-west of the historic core of the village of Beaford, 6.75km from the market town of Great Torrington (Figure 1). The Mill house and mill building stand at the base of the west-facing slope of the steep-sided, wooded River Torridge valley, the mill building is approximately 100m to the east of the river, at an altitude of c.40m (AOD). The setting is of agricultural character within a farming landscape. The soils of this area are the well-drained fine loamy or fine silty soils over rock of the Manod Association (SSEW 1983). These overlie the sedimentary sandstone of the Crackington Formation (BGS 2022).

### 1.3 HISTORICAL BACKGROUND

Beaford Mill, a former corn mill complex, part of the Manor of Beaford, is now part of the setting of a private house, a short distance from the small village of Beaford. Beaford, or *Beafford*, lies within the historic Shebbear Hundred and the deanery of Torrington (Lysons 1822). Beaford is in the Domesday Book (*Baeverdone*) as part of Merton Hundred (Martin 2003). In 1066 it was held by Earl Leofwin; in 1086 the manor was held directly by King William. Lysons (1822) records that the chief manor of Beaford belonged to the Champernownes of Umberleigh, with descent through the Willingtons, the Beaumonts, Lord Daubney, and the Basset family, before Sir Thomas Monk. In the late 18<sup>th</sup> century, the manor was bought by the Ivie family and in the early 19<sup>th</sup> century it was the property of John Handford, Esq. The historic core of the village is located around a small green next to the Grade I Listed, 15<sup>th</sup> century church with 19<sup>th</sup> century ribbon development along the former turnpike road to the east (A3124). Notable estates in the parish were Warham, Woodleigh and Upcott, with chapels at Upcott and Woodleigh. There are fifty-five individual Listed structures or buildings in the parish, seventeen in the village itself (mostly Grade II).

### 1.4 ARCHAEOLOGICAL BACKGROUND

The Historic Landscape Characterisation for Devon (HLC) characterises the land around the property as *broadleaved woodland replanted from ancient woodland*, as well as *medieval enclosures based on strip fields*, and *former orchards*. The setting in and around the Mill is a rich historic and archaeological resource; the Mill and retaining walls to the leat and associated bridge are all Listed Grade II (UID: 1309124/MDV21332). The Mill House and adjoining garden walls are also Listed Grade II (UID: 1309129/MDV74340). The separate bridge next to the Mill, which crosses the leat, is Grade II Listed (UID: 1105103/MDV94673). Also on the HER are the Mill Race

(MDV35170) and Mill Cottage, just to the north-east, also Grade II Listed (UID: 1105065/MDV94665). Further north in the valley, near Abbots Wood, the Devon HER records a 'Holy well' (MDV11958), of medieval date but with a Victorian well house, which is also a Scheduled Monument (1015142) and a second Mill, ruined (MDV67349), associated with a series of stone-lined ponds and pools (MDV67350). South of Beaford Mill is a damaged or partly missing weir, part of the wider mill leat system (MDV4472).

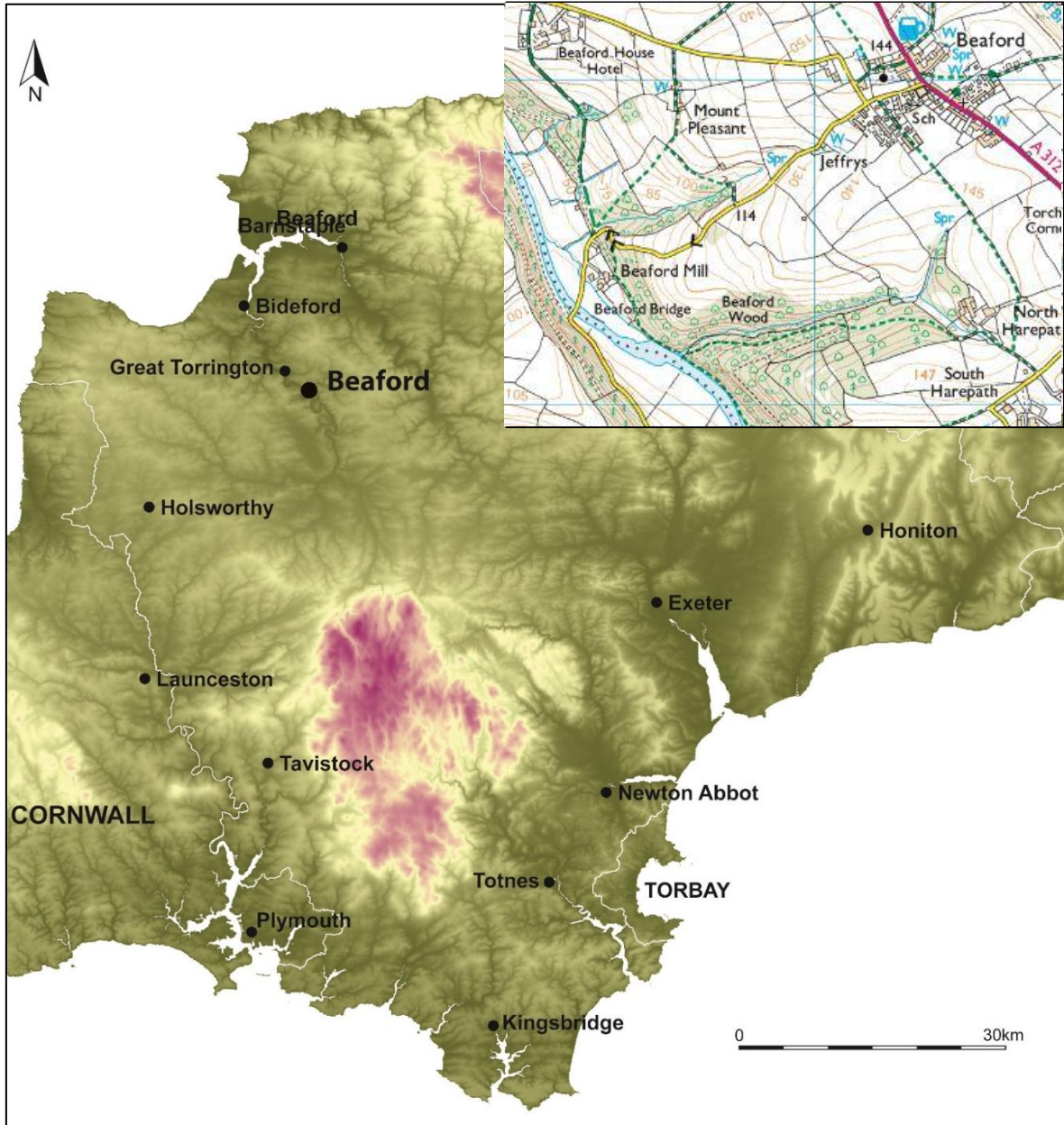


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

## 1.5 METHODOLOGY

The historic building appraisal site visit was conducted by E. Wapshott on Monday 31<sup>st</sup> October 2022. This work follows the guidelines in CIfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2020) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of the setting follows the approach outlined in the appropriate guidance (DoT guidance and Historic England 2015).

## 2.0 CARTOGRAPHIC AND HISTORIC BACKGROUND

### 2.1 DOCUMENTARY & PARISH RECORDS

Beaford Mill, a former corn mill, part of the Manor of Beaford, is now a complex of buildings belonging to a private house, a short distance from the village of Beaford. Lysons (1822) records the Ivie family as the holders of Beaford Manor in the 18<sup>th</sup> century. In the North Devon Record Office there are two documents relating to Mr J. Ivie Esq. Firstly, a mortgage and release by a Mr John Ivie Esq. of Glastonbury, to Robert Heard, trustee of John Snell of Great Warnham, dated 1795 (Ref: 4222/20/1-2) for property in Beaford. An 1824 court case between Mr John Ivie Esq. and Mr Anthony Snell is reported in *'The English Reports: Vol.7. Snell vs. Snell'* (p1239) about lessee issues, rights and responsibilities to repair and manage properties, particularly the Mills at Beaford. The court case was heard at the Summer Assizes by C. J. Abbott and the case documents quote indentures dated as far back as 1775, naming the Snell family as tenants. The case report also confirms the ownership of the Mill site by the Ivey family, via the Manorial estate.

White's Devonshire Directory (1850) records William Snell as the only *'miller'* in the parish, although there is another maltster. Interestingly the wider Snell family are also active in the area, noted as registered *'farmers'* in the parish (see Figure 2 below); parish records suggest Thomas Snell may be William Snell's brother. The Beaford Archive holds a collection of over 10,000 photographs taken in the mid-late 20<sup>th</sup> century by famed photographers Roger Deakins and James Ravilious, several of these historic images record life at the mill.

|  |                 |
|--|-----------------|
| BEAFORD, (add to page 756.)            |                 |
| Ashton Thos. grocer, and Mr Wm.        |                 |
| Hammett Hy, blacksmith                 |                 |
| Heard Arthur, plumber and seedsman     |                 |
| Heard John, timber merchant, &c        |                 |
| Heard Robert, vict. and gunsmith       |                 |
| Heard Wm. blacksmith                   |                 |
| Marshall Wm. maltster, &c.             |                 |
| Snell Wm. maltster and miller          |                 |
| Weeks Wm. butcher                      |                 |
| Westcott John, grocer and schoolmaster |                 |
| Westcott Wm. vict. Globe               |                 |
| Wood Rev Chas., B. A. Rector           |                 |
| FARMERS.                               |                 |
| Arnold John                            | Webber Nicholas |
| Leverton Wm.                           | SHOEMAKERS.     |
| Snell Thomas                           | Ashland Wm.     |
| Snell Mrs                              | Isaac Thomas    |
|  | Mippill John    |

FIGURE 2: EXTRACT OF WHITES DIRECTORY, THE SNELL'S ARE HIGHLIGHTED  
(ACCESSED 2022, VIA ONLINE ARCHIVE, UNIVERSITY OF LEICESTER SPECIAL COLLECTIONS).

