

# 26 BEAR STREET BARNSTAPLE DEVON

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



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

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)

Report No.: 100928  
Date: 28.09.10  
Authors: C. Humphreys  
B. Morris  
S. Walls  
R. Waterhouse

# 26 Bear Street, Barnstaple, Devon

## Results of a Desk-Based Assessment, Historic Building Recording and Archaeological Evaluation

*For*

Nick Loosemore

*By*



**SWARCH project reference:** BBS09  
**National Grid Reference:** SS561393336  
**North Devon Museum Accession Number:** NDDMS: 2009.34  
**Devon County Historic Environment Service Reference:** Arch/dc/nd/9433  
**Devon County Council Planning Reference:** 35403 & 40763  
**OASIS reference:** southwes1-58657 & 1-56828  
**Project Director:** Colin Humphreys  
**Desk-Based Assessment:** Terry Green  
**Building Survey:** Colin Humphreys, Robert Waterhouse, Deb Laing-Trengove, Tom Williams  
**Project Officer:** Bryn Morris  
**Fieldwork Supervisor:** Bryn Morris  
**Fieldwork:** Martin Gillard; Bryn Morris  
**Post-Excavation Co-ordinator:** Bryn Morris  
**Report:** Terry Green; Colin Humphreys, Bryn Morris, Samuel Walls  
**Report Editing:** Lee Bray, Deb Laing-Trengove, Bryn Morris  
**Research:** Terry Green  
**Graphics:** Colin Humphreys, Bryn Morris, Samuel Walls  
**Finds Processing:** Bryn Morris  
**Specialist Finds Reports:** Pottery – Graham Langman

September 2010

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## *Summary*

*A programme of building recording and archaeological monitoring took place on land behind number 26 Bear Street, Barnstaple, Devon, in advance of the construction of 11 affordable dwellings, together with the conversion of the commercial premises of a 19<sup>th</sup> century seed merchant.*

*The evaluation trenches at the rear of the property, beneath the concrete floors of a steel portal-framed storage building, uncovered a great thickness of recent late 19<sup>th</sup> or 20<sup>th</sup> rubble sealing a Victorian garden/orchard soil. An evaluation trench following the line of existing services through the building cut through two late or early post-medieval soil layers, which had themselves been cut by a series of probable pits. A surprisingly large amount of medieval and early post-medieval pottery was recovered.*

*The building survey demonstrated that the extant structures were all built since 1843 and that nine phases of expansion and construction could be identified between 1843 and 1905. The owners of the property (W&J Hutchings in the later 19<sup>th</sup> century) continually expanded the premises both to the west and north, and vertically, adding a 2<sup>nd</sup> storey to the buildings in the later 19<sup>th</sup> century. Some care was taken to marry the appearance of this building with the rebuilt street frontage. Internally, many of the machines related to grain cleaning and preparation survived in situ, including a Eureka Separator No.3.*

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## Acknowledgements

Thanks for assistance are due to:

The Staff of the North Devon Record Office  
The Staff of the West Country Studies Library  
The Staff of the Devon County Historic Environment Service  
Margaret Reed

## 1.0 Introduction

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<b>Location:</b>	26 Bear Street
<b>Parish:</b>	Barnstaple
<b>District:</b>	North Devon
<b>County:</b>	Devon
<b>NGR:</b>	SS561393336
<b>Oasis ID:</b>	southwes1-58657 & 1-56828
<b>HER ref.:</b>	Arch/dc/nd/9433
<b>Planning App. Nos:</b>	35403 & 40763
<b>OS Map Licence No:</b>	100044808

## 1.1 Background

This report details the results of a desk-based assessment, historic building survey and a programme of archaeological evaluation and recording carried out by South West Archaeology (SWARCH) at 26 Bear Street, Barnstaple, Devon (Figure 1 & Figure 2) in April-May 2009. The work was commissioned by Nick Loosemore (the Client), in order to fulfil a planning condition on the site. This work was undertaken in advance of the construction of 11 apartments at the rear of the property and the renovation and conversion of the historic standing buildings to provide 13 domestic units.

Number 26 Bear Street is situated on the north side of Bear Street, Barnstaple, close to the junction with the recently (1990s) constructed urban relief road (built on the line of the former Gaydon Street). Bear Street is principally occupied by small shops and other minor commercial properties. To the rear (north) of number 26 are buildings which formerly functioned as storage facilities.

## 1.2 Methodology

The desk-based research was carried out by Terry Green and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments. The necessary research was conducted at the Devon Records Office, the West Country Studies Library and included a search of the Devon Historic Environment Service Records.

The building survey was undertaken by Colin Humphreys and Robert Waterhouse, with assistance from Deb Laing-Trengove and Tom Williams and with reference to IfA guidelines on the surveying of standing buildings.

The archaeological evaluation was carried out by Martin Gillard and Bryn Morris on the 6<sup>th</sup> and 7<sup>th</sup> of April 2009. Three evaluation trenches were opened at the rear of the site. The trenching was carried out by a mechanical excavator with a 1.6m wide toothless grading bucket under strict archaeological supervision. A service trench was later dug through and within the standing 19<sup>th</sup> century structures and this was also monitored. This work was carried out by a tracked mechanical excavator using a 0.6m wide toothless grading bucket under careful archaeological supervision. This work took place between the 11<sup>th</sup> and 14<sup>th</sup> May 2009.

The desk-based research, building survey and the evaluation were carried out according to the Written Schemes of Investigation (WSI) (Appendices 2 & 3) drawn up in consultation with DCHES (see Appendix 1).