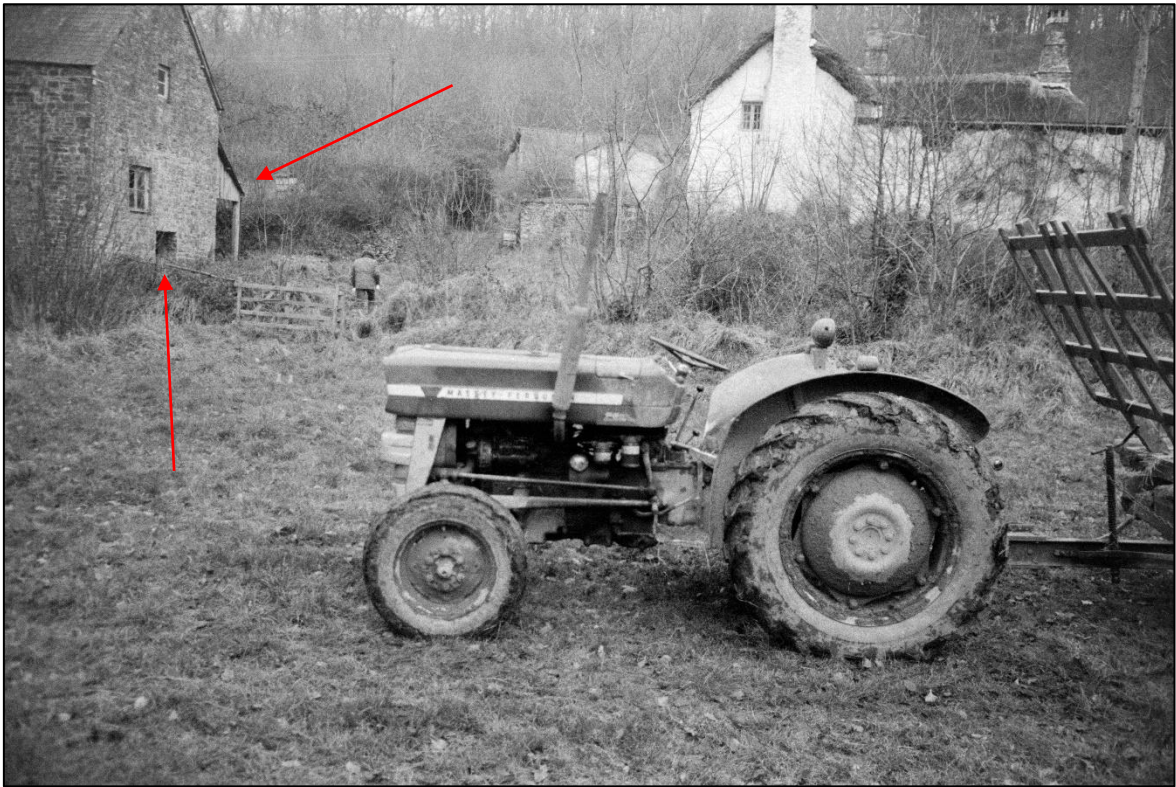


FIGURE 3: A PHOTO OF THE BEAFORD MILL SITE, TAKEN BY ROGER DEAKINS IN 1972, WE CAN SEE SOME TIMBER OUTSHUTS SURVIVE AT THIS POINT ALONG THE 'NORTH' SIDE OF THE MILL AND THERE IS A DOOR TO THE MACHINE ROOM IN THE EAST ELEVATION, THE BRIDGE IS GATED OFF AND THE LEAT AND BANKS ARE OVERGROWN; BEAFORD ARCHIVE (DEA/01/179/30).



FIGURE 4: ANOTHER EARLY-MID 20<sup>TH</sup> CENTURY PHOTOGRAPH OF THE MILL WHEEL IN SITU, THE SITE AGAIN LOOKS OVERGROWN. THE PHOTOGRAPH IS SHOWING A TYPICAL UNDERSHOT FED WHEEL USING TIMBER FLOATS AND IRON RINGS AND BARS OF DOUBLE-WIDTH FORM, SOME OF THE FLOATS CAN BE SEEN TO BE MISSING ON THE WHEEL AND THE HOUSING CHAMBER OVER THE WHEEL HAS ALREADY BEEN REMOVED, THE FLASHINGS CAN CLEARLY BE SEEN. (PROVIDED BY CLIENT).

## 2.2 CENSUS RECORDS

The census records for the site were discussed in detail in the Appraisal Report for the Listed mill house dwelling (SWARCH 2021); here details relevant to the mill and mill functions of the site have been extracted and abridged:

On the 1841 census, Beaford Mill is recorded as being run by William Snell and his wife Susan, who have three children, William is described as a *'miller'*, and has three servants working for him; Thomas Harding, John Welch and Catherine Waldren – their roles on site are not clarified beyond *'male servant'* and *'female servant'*. The 1851 census records the Snell's still in residence onsite. William is now recorded as a *'miller and maltster'*, suggesting expansion of activities on the site. William now has two specialist servants helping him in his business, Elias Stacy and John Milford who are each described as *'servant to miller'*. The 1861 census records William Snell as *'farmer and miller'* again this suggests possible expansion, are the family now undertaking the production and processing of their own and others crops? Also listed at Beaford Mill site in 1861 are three further households, occupied by the Moore brothers and their wives and children, the three men are all described as *'agricultural labourers'*. On the 1871 census William Snell is still in residence and recorded again as a *'farmer and miller'*. Susan and William's oldest son, also William, now helps them, working in the business, described as *'miller and maltster'*, evidence the split functions of the site are ongoing. John their second son is noted as a *'farmer's son'* so is probably working on the land, not in the Mill. Robert Luxton is an additional *'farm servant'*. The 1881 census notes Beaford Mill is then still run by the Snell family, but Susan, now head of the household is a widow and the *'miller'* is now her son William, and her other son John is noted as a *'farmer of 40 acres'*, who employs 2 men. There is a specialist *'miller's servant'*, Henry Littlejohn. The 1891 census still records Susan Snell, now 80 as the head of the household, and *'miller/farmer (Employer)'* at Beaford Mill, all her children have remained unmarried and work in the business, they have a specialist *'miller's servant'* Henry Evely.

By the 1901-1911 census whilst people still live in the houses onsite, none of them are described as working the mill and it may already have passed into a period of disuse. In the census records the Snell family are still resident in the parish, having moved up to North Harepath Farm, their mother Susan has obviously died, and the eldest sibling, William is now described specifically as a *'Corn Miller'* and John as a *'farmer'* like before. Conversely, it may be, that even if the family are no longer resident in the mill house, William is still involved in the business and mill building; interestingly from the First and Second edition mapping onwards the mill is particularly clarified as a *'Corn Mill'*. Future study of parish and tax records may provide clarity on the function of the Mill as a business, once the Snell's moved away and may be an interesting research project for the parish or local historians.

## 2.3 CARTOGRAPHIC RECORDS

The earliest map available to this study is the 1804 OS Surveyors draft drawing (Figure 5), which shows a large complex of buildings present on the site at Beaford Mill, in multiple defined enclosures and the complex leat system is recorded, however, due to the age of the document and quality of the digital reproductions, further detail isn't forthcoming, (it does appear as if there are two building near the road and leat, west of the house). Beaford Tithe Map of c.1840. (Figure 6) is the first map with a detailed representation of the buildings; this map clearly shows the house, a courtyard of barns and a cottage, the mill and malthouse, all recorded as *Beaford Mills* to the east of the river, with a mixture of orchard, fields and woods surrounding the site. The mill leat can be clearly seen running to the west of the buildings and under the road. There is a long building to the north-east of the site labelled as *'Gawman's'*. The buildings of Beaford Mills are recorded as *'Court & Buildings'*, *'Mill House & Leat'* plot 968, and *'Malthouse'*, plot 980. Interestingly, in regard to the Mill building the Tithe Map records it as a small blocky range set back from the road, near the house, opposite the malthouse; this early mill building survives

within the range today, as the rear block. The Tithe Apportionment records that the site is owned and occupied by William Snell, consistent with the census records.



FIGURE 5: 1804 ROBOROUGH OS DRAFT DRAWING, SHOWING SEVERAL DIFFERENT BUILDINGS, WITHIN DEFINED ENCLOSURES AT THE MILL SITE, AS WELL AS THE EXTENSIVE LEAT SYSTEMS (BRITISH LIBRARY MAP COLLECTIONS).

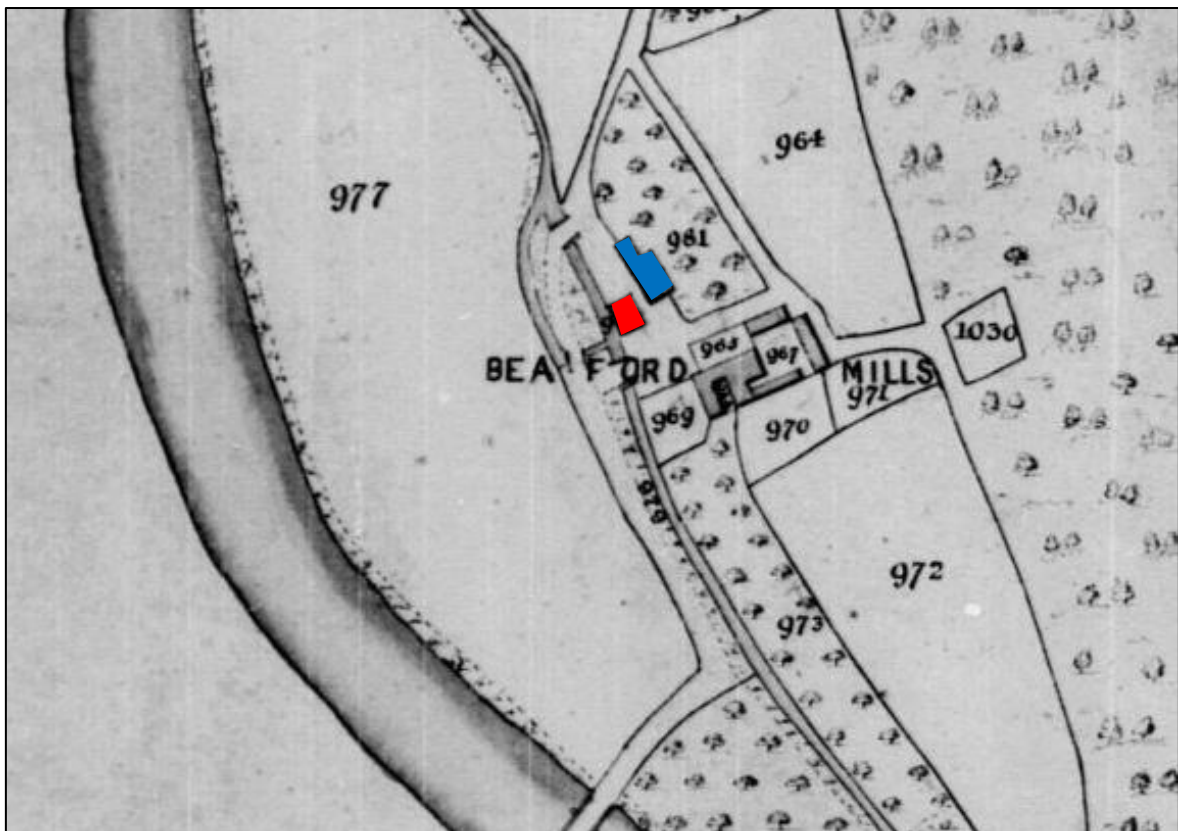


FIGURE 6: EXTRACT OF THE BEAFORD TITHE MAP, C.1840; THE 'MILL' 968 IS MARKED IN RED, THE 'MALHOUSE' 980 IN BLUE (TNA).

TABLE 1: EXTRACT FROM THE TITHE APPORTIONMENT FOR BEAFORD, JULY 1839.

| Plot No.     | Landowner     | Occupier      | Plot Name          | State of Cultivation |
|--------------|---------------|---------------|--------------------|----------------------|
| BEAFORD MILL |               |               |                    |                      |
| 965          | William Snell | William Snell | Front Court        | Court                |
| 966          |               |               | Little Court       | Court                |
| 967          |               |               | Court & Buildings  | Court & Buildings    |
| 968          |               |               | Mill House & Leat  | Mill House & Leat    |
| 969          |               |               | Lower Garden       | Garden               |
| 970          |               |               | Back Garden        | Garden               |
| 971          |               |               | Mowhay             | Mowhay               |
| 972          |               |               | Back Meadow        | Arable               |
| 973          |               |               | Back Orchard       | Orchard              |
| 974          |               |               | Coppice            | Furze & Coppice      |
| 975          |               |               | Weir Orchard       | Orchard              |
| 976          |               |               | Coppice            | Coppice              |
| 977          |               |               | Bridge Marsh       | Arable               |
| 978          |               |               | Coppice            | Coppice              |
| 979          |               |               | Waste              | Waste                |
| 980          |               |               | Malt House         | Malthouse            |
| 981          |               |               | Front Orchard      | Orchard              |
| 982          |               |               | The Meadow         | Pasture              |
| 983          |               |               | Broomclose         | Arable               |
| 984          |               |               | Middle Marsh       | Arable               |
| 985          |               |               | Coppice            | Coppice              |
| 986          |               |               | Lower Marsh        | Arable               |
| 987          |               |               | Coppice            | Coppice              |
| 988          |               |               | Dark Ham Coppice   | Coppice              |
| 989          |               |               | Dark Ham Plot      | Arable               |
| 990          |               |               | Coppice            | Coppice              |
| 991          |               |               | Half Acre          | Arable               |
| 992          |               |               | Southern Part Wood | Coppice              |
| 992a         |               |               | Southern Part Wood | Coppice              |
| 993          |               |               | Mooreys Plot       | Arable               |
| 994          | Roads         | -             |                    |                      |
|              | Hedges        | -             |                    |                      |

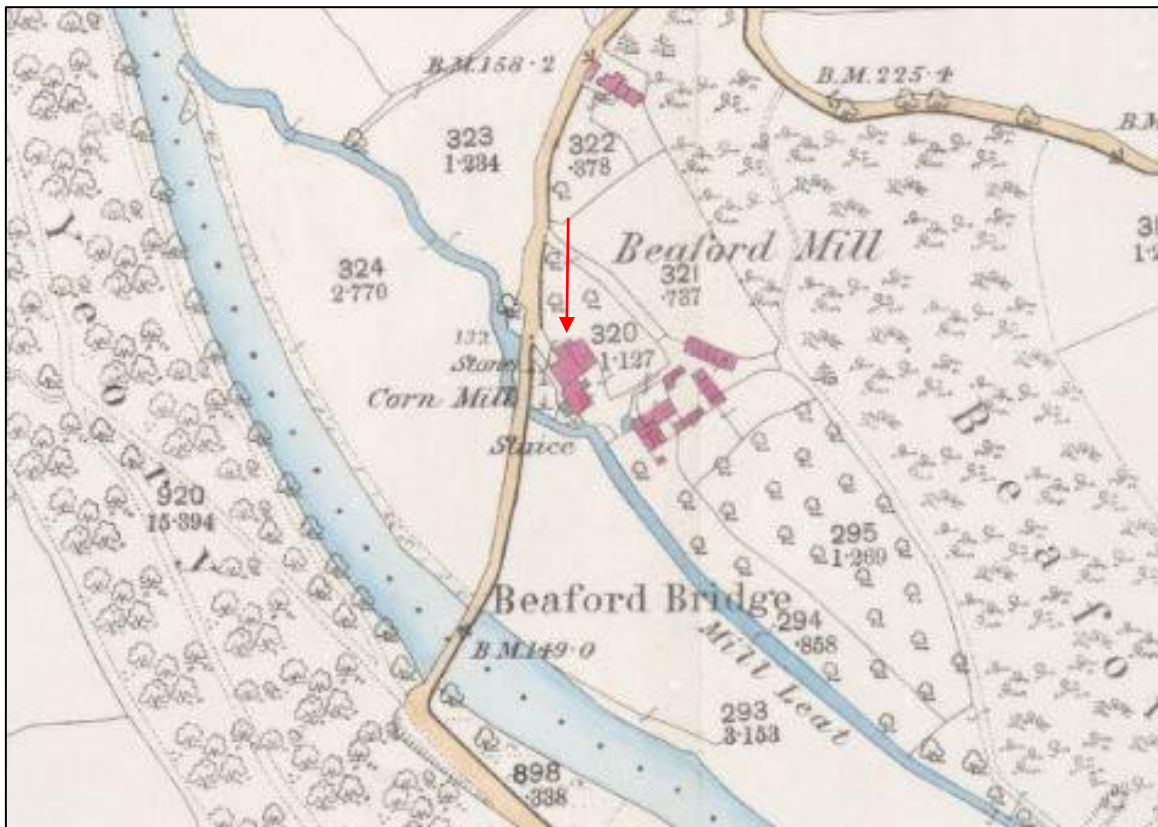


FIGURE 7: 25 INCH ORDNANCE SURVEY MAP OF 1889; NLS.

The First Edition Ordnance Survey Map of 1889 (Figure 7) includes additional information about Beaford Mill. It notes that it is a *Corn Mill*, labels the mill leat, and indicates the store and the sluice. Gawman's is no longer independently labelled, but it still recorded to the north-east of the mill buildings, within a separate plot. The house and the farm buildings, mill and malthouse have also been considerably extended since the Tithe Map. The mill building has gained a small outshut to the north-east side and a long extension now runs out towards the road on the north-west side, linking it to the malthouse; this block now dwarfs the original blocky mill to the rear of the range. This phase of extension confirms a datestone on the mill range of 1867. The malthouse in turn has a small outshut extension on the west corner, a small section of this survives as a ruined stone wall today. The main change between the two maps is of course the moving of the road, which is brought back to the north-west, away from the leat and mill, possibly a reflection of increased activity on the mill site, or water management pressures in the valley, as well as the construction of a new bridge across the river in c.1850. A small track now links the bridge to the mill yard to the new road; the new road cutting across the complex leat system has evidently required the reduction and remodelling of this area – the road is raised up above the surrounding fields – granite posts and guard rails frame the roadway.



FIGURE 8: SECOND EDITION 25 INCH OS MAP OF 1906; NLS.

The Second Edition Ordnance Survey Map of 1906 (Figure 8) shows relatively little change on the site in relation to the mill buildings. A small enclosure has been formed to the west of the courtyard, adjacent to the leat, and the trees have been cleared from the large plot to the south-east of the site. The OS Map of 1955 (not pictured) shows very little change to the buildings and site. The OS map of 1964 (not depicted) seems to show that the number of buildings on site have greatly decreased, with the malthouse apparently lost at this stage. The 1979 OS Map (not depicted) appears to show the removal of some buildings adjacent to the mill house, leaving a T-shaped range with small adjoining outbuilding to the west. On this map, the buildings formerly labelled as 'Gawman's', are now labelled as 'Mill Cottage'. The 1991 map, similar to the 1979 map, shows little detail, and only indicated three buildings at Beaford Mill, the house, the remaining barn and the mill, recording the decline of the site.

## 2.4 LISTING TEXT FOR THE MILL BUILDING

The Mill is Grade II Listed (UID: 1309124). The text for the Listing is below:

*Mill. Dated 1867, enlarged later in the C19. Snecked squared stone with dressed quoins and voussoirs. Gable-ended Welsh-slate roof. Plan: Mill aligned approximately north-west/south-east. South-east block dated 1867, extended to north-east in the later C19. Formerly with undershot external waterwheel (waterwheel and its separate roof since removed) to south-west side of 1867 block. Leat retaining walls and small bridge also adjoining to south-west. Mill of 2 storeys and loft with addition of one-storey and loft. Exterior: South-west (leat) side largely windowless but has central first-floor 3- light window to centre (blocked window below) and first-floor doorway to its left. Right-hand gable end has small one-light attic window, first-floor C19 two-light wooden casement and ground-floor 2-light opening. Datestone below attic window. Left-hand gable end has 2-light wooden casement to loft and ground-floor pair of large boarded double doors with wooden lintel and segmental-pointed stone relieving arch. Rear of right-hand block has louvred attic window to left and first-floor boarded door with wooden frame and approached by external brick steps. Boarded ground-floor boarded door below steps. Leat retaining walls adjoining to south-west. Squared and coursed stone walls. Small round-arched bridge over leat with dressed voussoirs and cobbled decking. Interior of mill: Two pairs of boxed millstones in first floor of right-hand block, with old hoist for lifting stones. Various grain shutes and trap doors. Complete wooden sack hoist in attic (formerly powered by take-off from main drive) with wooden pulley wheel and wooden drum with chain. Three-bay roof over 1867 end with bolted collar trusses and pairs of purlins. Four-bay roof over later C19 end, with collar trusses. Also, old hoist in later end. The mill and adjoining leat walls form part of a mill complex also including Beaford Mill House.*