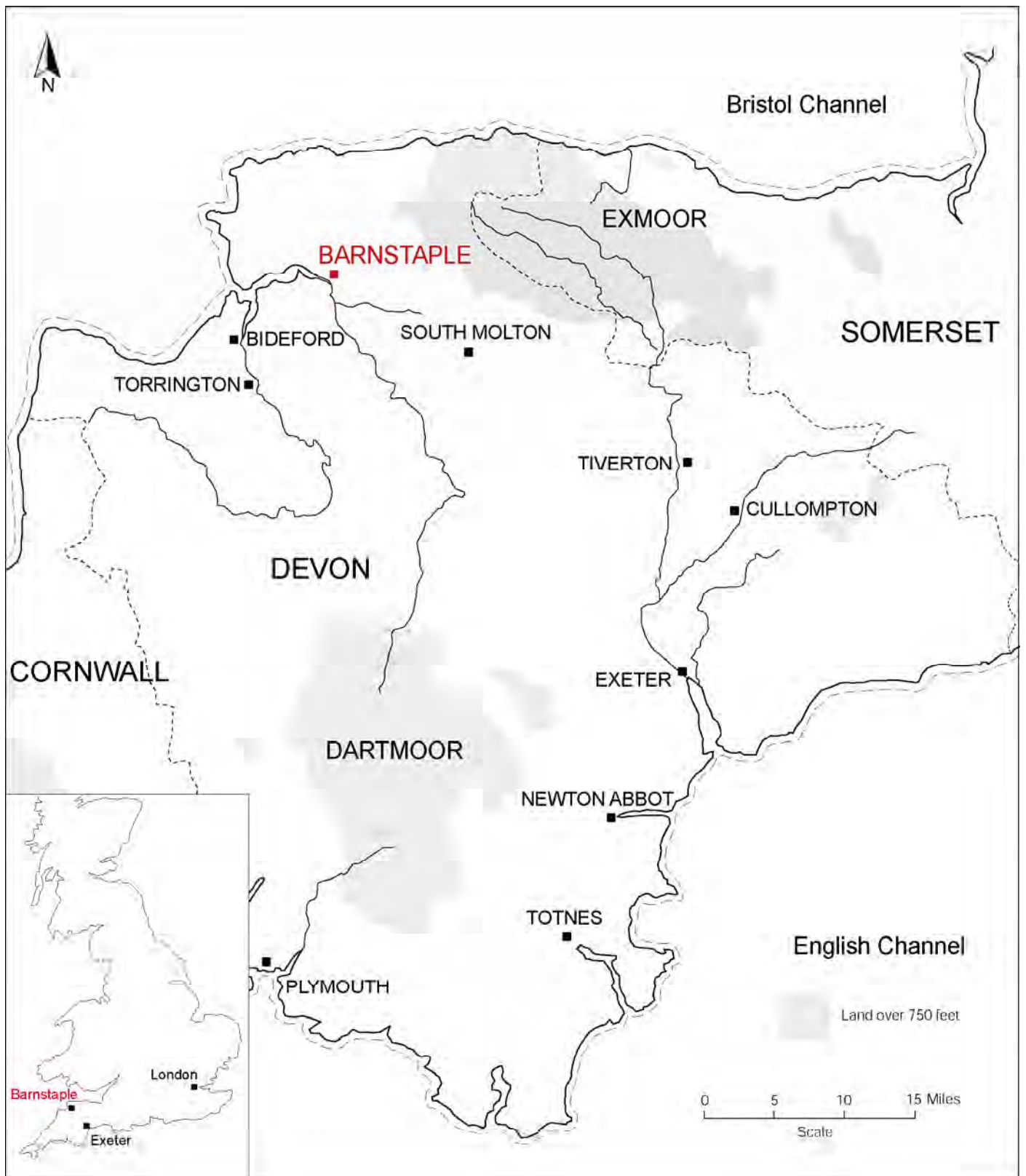


Figure 1: Regional location.

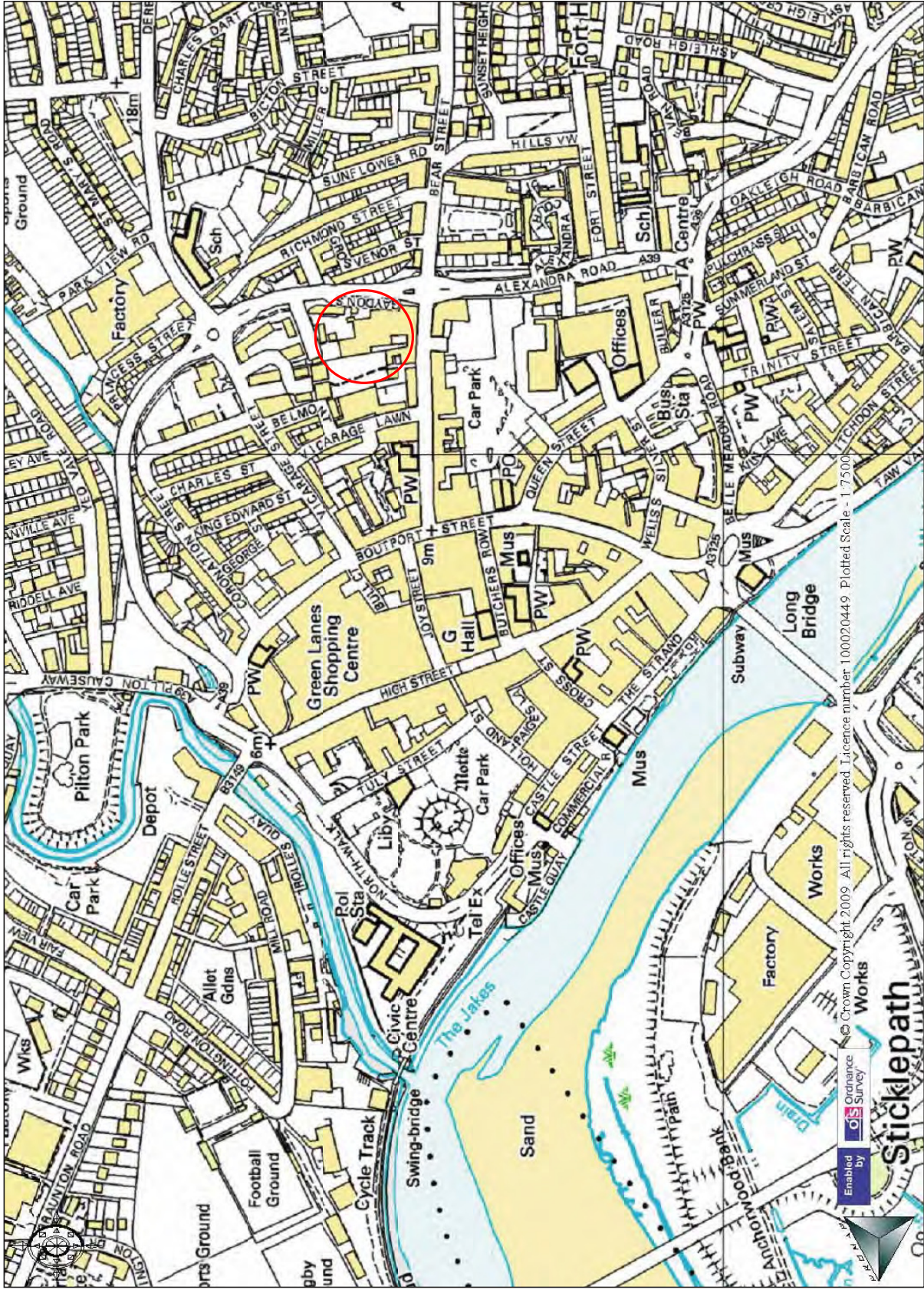


Figure 2: Location map of 26 Bear Street (the site is indicated).

## 2.0 Results

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### 2.1 Brief History

The earliest available documentary reference to Bear Street dates from 1312 when it represented the principal route from the east into Barnstaple through the East Gate (Devon County HER43957). The name reflects either the presence of the 'Bar' or town gate at the west end of the street (Gover *et al.* 1931, 26) or the tenure of the de la Barre family in the 13<sup>th</sup> century (Lamplugh 1983, 20).

Leases indicate the existence of houses here in the medieval period (Griffiths 1984), though their extent is unclear. Importantly, the land between the East Gate and the North Gate – which is bounded by the River Yeo to the north and the town wall (parallel to Boutport Street) to the west – was granted by Judhel of Totnes (who held the Barony of Barnstaple) in 1107 for the foundation of a Cluniac priory, dedicated to St Mary Magdalene. The priory was the first of the Cluniac order to be established in England. The claustral buildings and conventual church are thought to have lain some 200 metres north of Bear Street in the area later known as Rack Field (see Figure 4), or perhaps even farther to the north-west, though the terms of the original grant suggest that the priory land extended to the line of Bear Street.