## 2.5 SUMMARY OF DESK-BASED EVIDENCE

- Manorial and parish records relating to mills in this valley go back to the late medieval period.
- The Mill house on the site and small cottage just up the road, (Mill Cottage, briefly called Gawmans) also date to the late medieval period/16<sup>th</sup> century.
- Law records from the mid-18<sup>th</sup> century to the 1820s reference a dispute over the maintenance of buildings at Beaford Mill, the defendant is Anthony Snell. The earliest definitive record of a 'mill' here is 1775.
- A family with the surname Snell is still recorded on the census records between 1841-1891, resident at Beaford Mill.
- The mill building to the rear (east) of the long range, of three stories is older than the recorded date of 1867, present on the Tithe Map and possibly on the 1804 Surveyor's draft – suggestive of this element being a pre-1800 building, much altered and extended.
- The historic mapping records significant expansion of the mill building linking it to the 'malthouse' between the 1838 Tithe Map and 1889 First Edition OS map and a slight further change by the early 1904 map, suggesting the mill and malthouse were actively used into the 20<sup>th</sup> century.
- Census records show the site is effectively abandoned by 1911, with only one resident, who works as a game keeper elsewhere, the Mill seemingly no longer in use.
- The later (not illustrated) OS maps from the 1930s-1990s indicate a period of dereliction in the mid-20<sup>th</sup> century and then from the 1970s onwards a period of active deconstruction of the ranges begins, leaving only the main mill building alongside the leat by the 1990s.
- 1950s-1970s photographs show an overgrown site and appear to suggest much of the linking footprint between the mill and malthouse may have been timber framed buildings and outshut ranges.
- Since the 1990s the area around the mill has merely been amenity space, a part of the domestic character gardens in and around the mill house, any ruins were cleared and became overgrown/covered by soil.
- The mill was listed for its group value and protection in 1989, when it was already a derelict building but contained far more machinery.

### 3.0 HISTORIC BUILDING APPRAISAL

#### 3.1 SETTING AND LANDSCAPE CONTEXT

The Mill stands at the base of the west-south-west facing slope, surviving as a long linear range parallel to a leat, adjacent is a flattish meadow, with the river beyond. Between the mill and the road is a small rough stoney area, with direct access to the lane. Immediately to the 'north' is an overgrown strip of grass and slumped spoil/soil which may obscure ruins of the malthouse, with a tall bank and path rising to the hedge banks of a small traditional orchard to the north. To the north-east is the mill house with access track and a yard between the Mill and House; the yard is currently being cleared and restored, the track is believed to be of surviving cobbles beneath a thin grass sward. To the east of the house is a large gravel courtyard, formerly the farmyard, with one surviving stone barn and cart shed. A third barn has been attached to the house as an annex. Enclosing the site are beautifully landscaped gardens alongside the millrace. There is a patio on the west side of the house adjacent to a conservatory, which currently overlooks the Mill building. The Mill now presents as a 'romantic ruin', aesthetically pleasing but not authentic to its working character. The setting is generally very rural, quiet, and peaceful, it is now however, of upscale residential character; but this site was once a busy working Corn Mill and the later polite aesthetics somewhat obscure the wider narrative and the collective value and relationships of the Listed assets onsite – there is potential to improve these historic relationships with landscape restoration. The mill was once covered with ivy and obscured by planting, the owners are now carefully clearing back much of the vegetation, with a view to conserving the building for the future.

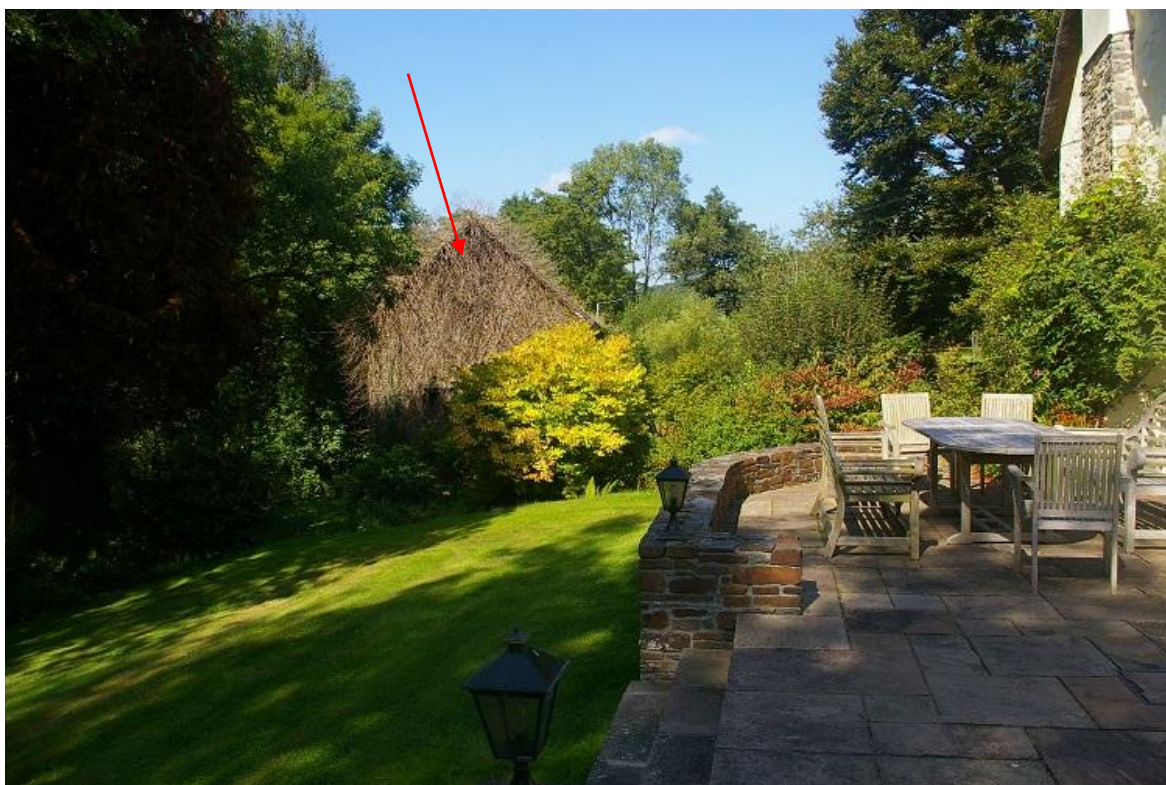


FIGURE 9: THE MILL (INDICATED) WITHIN THE LUSH GARDENS OF THE SITE (SEPTEMBER 2021).

### 3.2 MILL BUILDING DESCRIPTION – EXTERIORS

The mill building range has been divided into three separate elements to help clarify the very different character of the spaces and highlight the structural phasing: Building 1 is the rear block, a sub-square three storey structure; Building 2 is the long rectangular block open to ground and first floor, with a loft above, this building is nearest to the road and has a datestone of 1867, but evidences structural phasing suggesting a raise and phase of extension; Building 3, is in fact a mere fragment of 19<sup>th</sup> century walling with a possible window in it, the remains of a linking structure attaching this building to the malthouse.

The building range lies on an oblique south-east to north-west alignment and the north-east, north-west, south-east, south-west elevations have been simplified to 'north', south', 'east' and 'west', for ease of description and assessment.

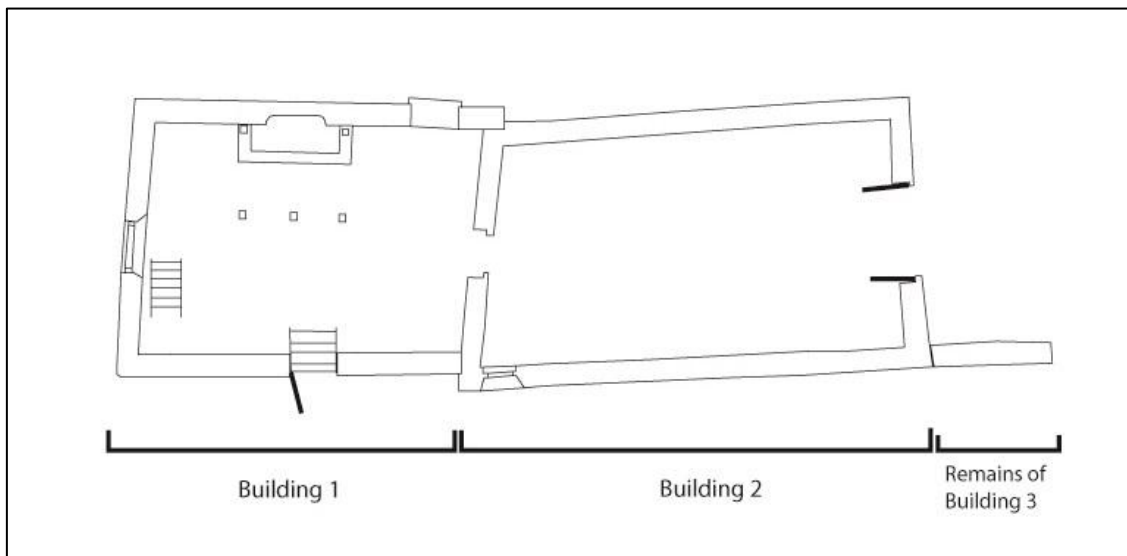


FIGURE 10: ANNOTATED PLAN OF BUILDING RANGE, SHOWING BREAKDOWN OF SPACES, FOR ASSESSMENT PURPOSES.

#### 3.2.1 BUILDING 1

A stocky, sub-square mill building of three-storeys height and of a single phase of construction but with minor alterations to elevation openings. The building has a steeply pitched slate roof and slightly battered stone walls. It is built of neat, regularised rubble, almost of snecked-stonework character, with dressed quoins to corners, with fine dressed voussoirs and keystones to window openings; where visible the original stonework appears to have been lime pointed, much cement repointing has occurred in the 20<sup>th</sup> century, possibly associated with phases of change.