In 1313 the monks built a house on part of their land for the vicar of St Peters, Barnstaple's parish church. The house was apparently erected on the site where the later vicarage stood on the corner of Vicarage Street and received the addition of a garden outside the walls of the priory. When the priory was dissolved in 1538, its rights and possessions were granted to William Lord Howard from whom the land descended by marriage and by purchase to Thomas Palmer Acland who was identified as the owner of Rack Field in the tithe apportionment of 1845. After the Dissolution the priory buildings were allowed to become ruinous and to be robbed for stone, although in the 1880s R. D. Gould, Borough Surveyor, identified fabric within buildings off Boutport Street as remnants of the priory (this account is derived from Chanter 1882 and Boggis 1915).

During the English Civil War in the 1640s, all of the existing houses in Bear Street are said to have been demolished in order to ensure a clear field of fire, presumably from the newly constructed fort at Fort Hill (Margaret Reed *pers. comm.*).

The Barnstaple tithe map and apportionment indicates that in 1845 the site of number 26 Bear Street and its adjacent buildings was not in the possession of the Aclands. If this land did originally belong to the priory, it would therefore appear to have been sold or granted away in the preceding centuries. The style and the fabric of the extant buildings demonstrates that they are largely 19<sup>th</sup> structures with 20<sup>th</sup> century additions. The Ordnance Survey one inch to the mile map published in 1809 (Figure 3) appears to indicate that post-Civil War re-occupation and development along Bear Street had taken place in the later 17<sup>th</sup> or the 18<sup>th</sup> century, but had not yet reached as far as the present site. However, the discovery of post-medieval ceramics in the area formerly occupied by number 30 Bear Street (Devon HER46531), to the east of number 26 but on the opposite side, may suggest otherwise. From Gribble's map of 1830 (Figure 4) it seems clear that by this date Bear Street, on the street frontage at least, was developed to something approaching its present extent.

With the 19<sup>th</sup> century population of Barnstaple rising, and more facilities for worship being sought, William Law, a resident of Bear Street, offered a field situated behind his house as a site for a new church. In 1844 the foundation stone of the Church of St Mary Magdalene was laid and a new parish was carved out of the old parish of St Peters (Boggis 1915, 59ff). This church was completed 12 years later, but it was demolished in the 1970s. Its graveyard survives

as a green space. By the 1890s, the land to the north of Bear Street and to the west of Gaydon Street had begun to fill up, but it was not fully occupied until the mid-20<sup>th</sup> century.

Number 26, together with number 27 Bear Street, was originally built in the late 19<sup>th</sup> century as a seed and wool store for W. J. Hutchings (Devon HER38924). John and William Hutchings are listed in Morris & Co. Commercial Directory 1870 as (John) woolstapler and fellmonger (26 Bear Street) and (William) corn, seed and flour merchant (27 Bear Street), with the woolstapler element shifted out to Princess Street by 1893 (Kelly's Directory 1893).

## 2.2 Cartographic History

In some of the accompanying images, the footprint of the proposed development has been superimposed onto the historic maps, divided up into three areas:

- 1: The area subject to archaeological evaluation.
- 2: The building subject to survey.
- 3: The areas not subject to archaeological investigation.

### 2.2.1 Ordnance Survey ('Old Series') map at one inch to the mile, 1809 (Figure 3)

This is the earliest available and informative cartographic record of this part of Barnstaple. On this map it can be seen that building extended some way along Bear Street, but was a long way short of reaching Eberly Place ('Barracks') which lay a short distance to the east of the site of 26 Bear Street.



Figure 3: Ordnance Survey 'Old Series' map one inch map, 1809. The arrow indicates the approximate location of the proposed development site (NDRO).

2.2.2 A map of Barnstaple in 1830 from Gribble's Memorials of Barnstaple (Figure 4) This shows that by this date development had proceeded along Bear Street as far as Eberly Place on the south and almost as far on the north.

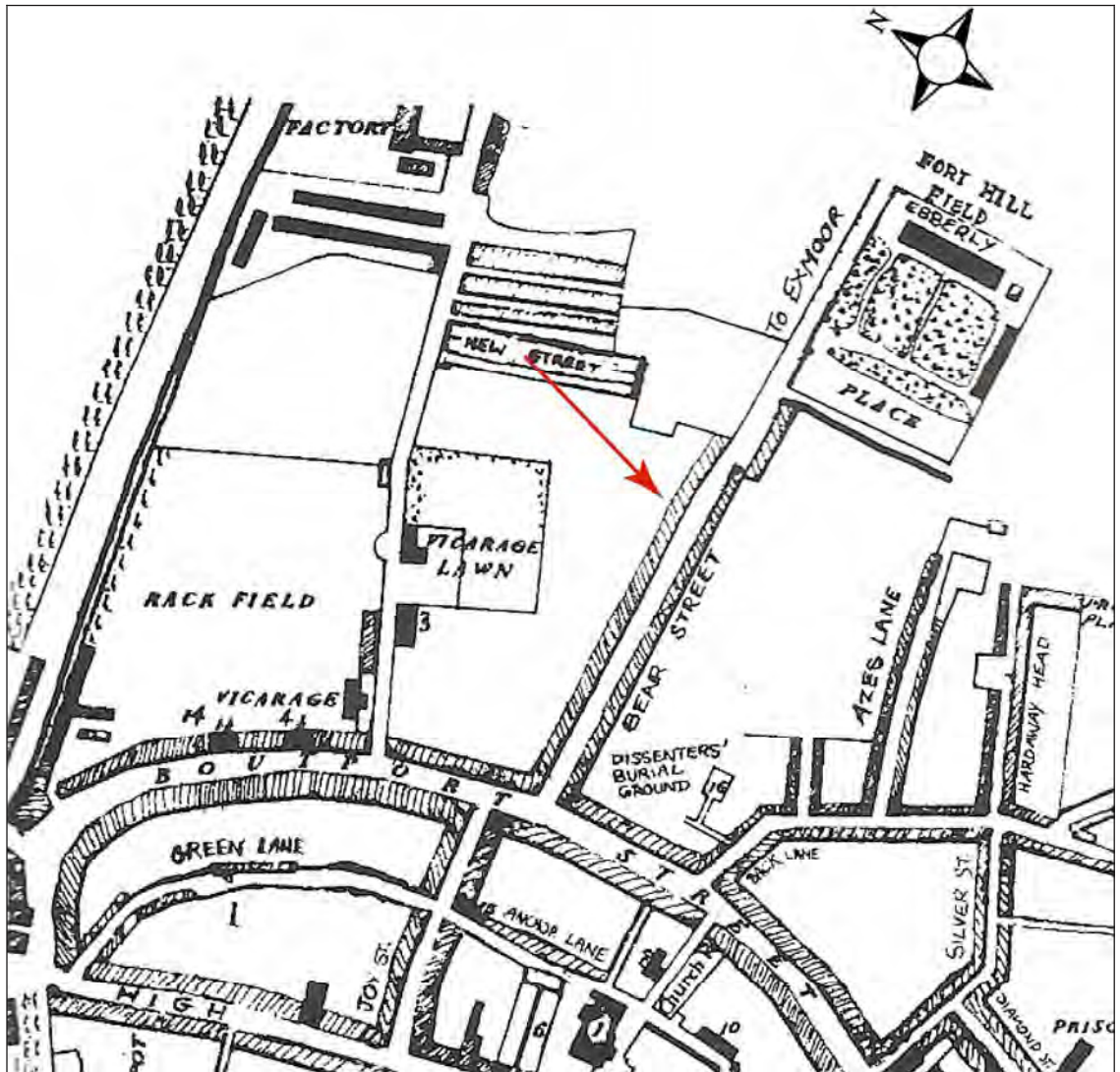


Figure 4: Extract from Gribble's map of Barnstaple, published 1830. The arrow indicates the approximate location of the proposed development site (Gribble 1830).