The east gable elevation has the remains of timber barge boards, with a slight overhang of the slate roof at the eaves. It has two irregularly placed windows lighting the first floor (offset to south) and attic (central), there is a third opening at low ground floor level, now a window, this appears from the inside to be a blocked doorway – suggesting significant increases in exterior ground surface levels. The attic and ground floor windows are simple plain two light frames, pegged to the corners, the first-floor window is a 19<sup>th</sup> century casement, with beaded frame and opening catches, with surviving glazing.

The south long elevation faces onto the leat, the wheel and framework no longer survive. The roof is now contiguous over both buildings of different phases, this means the slate roof over Building 1, sits at a slight oblique angle to the wall, with a deeper overhand to the east end. There

may be the remains of cast iron guttering and there is a downpipe in the ivy still attached to the wall, wrapping around onto the east elevation. This south elevation evidences some minor repair to the centre of the elevation, presumably associated with the blocking of socket holes for the mill wheel; to the ground floor there are more recently blocked large sockets and slots for further machinery and framework, this is blocked with cement and concrete blocks and bricks. The elevation has two existing, long, low window openings to the west end; to the ground floor this is blocked with concrete blocks, to the first floor it has a fine surviving 18<sup>th</sup> century three light mullioned window, with central leaded casement, now damaged and missing and iron glazing bars. Above at attic level there is a disturbed area of stonework which could suggest a third symmetrically placed window at this level has since been blocked. Bitumen-style flashing scars at the eaves and to the east side suggest the former presence of a timber housing-structure over the wheel.

The north long elevation faces onto an area of grass and a steep bank rising to the orchard; this overgrown area may contain remains of the malthouse, brick floors appear to survive under the grass sward. This elevation has a slight overhang at the eaves, with the remains of a timber wall plate and barge boards, carrying cast iron guttering, the hopper and downpipe of which survive to the east end. There is a larger window at the attic level, set awkwardly close to the corner of the building, located to light the access stairs, this is now open but appears to show pintles for at least a shutter. To the first floor, offset to the west side is another longer window, or small loading door, which has been cut down below to form a continuous opening to the ground floor, awkwardly reset with a set of timber stairs accessing the first floor. Above is a timber frame and boarded loading door, on the ground floor is a modern plank door on modern hinges. It would appear a timber walkway and different configuration of steps may have accessed the mill here. The current opening allows restricted access to the ground floor of the mill, if one pushed past the steps; this change is again associated with changes in ground level outside. To the west end of the Mill at first floor there is also a small, blocked socket/air vent for machinery. Several small socket style holes in the stonework of this elevation suggest formerly attached timber framed structures. The western end of the building is externally still obscured by ivy; however, it appears it is abutted by Building 2's later rubble wall – it appears the west wall of Building 1 may have been removed, rebuilt or heavily remodeled in a phase of later change.

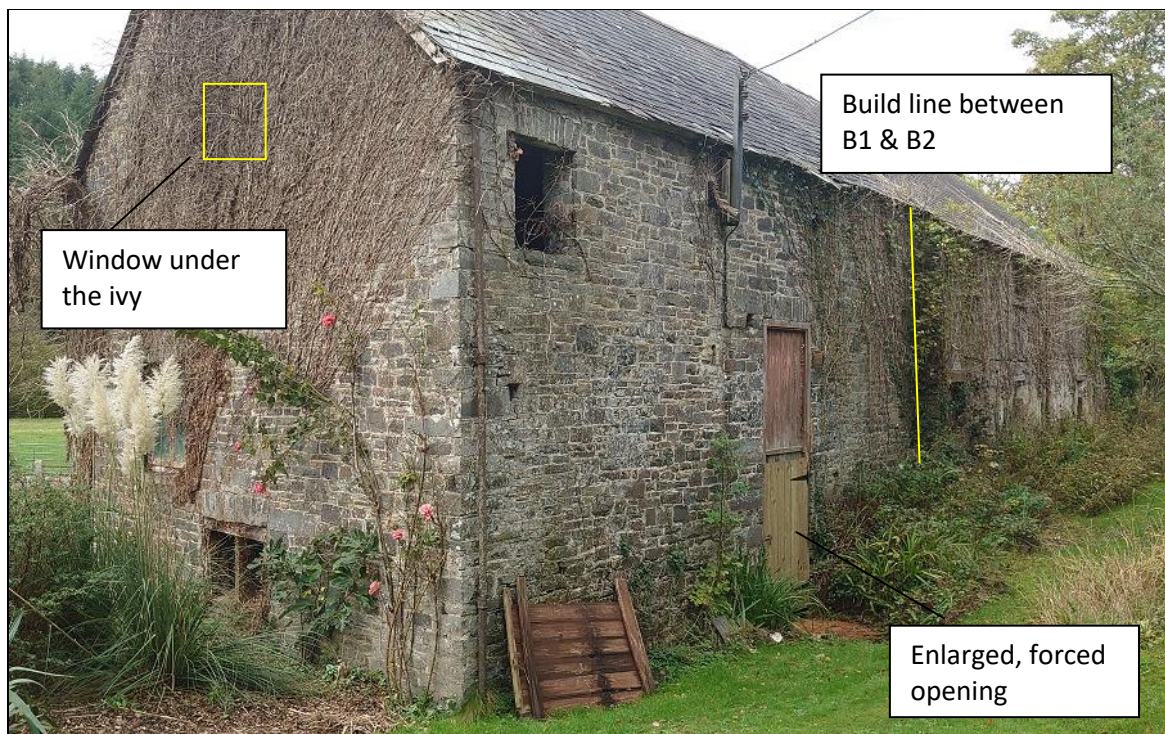


FIGURE 11: THE NORTH ELEVATION AND EAST GABLE ELEVATION OF BUILDINGS 1 AND 2; FROM THE NORTH-EAST.

### 3.2.2 BUILDING 2

This is a long narrow rectangular range, attached to the west end of Building 1; it has three clear structural phases of change visible in its walls. It is built of mixed stone rubble and a shallow pitched roof, attached to the roof over Building 1, it has deeper overhangs at the eaves and the remains of timber barge boards.

The south wall provides evidence of two phases of build to its deep ground floor build: with a neater regularised rubble build to the east end, similar, but possibly not as densely packed as the stonework to Building 1 – this phase clearly abuts the older quoins of Building 1. To the west end of this stonework is a vertical arrangement of stacked roughly faced slate slabs, seemingly surviving quoins, with a rough vertical build line seen beyond, defining a phase of extension to the west. Within the stonework to the east is a loading door with slate slab sill and lintel, it appears this may also have been altered, with clear rebuild around the sides, possibly widened from a slit vent. Beyond the vertical build line is a phase of rubble build of platey, small stones and with more use of slate; this has dressed block quoins at the corner, and some faced and dressed ashlar stones used as quoins, wrapping around to the west elevation. This western end of ground floor is blind, with no openings. Above these two ground floor phases of stonework the building has been raised with a deep loft storey. This is of loose, rubble build using much larger stones, of irregular shapes. All three phases of build on this wall are mortared in lime, patched and repointed in cement. Looking along this elevation from the west, the south wall of Building 2 can be seen to be straight in profile, of more obviously ‘modern’ build, not with the slight battered profile of Building 1 beyond, which appears more vernacular.

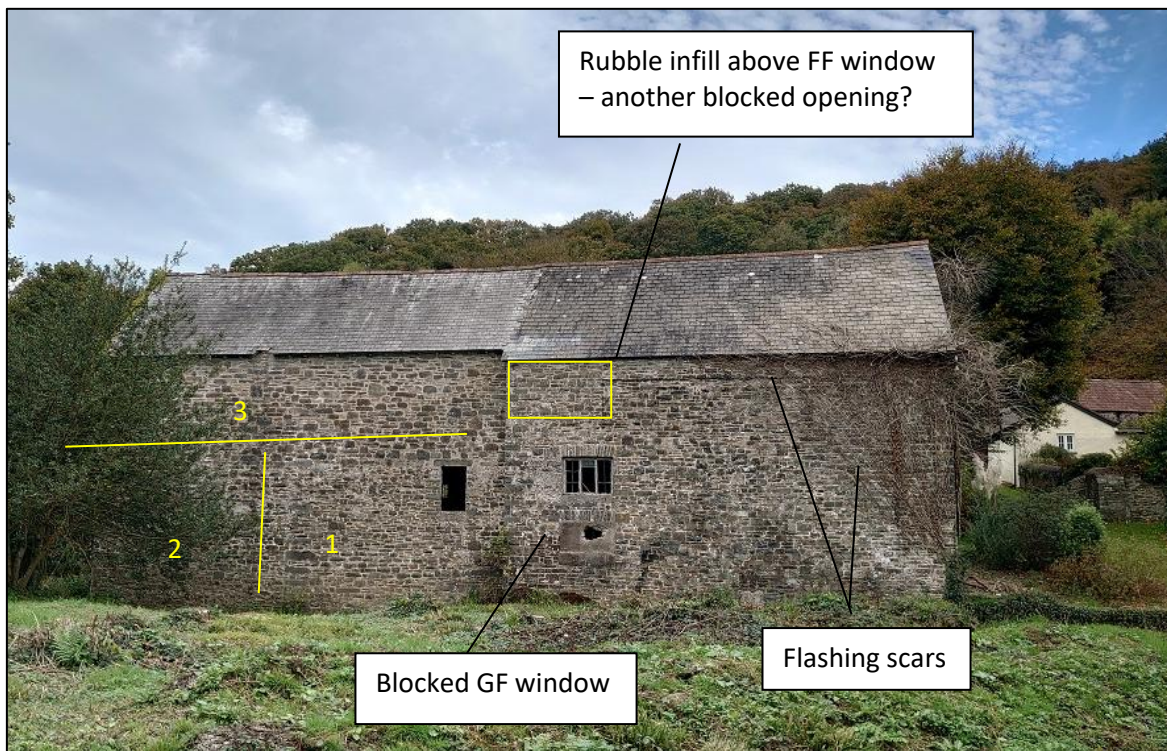


FIGURE 12: THE MILL BUILDING, THE STONEMWORK EVIDENCING STRUCTURAL PHASING; FROM THE SOUTH. THE FLASHINGS AND POTENTIAL BLOCKED WINDOW ARE ILLUSTRATED ON BUILDING 1. THE COMPLEX PHASING OF BUILDING 2'S SOUTH ELEVATION IS ALSO ILLUSTRATED.