2.2.3 The Barnstaple town plan of 1843 (Figure 5) A town plan of 1843 provides the earliest detailed information on the build-up of Bear Street. Here the site of number 26 and 27 is represented by two narrow plots each with a modest dwelling fronting onto the street and with small outbuildings to the rear. To the north was undivided and unoccupied open space.

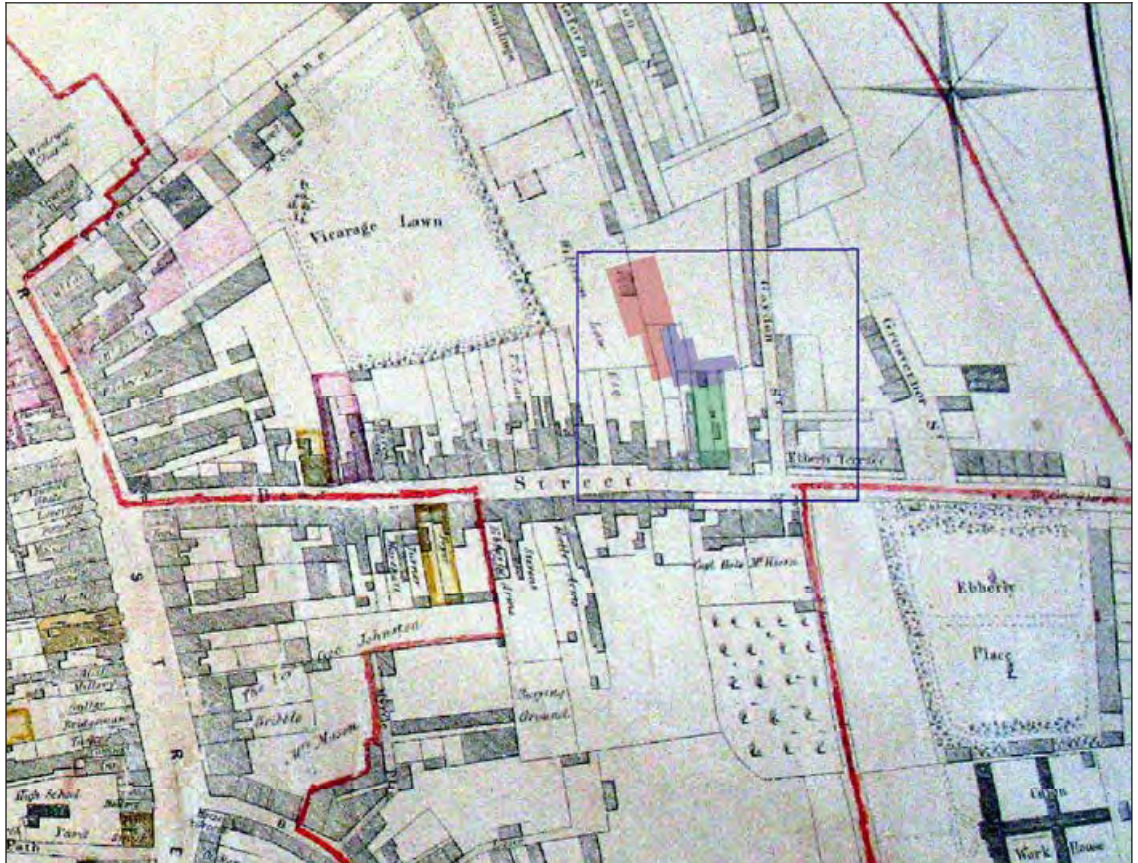


Figure 5: Barnstaple town plan of 1843 (NDRO). Within the box: the footprint of the proposed development site.



Figure 6: Extract from the Barnstaple tithe map, 1845 (NDRO). Within the box: the footprint of the proposed development site.

2.2.4 The Barnstaple Tithe map of 1845 (Figure 6)

This is uninformative, providing no detail of those properties which were not subject to the commutation of tithes. The area numbered 342 belonged to Mr. Law and was to become the site of the new church. Rack Field is named to the north-west.

2.2.5 The Ordnance Survey First Edition Map at a scale of 1:500, 1889 (Figure 7)

This is fully informative about the configuration of the site at that date. It can be seen that by 1889 the street frontage had acquired its present form, i.e. a double frontage with a cart entrance between, leading to a long narrow yard at the rear and offices on either side (Area 3). This led to a large building or building group which was Hutchings seed store (Area 2). This had a number of internal divisions and a roughly L-shaped ground plan in the angle of which was a small garden. The north-western segment of this complex was open-fronted on the west giving onto an open space (the southern part of Area 1), in the north-west corner of which was a small enclosed yard. The area to the north of this was a garden or orchard (Area 1), divided from the graveyard of St Mary Magdalen's by a wall which was partly buttressed on the west. To the east of the orchard was a school playground.



Figure 7: Extract from the Ordnance Survey First Edition map of 1889 (NDRO). The footprint of the proposed development site is shown. Area 1: The former orchard. Area 2: The former seed Store. Area 3: The street frontage (numbers 26 and 27).

2.2.6 The Ordnance Survey Second Edition map at a scale of 1:2500, 1905 (Figure 8)

This map shows only slight changes since 1889. By this date the small garden in the angle of the L-shaped seed store (Area 2) had been occupied by a building. The small yard in the corner

of the open space had been replaced by a small building and the south end of the orchard (Area 1) had been encroached upon by what appears to be a yard and a small building to its west.



Figure 8: Extract from the Ordnance Survey Second Edition map of 1905.

2.2.7 The Ordnance Survey revised 1:2500 map of 1940 (Figure 9) This indicates some small further changes. There was now a small square building in the south west corner of the (former?) orchard and the division between the orchard and the open space to its south (All Area 1) had been removed. At the southern end of the open space was now a lean-to greenhouse.

2.2.8 Later maps These were not available, but it is known that in the later 20th century the former orchard was occupied by a steel portal-framed commercial building that has now been removed.



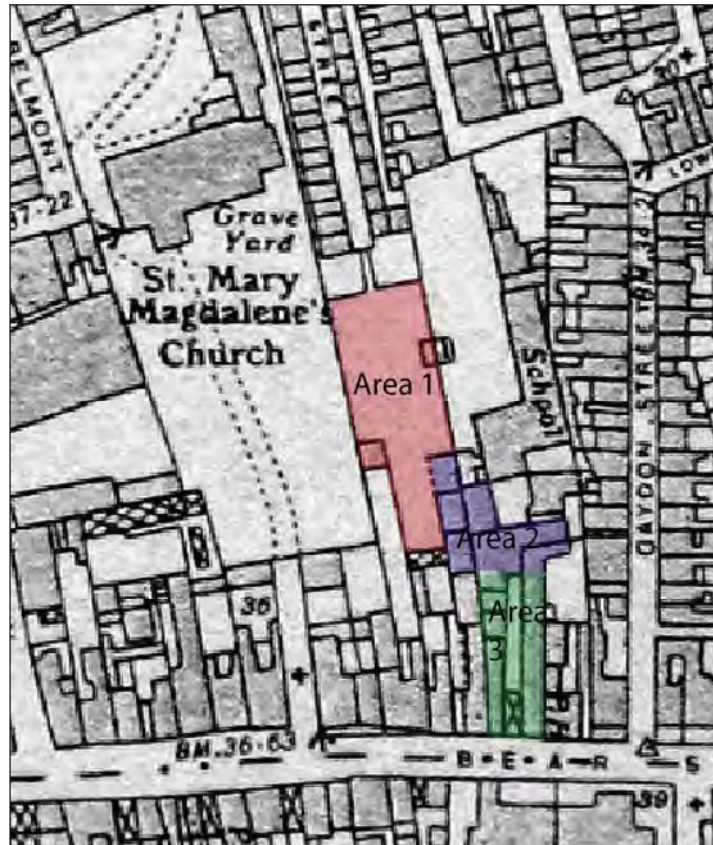


Figure 9: Extract from the Ordnance Survey revised 1:2500 map of 1940.

## 3.0 Results of the Historic Building Survey

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### 3.1 General Description

The buildings at number 26 Bear Street form a complex group that developed organically during the second half of the 19<sup>th</sup> century. Primarily constructed in roughly-coursed stone rubble with additions and sometimes quoins in a variety of bricks, earlier structures on the site were cobbled together and modified as the business grew. Access was initially from an alleyway running back from Bear Street between numbers 26 and 27, and access to the rest of the buildings was through Room 1 (see below). The buildings on the western side of the group probably began life belonging to number 25, and were only incorporated later. Horse and cart access was via Bear Street or later via New Street, where a single uniform western elevation was eventually built. Some expense was incurred to marry visible sides of the building with the façade of the rebuilt street frontage (Peters Marland brick). The structure has latterly been used as the offices/depot of a local builders company, but many of the internal features and machinery that belonged to the seed merchants survive *in situ*. See Figure 29 to Figure 31 for the room numbers.

### 3.2 Ground Floor

#### 3.2.1 Room 1 (Figure 10),

The rectangular Lobby to the building, aligned east-west and entered from Bear Street by a wide entranceway (Door 3).

**Ceiling:** Sawn pine joists which are transverse in the west and axial in the eastern third, with a larger older transverse trimmer also in the east. The trimmer and some of the eastern joists are whitewashed. The trimmer may have been the site of a partition. Several additional clean joists in the eastern third are of the same type as those to the west. There are cross-braces, spacing the joists in both ceilings, with no lath and plaster. An additional mid- to late 20<sup>th</sup> century steel frame of RSJs supports both structures, with two steel posts from the floor, and marked *Shelton England* and dating from the 1950s-70s.

**Walls:** Whitewashed stone rubble with a plastered brick partition to the east (Room 3) of pale orange hand-made bricks, possibly recycled 18<sup>th</sup> century bricks, with timber lacing and pecking to take the lime plaster. There is an iron ventilator at floor level and a fixed cast iron downpipe in the north-east corner of the room. Stone pilaster buttresses were noted in the north and south walls, the south wall abuts the west wall and the north wall contains two large openings.

**Floor:** Modern tarmac on chippings with some concrete to the east and the remains of the track for the sliding doors to the south.

**Doors:** D1 to the west of the north wall a wide opening with bull nose bricks, chamfered, planed pine lintels with straight runouts and no frame.

D2 to the north-east, as above but with a segmental brick arch and machine-made bull nose bricks, with no door originally but now with a sliding door in Room 4 (see below).

D3 in the east of the south wall is a wide arch in yellow Peters Marland brick which had allowed for vehicular access. This was the front door to the warehouse off the alley from Bear Street, with single and two storey buildings down both sides in the same style (yellow brick), now in separate ownership but clearly formerly part of the seed warehouse and dating from the late 19<sup>th</sup>–early 20<sup>th</sup> century. The jambs of D3 have square bases with ham stone springers, chamfered brick jambs, carved ham stone decorative capitals with circular paterae, a beaded base, chamfer and cavetto coving above and extending around three sides, with no frame. With ham stone springers to the segmental brick arch chamfered as the jambs with a ham stone keystone with beaded base to the ham stone drip/surround. With a triple leaf sliding door on

runners, of planks and battens with cast iron hinges and fittings running on steel tracks in the floor and fixed to the south and east walls, probably dating from the 1920s-30s.

D4 in the south end of the eastern partition wall, framed 1x2 panels, double leaf door with flush beaded panels below, chamfered above and in a beaded frame, of late 19<sup>th</sup> early 20<sup>th</sup> century date with yellow brickwork where the opening was broken through the earlier brick partition.

D5 and its frame in the east partition at the north end of the room (leading to Room 3) have gone, but the opening was clearly formerly a window.

D6 in the western end of the south wall (opening into Room 2) has a plain timber lintel, a crude modern frame and door with a steel mesh and no trace of an earlier door.

D7 in the west wall is a simple opening with bull nose brick jambs and the lintel replaced with an RSJ as occurred in the ceiling.

**Windows:** Two, formerly three, windows (W1 & W2) in the east partition cast borrowed light into Room 3. The two surviving windows are fixed 2x3 panes in a beaded plank frame which respect the partition. The missing central window, later converted to a door (D5), has a surviving upper casing for a vertical sliding sash window.

**Misc:** The eastern third of Room 1 was formerly a cart/horse access and possibly open to the sky, hence the downpipe, the outer door with no frame and the windows in the partition to Room 3.



Figure 10: Room 1, viewed from the east looking towards Room 5a (1m scale).

### 3.2.2 Room 2

A small square room, former lobby off the south side of Room 1

**Ceiling:** A 20<sup>th</sup> century monopitch roof of common rafters on purlins possibly replacing an earlier roof of a different form/aspect.

**Walls:** All whitewashed, with earlier stone rubble to the west. The north and south walls abut the west and east walls and are largely of brick with a pilaster in the south west corner. A ridge in the south wall may suggest a former upper floor.

**Floor:** Solid.

**Doors:** D6 described with Room 1, also in the south wall a blocked opening in the south east corner.

**Windows:** In the south wall, a possible blocked opening at ground floor level, whitewashed over, while at first floor level on the south side and at intermediate height in the east wall further openings have been blocked with concrete blocks.

### 3.2.3 Room 3 (3a & 3b) (Figure 11)

Former Office, formerly divided into two parts, here described as a single room.