The west elevation of Building 2 is gabled, evidencing quite complex phasing, although it is 19<sup>th</sup> century in build. This has barge boards at the eaves, with a shallow overhang and a large ground floor double width cart entrance, with surviving Victorian plank doors, on chunky strap hinges and external pintels, in a narrow plain timber frame. Above the central doorway is a wide, low

relieving arch of segmental slatestone, over a narrow rough timber lintel. The ground floor of the elevation for at least the first 2m is built of dressed and faced ashlar slabs, of markedly different character than anything seen in this building and possibly salvaged and reused here from elsewhere onsite. Above this the elevation rises in fairly uniform rubble build, using smaller stones, in a lime mortar, although much character is still obscured by the ivy covering. There is evidence of a raise at the eaves – with the visible scar of a lower, steeper roofline. There is a large square two light window at attic level in the apex, with glazed Crittal-style window inset, again obscured at present by the ivy.

This elevation is served by a low walled area of hardcore, with a stepped terrace to the north side, with some low walling retaining the bank, on this is built a ruined wall of rubble stone, of loose build, with an inset window – this is the remains of Building 3 – a structure that appears on the First Edition OS map of the 1880s. A hedge bank can be seen adjacent to this wall, although the relationship cannot be ascertained and the bank runs around to the north-west, enclosing the Mill House's orchard and framing the parish lane.

The east end of Building 2 abuts the earlier block of Building 1 – there is a partition wall here between the two ranges, at a marked angle to the alignment of both. It appears from the structural phasing that the relationship with this wall is with the earlier block, possibly incorporating parts of its original wall but having been heavily altered – this has a doorway at ground floor and several long slots for belts to run through – suggesting later machinery moved into the larger Building 2, as the technology developed, out of the smaller space.

The north long elevation of Building 2 is partially obscured by ivy, but a stub of a ragged wall can be seen projecting towards the east end, where an attached building has been demolished. The general build of this wall is fairly poor quality, industrial character rubble using smallish stones in a lime mortar, with cement patching and repointing in places. There is a small overhang to the roof and the remains of some timber barge board under the ivy. A small opening has been forced at the ground floor level to the east end, with a modern timber lintel and fixed glazed frame. Two other small historic square window openings are also to be found at this level, to the centre and west end – these have chunky weathered timber lintels and slate sills, with surviving plain pegged timber two light frames, with iron glazing bars – good 19<sup>th</sup> century features. Under the eaves at least two other new openings have been forced to create windows, with modern timber lintels and fixed pane windows, lighting the loft level. There is a long bitumen flashing scar above the ground floor windows, evidence of an attached building at some stage and below this line areas of the wall appear to have historic whitewash and possibly some plaster or render surviving. The low level of the flashing again reinforces how high the ground surface now is on this side and may be evidence that the other buildings weren't fully demolished but may have been toppled inwards and left to grass over – left in situ. There is an area of disturbance, patching and repair to the west end of the north wall of Building 2, where the wall is abutted by the remains of Building 3.

### **3.3 MILL BUILDING DESCRIPTION – INTERIORS**

#### **3.3.1 BUILDING 1**

The internal space of the Mill is split into three floors.

On the ground floor the small sub-square space is floored in bricks laid in lime and sand – these bricks have a frog on one side and are uniform in shape and colour, suggesting a mid-late 19<sup>th</sup> century date. The walls are of exposed stone, thickly pointed to the interior face with a cream lime mortar; there is a window in the south-west corner, crudely blocked with concrete blocks. The floor above is supported by several massive square plain beams and chunky on-side joists – a form of build which suggests a date older than 1800AD but is still broadly post-medieval in scantling and weight. The pit and framework for the main cogs and wheels survives to the south, with a mixture of pegged and bolted joints and ironwork elements, this is positioned against the

south wall, within the floor and built into the timber frame of the building. All the fittings have been removed from this frame however, some cogs and wheels can be found around the garden. A doorway in the partition wall to the west leads into Building 2, this doorway has a plain frame and iron pintles, but no door survives. The only access between this floor and the first floor is via the long, forced opening in the north wall, where one must exit the building then walk up the 20<sup>th</sup> century timber steps. A low window in a blocked door to the east lights the space, suggesting this was the original exterior access point and direct access between the machinery and milling floors may not have been provided historically. A hatch in the floor to the centre-west would have allowed for movement of goods between these floors, internally.

The first floor has very wide even width boards, which have rotted in places and are overlaid with MDF sheeting. The walls have a historic whitewash coating and possibly even areas of thin lime plaster, to the west end – to the east and south there is some evidence of whitewash but a lot more exposed stone. In the west wall is a series of sockets and slits for belts for machinery, entering into Building 2. There is a large socket in the north-west corner and a possibly keeping place for a lamp. There is a hatch in the centre of the floor between this level and the ground floor – the hatch has a full height frame built around it with guard rail and a hoist above. A large, fitted table frame stands to the west side, near the window in the south-west corner of the space; this window has a deep sill and is of good 18<sup>th</sup> century character. To the east and south are two large boxed-in mill stones and one exposed millstone, all in situ, still attached to the pins and framework below. A smaller square window in the east wall lights these mill stones, this is a 19<sup>th</sup> century casement. The ceiling beams holding the floor above are less heavy than those on the first floor, there is some additional iron strap work and fittings associated with the machinery, now removed. A ladder-like framework of open steps – formed from chunky planks on carriage braces in the north-east corner, access the loft, lit from above by the window in the north wall of the attic.

The attic has a good hoist wheel and framework again still in situ to the southern side of the space, it is lit by another window in the east wall. The roof structure shows complex phasing. The trusses are built into the very tops of the walls, however chunky sockets, poorly patched with rubble and lime, later repaired in cement suggest a much larger roof structure was removed from this building in the 19<sup>th</sup> century, likely when the last phase of the adjacent (Building 2) was built, the roof structures combined under a contiguous ridge. The trusses are A-frames with tapering blades, but the northern blades are considerably more weathered than those to the south and may have been reused from an earlier roof, as they have peg holes for much larger, lower set, half-lapped collars. The blades are half lapped and bolted at the ridge, which has double, paired ridge poles. The current chunky collars are bolted to the face of the blades at raised level, with a further brace at the apex, also bolted. A pair of chunky purlins to each pitch is cut over the blades and carries thick battens and the slate roof – these appear to be 20<sup>th</sup> century in date and are associated with a reroofing. A bolted and jointed framework for a hoist and wheel, complete with ropes and pulleys/winding barrel is built into the roof profile but the trap door has been boarded shut. The floorboards of the loft are of narrower form than those on the first floor. An owl box has been built into the south-east corner of the framework within the roof. A long hatch has been cut into this floor to the south wall. A small further section of framework survives to the south-east corner. The west wall of the loft has been crudely forced and repaired in cement render, giving access to the adjacent loft installed over Building 2.



FIGURE 13: FIRST FLOOR OF THE REAR BLOCK OF THE MILL, WITH ENCASED MILLSTONES IN SITU; FROM THE EAST-NORTH-EAST.

### 3.3.2 BUILDING 2

This has a double height open space on the ground floor, accessed via the small internal door from Building 1, or from the exterior through the double doors in the west elevation. The walls are of exposed stone, both the north and south long walls exhibit a raise at 'first floor' on both walls, with clear changes in build form. There is also a vertical build line 2/3 of the way along both walls, suggesting an extension to the west. Two good original 19<sup>th</sup> century windows survive in small openings to the north wall and an altered loading door survives to the south wall, with no frame or fittings. Between the windows on the north wall there is a large, blocked ground floor doorway – evidence of the considerable ground surface level change outside the building. Two diagonal build lines on the west elevation appear to suggest that this was once a tall, one and a half storey space and these broadly align with the build lines on the walls. A relatively modern loft floor has been inserted in this building, with heavy transverse ceiling beams and long heavy joists, a hatch is cut into this floor to the west end, the loft above is of narrow even width boards – this floor timberwork does not have the same patina as the historic wood and is likely 20<sup>th</sup> century alteration due to a change of use in this space. The floor is of interest as there are some large, irregular slate slabs – forming a paved floor. These are covered by a thin layer of silt, suggestive of this space flooding or water seepage ingress from the raised ground to the north.

In the loft above no fittings survive, the roof structure is of generic bolted A-frames with raised collars, also bolted. There is a large metal-framed window to the west and two modern windows have been forced in the north wall.

### 3.4 RELATIONSHIP OF SPACES IN THE MILL BUILDING

It is clear that Building 1, the earlier structure, was built as a Mill and continued to contain the majority of the equipment, even when the range was expanded. There is a belt slot in the wall between Building 1 and Building 2 which could suggest further machinery was installed in the extended range at a later date, possibly one of the earlier smaller phases of this extension, but the current paved floor and open area, large cart doors and a lack of sockets for machinery suggest a storage, delivery and interchange area, in the Building 2 extension, possibly where different loads of grain etc were being received before and after being processed. This makes

Building 2 very subservient to Building 1, even though it is a larger space; Building 1 was the primary 'working' space in this part of the complex.