**Ceiling:** Lath and plaster on axial common joists, the southern part is lower with two axial boxed beams with beaded plank boxing with heavy stepped ovolo moulded corbels at the ends coated in Victorian brown varnish. The main room has a transverse beam boxed in the same form with supporting boxed post and short axial beam, all beaded with brown stain, and with a slotted vertical timber screwed to the north side – purpose unclear.

**Walls:** Lime plaster on the north and east walls with concrete blockwork to the south, clearly indicating the room formerly extended into the east range alongside the approach passage of Room 1. The west wall is whitewashed brick with pilaster buttresses either side of the former sash window, which had later been converted to a door (D5). There were imprints of vertical plank cheeks to the window against the pilaster buttresses. Some bricks in the pilasters are handmade possibly dating from the 18<sup>th</sup> century, many of which were whitewashed while others remain clear, indicating that they have been recycled for this late 19<sup>th</sup>–early 20<sup>th</sup> century wall. Room was originally one room with a mid 20<sup>th</sup> century partition inserted and subsequently largely removed.

**Floor:** In 3a (the northern part of the room) transverse planks on a mortared floor, while in 3b (southern part) the planks have been removed to reveal the mortared floor.

**Doors:** In the west partition wall (D4 & D5) are described with Room 1. D8, in the partially extant partition between 3a and 3b, is a mid-20<sup>th</sup> century plank and batten door with Bakelite knob, rim latch and steel T-hinges.

**Windows:** The eastern face of W1 in the western partition (the western face is described with Room 1); has ovolo moulded glazing bars with a beaded plank sill and surround, a central sash with a beaded plank case. The plank casing extends to the continuous lintel which runs across all three windows, all in brown varnish and dating to the late 19<sup>th</sup>– early 20<sup>th</sup> century. W2 to the east is boarded

**Misc:** A large, wooden free-standing cupboard located in the north-west corner of the room has the same brown stain/varnish as above and is probably original to the room.

### 3.2.4 Room 4 (Figure 12)

Former stable.

**Ceiling:** As with the main part of Room 1 but without the cross bracing. With trimmer beams to some sections of the south wall, to the east across a blocked opening; to the west adjoining a hatch in the ceiling, now blocked. Iron rings and hasps are attached to joists in this area, but

their purpose is uncertain. There was a chamfered timber wall plate/lacing along the full length of the north wall supporting the ceiling joists.

**Walls:** Whitewashed stone rubble to the south and west, the lower part of the wall immediately east of the south door (D2) is of handmade brick on a stone plinth. To the east the south wall is masonry with some roughly applied exterior render, heavily whitewashed over; there is a wrought iron tackle hook nailed to the wall. The east end and north side walls are of whitewashed machine-made brick dating from the later 19<sup>th</sup>–early 20<sup>th</sup> century, including the door jambs.



Figure 11: Door 5 viewed into Room 3a, viewed from Room 1 in the west (2m scale).

**Floor:** Concrete with a drain groove set *c.*1.2m from the south wall; with angled grooves in the floor feeding into this with some stable bricks in the floor but much obscured by scaffold poles etc. at the time of survey.

**Doors:** D2 in the south wall is described with Room 1 (above) but the double sliding doors are found inside Room 4 with 2x3 panelled, framed doors with beaded/rebated closing faces, vertical bolts to the floor at the bottom, steel straps to runners; wheels at top, running on a steel rail suspended by loops from the ceiling joists. With later 19<sup>th</sup>–early 20<sup>th</sup> century brown stain/varnish on the panels, plain to the north and chamfered to the south with a hook and eye fastener to the south with a chain, and with a brick threshold.

D9 in the eastern lobby is framed, with 1x3 panels, the top with three fixed panes, and the other two with chamfered tongue and groove boarding. With wrought iron thumb latch, bolt and butt hinges in a plain frame with brown stain.

D10 is as D9 but a half height 2 panel internal horse gate with a roll top, between plain posts with radiused tops and brown stain.

D11 to the stairs in the north-west corner of the room is a mid 20<sup>th</sup> century plank and batten door in a plain frame.

**Windows:** Four small openings (W3-W6) in the north wall above the former stalls with one large opening to the west (W7) in line with the south door (D2), all boarded with no detail visible.

**Stair:** Located in the north-west corner, and of plank and post construction, a short flight of five steps to a quarter landing with a second run up the west wall to the first floor, the underside is tongue and groove planks, all (newel post and stairs) in brown stain as elsewhere, with vertical planking to the side and the upper stair replaced in the late 19<sup>th</sup>–early 20<sup>th</sup> century.

**Misc:** Late 19<sup>th</sup>–early 20<sup>th</sup> century sawn slate sink housing in the south-west corner. A vertical divider on the south wall with radiused front edge and top with semicircular radius between the side and top. With the scar of the removed pipe in the west wall, leading to the imprint of the removed sink in the south wall. The vertical slate divider, which prevented splashing, is respected by the travel of D2.



Figure 12: The northern elevation of Room 4, viewed from the south (2m scale).

### 3.2.5 Room 5a (Figure 13)

Lobby opening off Room 1, once containing grain processing machinery and opening at the hoist bay to the west.

**Ceiling:** In the northern part, transverse whitewashed joists with one axial beam supported at the north end by a pilaster buttress and at the south end bolted to a double joist with spacer pieces. The ceiling structure to the south of this, and integral with it, is of axial joists, also whitewashed, with cross-pieces added later. The trimmer in the centre is for a probable ceiling hatch, since blocked. The north part of the ceiling has a large ceiling hatch in the centre adjoining the processing machinery, the beam to the east has a rope rub mark and the trimmer to the west has a long roller on iron pintles to prevent the rubbing. The ends of the joists to the west are partly supported by the beam over the west door fronting the exterior hoist (described separately below). A large oak post has been inserted under the beam in the north part. This is a length of recycled (probably 16<sup>th</sup>–17<sup>th</sup> century) ceiling beam with deep chamfers with step

runout stops to the former underside (soffit) facing south-east with the beam end to the floor, with large mortises for joists in the south-west and north-east sides each with a vertical peg hole rebated in the former top face, to the north-west, for a floor plate. The lintel of the west door (D12) appears to be another portion of this same beam.

**Walls:** To the east the wall is composed of whitewashed stone rubble and the north wall is of whitewashed brick with three pilasters. The west wall is of stone rubble, with a recess (blocked opening) at the southern end in brick, all whitewashed. The south wall is of stone rubble, with an opening blocked in brick in the centre (probable doorway). The corner of the wall at the east end has been rebuilt to carry a recent RSJ beam. All but this corner rebuild are whitewashed. A convex and cavetto moulded brick corbel occurs at the end of the beam between Rooms 5 and 7.

**Floor:** Tarmac to west and south, with the remains of a transversely laid wood block floor in the north-east corner beneath machinery. Steps run up from the west.

**Doors:** D12 to the west is largely missing with only the north part surviving as a plain stable part door to its lower part only. Chamfers run off to nothing at south end, and an iron roller on an angular bracket is screwed to the underside of the beam to prevent wear on the west face from the extended hoist (the lintel is described with the ceiling above).

D13 to the north has a frame made up of several pieces of different wood, is probably of mid 20<sup>th</sup> century date with a modern door to the former office (Room 5b) which was boxed off from Room 7a.

**Windows:** Blocked window in the west wall between pilaster buttresses.



Figure 13: Room 5a and the entrance to Room 5b, viewed from the west.

**Stair:** Against the west wall, the balustrade with cavetto moulded square newel posts with radiused cavetto sides to the handrail and with a chamfered top, with stud battens with a lightweight chamfer to the edge. The lower rail is beaded with a cavetto strip beneath, with

frieze work to the sides forming a raised and fielded continuous panel on the edge of the stair, with triple lobed terminals to the raised portion. With cavetto moulded rib to the base, the lower skirt of plain plank with a beaded edge to the boarded underside of the stair. With a short run to a quarter landing around the bottom newel with a straight run up to the north, with plain treads nosed to the front with a cavetto moulded strip beneath (c.1840-60?). Again, all coated with the ubiquitous brown stain. A repeat pattern of the stair configuration continuous to 2<sup>nd</sup> floor from the 1st floor.

**Misc:** The north-east corner of the room contains four vertical bucket lifts in timber trunking rising from two iron collectors. One of the iron collectors has a makeshift hopper on the east side. Also, there are four vertical shutes running from the *Eureka Separator* in Room 12 (above), terminating c.1.8m above the floor height, with c.1.2m long sackcloth sleeves, one adjacent to the north wall, the other three adjacent to bucket lifts. With two further timber shutes in an angled descent from the *Separator* in Room 12, one to each of the iron collectors. The iron shafting along the east wall of Room 7a extends into this room, supported on iron wall brackets (SKF – see below), with two flywheels running flat belts to the *Separator* above.

### 3.2.6 Room 5b (Figure 13)

Former office boxed off from Room 7 with modern chipboard. The wall to the south is whitewashed brick with a door (D13) apparently inserted into a former blocked window (as adjoining blocked window to the east just visible in Room 5a). A pilaster buttress to the west supports the end of the lintel of D12 in Room 5a. The southern brick wall abuts the west wall of whitewashed stone rubble. Handmade bricks form the jambs of the larger opening to the north (see Room 7). The chamfered plank nailed to the west wall is also white-washed (maybe a coat rail); part of the brick wall abuts it. The floor is concrete.

### 3.2.7 Room 6 (Figure 14)

**Ceiling:** Axial sawn joists with cross bracing between beams of plain pine, chamfered with curved run out steps to the ends, set into sockets in the brick pilaster buttress which have projecting slate slabs to the top and bottom to prevent rodents climbing up. The northern beam backs into a modest brick supporting pier with modern thermolite block infill. The roof extends further beyond this north wall and is now in separate ownership. There is a hatch to the floor above at the south end. The beam size (and buttresses – see below) would indicate the heavy weight of the floor above.

**Walls:** Whitewashed stone rubble, that to the west is earlier. With bull nosed brick pilaster buttresses supporting the beams to the east and west, abutting the west wall but integral with the east wall. The north wall has a central bull nosed brick pier, formally free standing.

**Floor:** Concrete, with the last 2-3 meters at the south end of transverse wood blocks as Room 5.

**Doors:** To the south end D1 is described with Room 1, but visible within Room 6 are a pair of wooden rollers on vertical brackets fixed to the north face at the east end to prevent the rope rubbing from the hatch above. D14 to the north-west is a modern opening, forced through the wall, with steel lintels and a cement surround.

**Windows:** In the east wall there are three 3x2 pane windows (W7-W10), fixed, with bottom hinged tilting light to the upper centre, the lower pane is obscured glass. With lightly beaded frames and glazing bars, segmental arched tops with chamfer and ogee surround, probably dating from 1860–80's. With plank sills and timber lacing in the wall, all three were raised from their original positions by 0.25m as the bull nosed brick jambs are cut to a level below the plain timber lintels.

**Misc:** In the west wall there are six vertical iron plates with hexagonal headed nuts/bolts through the wall to Room 7 supporting cast iron brackets for the line shafting in Room 7.



### 3.2.8 Room 7a (Figure 15)

**Ceiling:** Transverse pine joists with cross bracing of more than one phase. At the north end the joists are much closer together with additional later joists and cross-bracing to suit. With a composite axial beam down the centre line of the room, of three pieces of timber per beam apparently nailed together with the ends supported on four brick piers. In the west wall the joists are supported by a sequence of timber wall plates supported on pilasters between the arched doors. To the east the joists rest on plank lacing in the masonry. All of the timber is whitewashed. Two separate machines are located in the centre of the room towards its south end and are bolted and nailed to the underside of the ceiling joists with trimmers supporting them where necessary. There are various holes cut in the ceiling to take flat belts, continuous bucket belts and grain conduits.

**Walls:** The east wall is whitewashed rubble with a sequence of whitewashed timber posts supporting a trimmer beam for attaching belt conduits to a sequence of four triangular cast iron brackets supporting a single axial line shafting, parallel to the wall, described in more detail with the machinery (see below). The west wall has a sequence of four segmental arches, formerly open with no doors, with large square brick piers between the openings supporting segmental arches with an inner continuous beam supporting the ceiling, all of which are whitewashed. With partial brick blocking to the northern arch with timber lacing visible in the north-west corner and continuing into Room 7b. The south wall is whitewashed brick and the north wall is of modern plyboard flanking earlier brick piers. The first brick pier in from the north end had a single skin timber partition to west and east, since removed.



Figure 14: Room 6 viewed from the south (2m scale).

**Floor:** Of cement/mortar, with marks of removed machinery at the north end. The floor was largely obscured by building materials at the time of the survey.

**Doors:** Four wide segmental arch openings (D15 - D18) in the west wall now with modern timber infill, but open until very recently, no evidence of earlier doors/frames. Jambs are all whitewashed and the brick appears to be similar/same as encountered in Room 3

**Windows:** No Windows.

**Misc:** At the south end of Room 7 a caged off area containing two electric motors on cast concrete bases connected to axial line shafting to east by two belts. A large motor drum separates the line shaft through the wall to the south of the visible belt. The largest motor is marked *Brook Motors 1957, Huddersfield*. There are smaller motors of the same manufacture but with no date, the smallest is 10Hp the largest 12Hp. Cast iron brackets – *SKF Bearings* manufacturer (early 20<sup>th</sup> century) – carry the line shafting along the east wall above head height and into Room 5a. Two large processing machines, one in the centre of the room is a rolling mill of cast iron encased in chipboard, the other in the south east corner, a conical hopper for delivering grain from the upper floor bins. The rolling mill is raised on a concrete plinth c.1m above floor level, set in a cast iron frame and marked *improved corn crushing mill* (Bentlies?). The mill has been reset in this location in the mid 20<sup>th</sup> century and is driven by a belt drive from the line shafting along the eastern wall, the planked casing sloping up to the east and attached to a trimmer on the east wall. An additional line shafting pulley is set in a welded steel box attached to the underside of the ceiling joist by iron slings, probably early 20<sup>th</sup> century and relating to the floor above. There is an iron grain collector attached to the north side of the chipboard casing, beneath the hopper/bucket lifts in Room 13 above.



Figure 15: Room 7a, viewed from the east (2m scale).