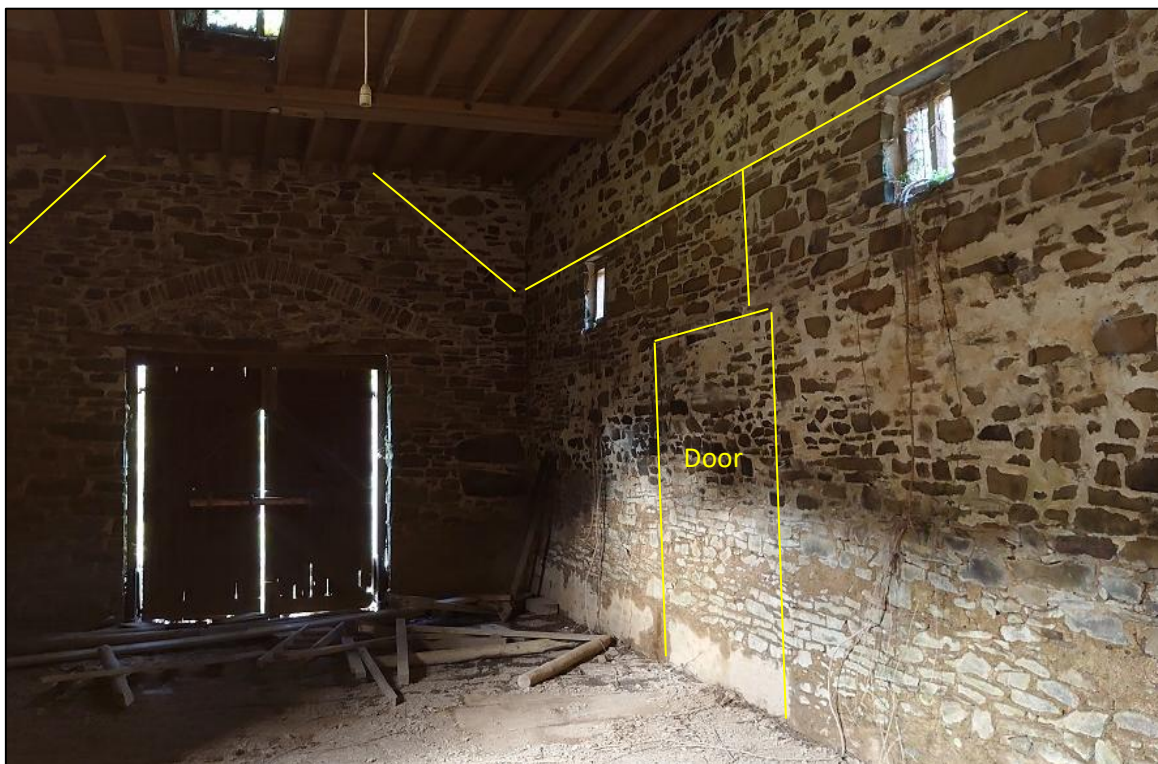


FIGURE 14: THE INTERIOR OF THE LARGE EXTENSION ON THE WEST SIDE OF THE MILL, BUILD LINES AND A BLOCKED DOORWAY ARE MARKED; FROM THE SOUTH-EAST.

### 3.5 THE FUNCTION OF THE MILL BUILDING

There are early documentary references to mills as part of the Manor holdings and in this valley from the late medieval period, but it appears direct evidence for this Mill, as a Corn Mill and adjacent Malt House dates to the later 18<sup>th</sup> century, and evidence for 'malting' only developed in the 19<sup>th</sup> century. The current structure was enlarged in the 19<sup>th</sup> century, with a visible datestone of 1867, suggesting an increase in demand and documentary evidence suggests in 1850 that the Snell family were the only registered 'millers' in the parish; presumably providing a service to all farmers, as required.

From the point the mill was constructed, clearly the adjacent existing house was adapted to provide a house for the miller; it is not clear from landscape/buildings evidence or documentary records whether this current mill building replaced an earlier structure or if this was a new development for the older site. The current building is clearly a purpose-built, single use structure, designed and constructed as a mill. Throughout the 19<sup>th</sup> century, during the occupation of the Snell family, the house had a connection to both the mill and a small farm holding. The exact function of the Mill is not clarified until the later 19<sup>th</sup> century mapping, when it is specifically mentioned as a *Corn Mill*. It seems that by 1911 the mill may have become obsolete, and the house was merely a dwelling, occupied by a person working in the wider landscape, who was not working the land.

### 3.6 SUMMARY OF BUILDINGS EVIDENCE

- Building 1 contains the earliest fabric in the surviving range.
- The stonework and architectural details of Building 1 would suggest an 18<sup>th</sup> or very early 19<sup>th</sup> century build.
- Three millstones and parts of the framework, hoists and hatches remain in Building 1.
- Building 2 has no fixtures and fittings but there is a fine paved stone floor.
- Building 2 exhibits complex phasing in the walls suggesting the gradual enlargement of a service building to the main structure, all phases are of mixed rubble form.
- Building 2's form suggests storage, exchange, and processing, rather than a working function like Building 1.
- Evidence of stub walls, fragmentary walls, socket holes and scarring show the attached buildings and malthouse were a mixture of stone rubble and timber outshuts.
- The malthouse and other buildings to the north may have been collapsed in situ – there is a significant raise in ground level to the north of Buildings 1 & 2 – which likely contains demolition rubble.

### 3.7 THE LEAT SYSTEM

A large, wide, and surprisingly deep leat runs east away from the Mill site in parallel to the slope. This has an element of built walling to both banks but out to the east where it adjoins the river it is very finely built with dressed stonework, framing a former sluice gate entrance. There was a weir on the river at this point which fed the leat which was blown up and removed in the 1950s to encourage fish stocks. Near the Mill it is obvious the arrangement of the leat and its overflow have been much altered by the mid-19<sup>th</sup> century change in road alignment, with the channel for the overflow blocked and recut, moving east. The current road has some good granite post and iron-rail fencing which can be seen to the leat overflow as well in historic photographs, enclosing the dangerous area.



FIGURE 15: THE SMART 19<sup>TH</sup> CENTURY FENCING TO THE ROAD, WITH GRANITE POSTS AND IRON RAILS; FROM THE WEST, SOUTH-WEST.



FIGURE 16: 1920S PHOTOGRAPH OF THE 'BEAFORD HEAD WEIR' (SUPPLIED BY CLIENT).

### 3.8 ARCHAEOLOGICAL POTENTIAL

Whilst the current mill building dates to the post medieval period and has a largely 18<sup>th</sup> and 19<sup>th</sup> century character, there is evidence in the documentary record of a mill on this site going back to at least the later medieval period – as part of the Manor holdings. A floor of red bricks has been uncovered next to the building, which may relate to one of the later 19<sup>th</sup> or early 20<sup>th</sup> century linking buildings which connected the mill and malthouse. Certainly, to the north and north-east of the mill building there will be remains of the malthouse, one section of rubble wall abuts the west corner of the current building range. The ground level on this north-east side of the mill, between it and the historic orchard has been artificially raised by the demolition rubble of the malthouse and since this is causing damp in the building these levels will presumably have to be addressed which would disturb these deposits, which would inevitably result in *permanent* and *irreversible* change. However, despite the potential impact this can be offset by the information which would be gained by such work, since these buildings were never recorded and had been demolished before Listing. This work would be cumulative to any necessary works clearing and cleaning the leat and overflow/wheel-pit to the south of the building.

The immediate setting of the mill is of *high archaeological potential* and archaeological monitoring of groundworks in this vicinity would be expected to be conditioned as part of any planning permission. In broader terms since the site is so close to the house, which has 16<sup>th</sup> century origins and manorial records for the site date back to the later medieval period, there is also potential for uncovering of evidence of earlier occupation.



FIGURES 17 & 16: THE BRICK FLOOR TO THE NORTH OF THE MILL BUILDING UNDER THE GRASS (LEFT) AND THE LEAT TO THE SOUTH OF THE BUILDING (RIGHT).

### 3.9 HISTORIC NARRATIVE DISCUSSION

This is a building with its stylistic roots in the medieval period but probably dates to the 18<sup>th</sup> century, likely recorded on a map of 1804AD; Whilst it is well built and broadly vernacular, it does not have the scantling and sheer scale of earlier mills seen in this region. The building has architectural details such as dressed stone voussoirs and keystones to openings, typically associated with stylish, designed, agriculturalist-movement buildings of c.1750-1820. Mills are mentioned in this valley from the medieval period but documentary evidence for this building appears to start in the mid-1700s; this does not preclude there having been an earlier structure somewhere nearby. The rear block of the building is the earliest (Building 1) and presents a uniform single build of one phase, with only alterations. Building 2 represents at least three phases of gradual expansion and change, at least one of which is identified as 1867 and we know from the historic mapping that all phases of change occurred between 1840-1904. There is some evidence in the 19<sup>th</sup> century phases of build in Building 2 of reuse of different forms of stone and this may show the demolition and recycling of other buildings onsite from earlier phases.

Retained by the Lord of the Manor within the core manor holdings, the mill and mill house were associated with the Snell family from at least the 1770s, as records show leases, indentures and extensive legal documents. The family ran the mill and later a malting house until the early 1900s, generation after generation and it is likely their longstanding tenure which leaves us with such an authentic building complex onsite today. The family ran both the mill and a small farm holding, as well as establishing orchards, a precursor for the diversified farm businesses of the modern age.



FIGURE 18: THE WEST WALL OF BUILDING 2, SHOWING DIFFERENCES IN BUILD, POSSIBLY USING RECYCLED ASHLAR AND LARGE DOUBLE DOORS TO THE INTERIOR, THE DATESTONE IS BELIEVED TO BE UNDER THE IVY; FROM THE WEST.

### 3.10 STATEMENT OF SIGNIFICANCE

Beaford Mill building is Grade II Listed, recognised as of national importance and part of an ever-dwindling group of authentic but derelict working rural buildings in Torrridge District. It is recorded on the Tithe Map and potentially the 1804 Surveyor's Draft, likely of mid-late 18<sup>th</sup> century date. It is a good example of type and contains some of its original workings, including the mill stones. The 19<sup>th</sup> century extension, of multiple phases to the west is of less interest but has complex phasing in its walls, evidence of an interesting narrative, but no fittings survive. The current site is being hampered by the significant raise in ground levels likely caused by the collapsed building of the Malthouse to the north side. The building is currently in fair condition with some water ingress clear from leaks in the roof – the current owners would like to explore the possibility of alternative uses to facilitate the conservation of the structure.

#### 3.10.1 ARCHAEOLOGICAL VALUE

High. The site will contain occupational and/or mill-working evidence from at least the 16<sup>th</sup> century to the present day, with dominant periods in the 18<sup>th</sup> and 19<sup>th</sup> centuries. There are numerous lost buildings and areas of interest which have been landscaped as garden in the 20<sup>th</sup> century.

#### 3.10.2 EVIDENTIAL VALUE

High. The Mill (Building 1) contains the millstones and remains of its framework as well as a hoist, wheel in the roof. Building 2 has a series of blocked and altered openings, and several build lines and a large raise, evidence of a sequence of significant changes across the 1840-1880 period when it appears first on the historic mapping. Whilst Listed Grade II, the text of the listing makes

assumptions which minimise the narrative interest in the building and underestimate its age – as shown by this initial study. More information could be gained by further study, recording and potentially archaeological monitoring.

### 3.10.3 ASSOCIATIONAL/HISTORICAL VALUE

Low. The Mill building as part of the wider site illustrates the story of the Snell family and may be recorded in the Beaford Archive (although searches by the site name and family name have not yielded results; they may be an unlabelled or unknown entry). It has some local historical value as the mill belonged to the manor. It has further present but somewhat limited illustrative value in the changing process of milling.

### 3.10.4 AESTHETIC VALUE

High. One of the highest conservation values for this building. The Mill is a charming, post medieval building range of good vernacular stone walls. It is derelict but has stood draped in ivy as something of a romantic ruin in the gardens of the Mill House for many years. Framed by the leat and Listed bridges this building, once restored could be quite picturesque (unintentionally).

### 3.10.5 SYMBOLIC/ICONIC VALUE

Low; the Mill as part of the building group onsite at Beaford Mill frames the approach to Beaford village over the bridge and forms a cohesive and historic character group, something of a 'gateway' building to the parish – it is very visible in the valley. It holds some minor semblance of landscape value and recognition of the area.

### 3.10.6 COMMUNAL VALUE

Limited. The mill was a working building and the mill house a private dwelling.

### 3.10.7 AUTHENTICITY & INTEGRITY

*Medium-High.* The building is derelict but still has working character and parts of the framework and some fittings remain. It has high structural integrity as a current linear range – obviously its internal integrity has been lowered by the loss of some of the machinery, it is of note that cogs and wheels do appear to survive in places around the site.



FIGURE 19: THE FRAGMENT OF BUILDING 3, ATTACHED TO THE END OF BUILDING 2; FROM THE SOUTH-WEST.

### 3.11 SENSITIVITY OF SPACES – FLEXIBILITY FOR CHANGE

Within a complex historic building some areas will naturally be more sensitive to change than others and may bear the burden of surviving historic features, or conversely may have had their features stripped out or having already received considerable modernisation. The principle of development has already been established by an earlier planning permission granted in 2005 and as a Listed building of Grade II status it is clear that it is imperative to save and conserve the structure. It is also important however, to ask; *what is important and why?*

#### 3.11.1 SIGNIFICANT FEATURES OVERVIEW

The Mill range (Building 1) contains elements of the original mill workings on all three floors, framed against the south wall.; including mill stones and hoist. It also has a good ladder stair between the first floor and attic level in the north-east corner and a very good three-light 18<sup>th</sup> century window in situ in the south-west corner of the first floor, as well as a less important 19<sup>th</sup> century replacement casement in the east gable and an unglazed frame at ground floor in the east gable, within a possible blocked doorway. A second casement window in the attic in the gable apex of is again a 19<sup>th</sup> century window. Building 2 has an interesting stone paved floor, a blocked doorway and two 19<sup>th</sup> century windows still in situ. There are a few machinery or belt slots and a loading door which aren't significant in their own right but contribute to the narrative. Building 1 is clearly carrying the burden of historic features.

#### 3.11.2 PRINCIPLES FOR DEVELOPMENT

It is felt that the building can be both *converted* and *enhanced* with the right scheme, and a more sympathetic, conservation led approach is preferred by the current owners. Key developmental

'guidelines' can be established straight away, i.e., minimising opening in historic facades unless necessary and ensuring the character of those openings echoes the working heritage of the building. This building must always maintain its visual narrative as a 'Mill', rather than a 'house'. Another 'guideline' would be the preservation in situ of the mill stones on the first floor and surviving timber frame on the ground floor and wheel and pulley system in the attic of Building 1, it is felt these could be innovatively worked into the scheme and their conservation and integration will allow the heritage of this building to be easily interpreted in the future, minimising heritage impact of any scheme. There is flexibility in introducing partitions in the loft space, particularly in Building 2, but also in Building 1 – taking care to incorporate the wheel and hoist and some careful partitions or zoning of spaces may also be possible in other areas; this should be discussed with the conservation officer. Architectural details such as replacement doors and windows should take influence from the existing heritage features in the building and working character, being simple, vernacular and rustic. Consultation with the conservation officer on these details will be required, as this is a Listed building.

In detail, Building 1:

- Ground Floor Building 1 – framework should remain in place, opening door once again to east gable may alleviate issues with access in north elevation. Venting, water management/flooding and other issues may need to be addressed. The blocked window in the south wall can be opened again carefully, style for a replacement window should be taken from the surviving window above.
- First Floor Building 1 – a partition could be considered along the line of the fitted table framework – but the mill stones should remain in place. The surviving 18<sup>th</sup> century three light window should be conserved and repaired if at all possible. The 19<sup>th</sup> century casement may be beyond conservation but if so a like-for-like window should be considered to inform on the narrative of change and the two dominant phases in the building. It may be possible to install another opening on the north wall of this space – largely screened from the rest of the landscape and this would protect the more visible and important southern elevation from change, the proportions of any opening should be carefully considered, and any frames set back, with minimal glazing, ensuring clear difference between new and original openings. Treatment of the exterior reveals of any modern openings and the types and styles of windows will need to be carefully consulted upon with the conservation officer. The opening for the stairs could be enlarged to gain a safe closed string turning stair to the attic level.
- Second Floor – Attic – Building 1 – a partition could be considered along the line of the current framework and hoist, creating bathroom(s) space and landing, allowing access to the adjacent attic in Building 2. Light in this space should be gained via conservation roof lights, taking the burden of change off the historic walls. Ideally roof lights would again be positioned to the north – protecting the visuals of the Mill from the south, but if required for layout purposes then a limited number of conservation (sunken, recessed) roof lights could be considered in a newly slated roof and then should be consulted upon with the conservation officer. The existing window at this floor is again a later casement and could be considered for conservation but, if necessary, a like for like replacement should be considered – the other window in the north wall is currently open and a glazing scheme should be discussed with the conservation officer.

In detail, Building 2:

- Ground Floor – Building 2 – This space is less sensitive, with no historic fittings, so some division, providing a mezzanine etc could be considered as there seems to be

considerable head-height, but, if at all possible, a sense of the scale and space should be retained for narrative purposes. The paved floor of this space may be largely complete and consideration to flooding, damp and water ingress should also include the raising and possible relaying of this floor. The two small square 19<sup>th</sup> century windows should be retained if at all possible as they are good agricultural style features. However, if not possible consultation for a design solution should be sought with the conservation officer and these features could be preserved by record only (using the double doors as a window for light may allow these small features to be saved in situ – merely glazed). There may be some flexibility in providing more daylight into this space, with an additional opening to the west end of the south wall where it would be screened by a few trees surviving in this location. The character and style of this should be broadly ‘working’, i.e., maybe a loading door style, with inset relieved simple glazing, clearly defining this from the other historic openings. The current loading door opening in this wall could also be glazed. The large double doors currently facing the road could also be glazed, the plank doors moved to have external pintles, so light can be brought in, from this source, preserving as much of the fabric in the walls.

- Loft – Building 2 – There is a lot of space within this attic for partitions to be introduced providing bedrooms – again, as with Building 1 light should be gained from the clever use of conservation rooflights, reducing impact on the walls – several small windows have been added at the eaves on the north wall and these could be retained and properly glazed.

Below is a diagram produced to clarify the sensitivity of spaces, and location of significant features, which will need to be individually dealt with in any development. We can see from this, that Building 1 requires careful consideration, but a scheme is certainly possible, working around the extant features. Building 2 has a lot more flexibility to carry a burden of division, new features and adaption, however, for both buildings their southern façade facing across the valley are the most sensitive to change and additional openings should be sought in the north or west walls if required or roof lights set in a new roof. The east gable also has some sensitivity as it faces the Grade II Listed house, and it would be beneficial to maintain the visual relationships.

Any development and change can be mitigated by a scheme of archaeological monitoring and building recording, allowing *preservation through record*, which is an accepted route through planning, to facilitate change.

FIGURE 20: SENSITIVITY OF SPACES DIAGRAM, ALSO HIGHLIGHTING SIGNIFICANT FEATURES (DEVELOPED FROM PLANS PROVIDED WITH 2005 PERMISSION DOCUMENTS).

## 4.0 CONCLUSIONS AND RECOMMENDATIONS

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This is a building with its stylistic roots in the medieval period but probably dates to the 18<sup>th</sup> century, likely recorded on a map of 1804AD. Whilst it is well built and broadly vernacular, it does not have the scantling and sheer scale of earlier mills seen in this region. The building has architectural details such as dressed stone voussoirs and keystones to openings, typically associated with stylish, designed buildings of c.1750-1820. The rear block of the building is the earliest (Building 1) and presents a uniform single build of one phase, with only alterations. Building 2 represents at least three phases of gradual expansion and change, at least one of which is identified as 1867 and we know from the historic mapping that all phases of change occurred between 1840-1904, as recorded. There is some evidence in the 19<sup>th</sup> century phases of build in Building 2 of reuse of different forms of stone and this may show the demolition and recycling of other buildings onsite from earlier phases. The Mill range (Building 1) contains elements of the original mill workings on all three floors, framed against the south wall; Building 2 has an interesting stone paved floor, a blocked doorway and two 19<sup>th</sup> century windows still in situ. Building 1 is clearly carrying the burden of historic features.

The building range can be both *converted and enhanced* with the right scheme, and a more sympathetic, conservation led approach is preferred by the current owners. The principle of development was set as a precedent in 2005 when an earlier scheme was approved. Key developmental 'guidelines', however, should be established straight away, i.e., minimising opening in historic facades unless necessary and ensuring the character of those openings echoes the working heritage of the building. This building must always maintain its visual narrative as a 'Mill', rather than a 'house'. Another guideline would be the preservation in situ of the mill stones on the first floor and surviving timber frame on the ground floor and wheel and pulley system in the attic of Building 1. There is flexibility in introducing partitions in the loft space, particularly in Building 2, but also in Building 1 and some careful partitions or zoning of spaces may also be possible in other areas; consultation with the conservation officer would be required.

### 4.1.1 RECOMMENDATIONS

Once an agreed scheme has been determined, a considered impact assessment can highlight what detailed further work may be needed to mitigate and facilitate works. It is envisaged that with a building of this quality and age and with high archaeological potential some further valuable information may be gathered by monitoring and to undertake more targeted building recording, as has been done successfully on the wider property in the past.

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THE OLD DAIRY  
HACCHE LANE BUSINESS PARK  
PATHFIELDS BUSINESS PARK  
SOUTH MOLTON  
DEVON  
EX36 3LH

01769 573555

01872 223164

EMAIL: [MAIL@SWARCH.NET](mailto:MAIL@SWARCH.NET)