### 3.2.9 Room 7b

**Ceiling:** As Room 7a but the columns here are timber posts. With a recycled ceiling beam dating to 16<sup>th</sup>-17<sup>th</sup> which is identical to those in Room 5a (possibly part of the same timber?). The post against the north end wall is a recycled lightly chamfered timber with three, possibly four joist rebates. In addition there is a trimmer against the east wall for the width of the room supported on a timber post at the north end with a vertical timber support at the south end. This suggests that the ceiling has been substantially strengthened to take more weight from above.

**Walls:** The north and west walls as well as part of the east wall are whitewashed stone rubble, with brick blocking the arch to the west (continuing from Room 7a). A board lining on the eastern end of the north wall obscures its face and fabric.

**Floor:** Concrete, with a sloping concrete ramp up to a former door in the north wall.

**Doors:** D18 to the west is a modern door in a modern frame set in the blocked arch. D19 in the north wall had been forced through the stone wall in the late 19<sup>th</sup> century/early 20<sup>th</sup> century, but has been later filled with concrete blocks. Traces of its wooden frame survive on the outer wall.

**Windows:** No windows.

#### 3.2.10 Room 8 (Figure 16)

Entirely modern, 1960's extension/lean-to with block walls to the west and north, partly removed, with mono pitch roof (probably asbestos) with single blade purlins. The west face of the former exterior wall of Room 7b is whitewashed brick with stone visible at either end, recessed at south end to form open-fronted hoist with large opening at ground floor level to Room 5, with a large pair of double doors to the first floor, the second floor overhangs with a double leaf hatch in the floor structure with a hoist above. A probable originally timber lintel which continues onto the wall to the south was replaced in mid/late 20<sup>th</sup> century. The west wall of the lean-to hides the earlier (possible burgage plot) wall behind it, which is exposed for a short distance in the back wall of a WC in the south western corner. This wall is comprised of semi-coursed stone rubble with mortar bonding which dates from the early to mid 19<sup>th</sup> century.



Figure 16: Eastern interior elevation of Room 8, viewed from the south-west (2m scale).

### 3.3 First Floor

#### 3.3.1 Room 9 (Figure 17)

**Ceiling:** Four transverse beams with battens nailed to the sides supporting axial joists, with sawn joist sections for spacers, with unusual second floor planking of narrow transverse battens with gaps between for ventilation.

**Walls:** The east wall is of cob to  $\frac{3}{4}$  height with coursed mortared stone above, with timber lacing supporting joists with handmade ventilation bricks between the joists, the cob is smooth-plastered with traces of a timber partition *c.*2m from the south end. The north wall round the door to Room 10 abuts the slightly thinner wall to the east; the western part of the north wall is later. There is an opening for line shafting in the north wall in line with a *Strickland dry seed dresser* which is set on a slightly lower floor area in the south-east corner of the room. The brick relieving arch at ground floor level over the door between Room 1 and Room 4 is just visible in the lower part of the eastern section of the north wall. The south wall is of several different periods with areas of stone rubble and parts in brick, but essentially this wall appears to have a sequence of three, possibly four bays between brick piers, originally with windows or louvers between the piers. Only one window is now present, overlooking the approach alley from the south. The adjoining bay is of several periods with a recently blocked door. The third bay to the west has timber laced brickwork. The west of the north wall has brick pilaster buttresses rising to from the south end of Room 11 and all date from 1860-80's. All four walls are whitewashed. The east end of the south wall is of modern concrete block, rising from the ground floor.

**Floor:** There is a mix of axial boards in the eastern and western parts with transverse boards above the ground floor access passage. The south-east corner of the room is at a slightly lower level but also had axial boards. The north side of this lower section has traces of a lightweight partition which appears to have been open at the west end.



Figure 17: Room 9 viewed from the south-west (2m scale).

**Doors:** D20 in the north wall (described with Room 10) can be seen from Room 9 to have been forced through. D21 to Room 11 is the same as D1-D6 on the ground floor. D22 in the south wall centre bay was blocked recently (with reused brick and cement) and with plank frame to the east. The position suggests an external stair or earlier two storey building adjoining. The extant building to the south is single storey.

**Windows:** W11 in the south wall above the access alley framed with 5 narrow fixed panes of obscured glass below 2 top hinged lights, 3x1 panes above with scroll fasteners. The frame is

plain; with brown stain with a chamfered sill – probably late 19<sup>th</sup> century or early 20<sup>th</sup> century in an earlier opening – the brick cheeks abut the adjoining brick piers, as does the masonry beneath.

**Misc:** Two lengths of timber trunking on the floor in the south east corner, with the *Strickland dry seed dresser*, presumably from machinery/setup in an adjacent building to the south.

### 3.3.2 Room 10 (Figure 18) Lean-to over stable – “hay loft”

**Ceiling:** Roof, three single blade trusses with wrought iron tie rods set into the south wall, supported in the northern brick wall by vertical timber struts to the floor, bolted through the trusses, which may have extended to the ground floor possibly to support the stall dividers below. With three purlins on the backs of the common rafters and with corrugated asbestos above. The east end has a short reverse pitch to the south where the building extends past Room 9.

**Walls:** The west and south walls are whitewashed rubble with hand made brick in the quoins/door jambs. Two mushroom-head tie bars with square nuts located in the south wall probably date from 1860-80. The centre of the south wall has some brick to 0.8m from the floor with stone rubble above; the higher part of the wall has been roughly rendered, but only in its central section. The east end of the south wall is also stone rubble, which abuts the north-east corner of the earlier Room 9. The north and east walls are of machine made brick, all of which are whitewashed.



Figure 18: Room 10 viewed from the east (2m scale).

**Floor:** Axial boards with narrow strip *c.*1.3m out from the north wall, possibly the site of a low partition to a former open gap along the north wall for casting down hay to the stalls below, now with axial boards

**Doors:** D20 to the south is a brick-lined opening with a plain timber lintel and no frame. The half door to the stair top is plank and batten hung from a plain radiused post to guard stair top.

**Windows:** Two corrugated plastic sheet roof lights (see Figure 18). A triangular opening in the roof line at the east end between the western mono-pitch and the eastern double-pitched roof, 3 fixed vertical panes overlapping in beaded glazing bars.

**Stairs:** A plain balustrade with a horizontal hand rail and chamfered top rail with 20<sup>th</sup> century planking, originally dating from the late 19<sup>th</sup>/early 20<sup>th</sup> century.

### 3.3.3 Room 11 (Figure 19)

Granary? Ceilings, walls and floors identical to Room 6 on the ground floor.

**Ceiling:** Transverse joists including a half beam across the north end, all supported by pilaster buttresses.

**Walls:** As Room 6. The exterior of the east wall is visible through the window. With chamfered yellow brick surrounds to the windows and cladding the exterior, with double chamfered and nosed red brick sills, a red brick course to the wall top with a timber wall plate supported above on small ogee moulded yellow brick corbels set at c.0.25m intervals.

**Floor:** A transverse boarded floor which has a mortared fillet against the walls to prevent access by vermin, with zinc sheeting to the north end, possibly covering rot damage.



Figure 19: Room 11 viewed from the south-west (2m scale).

**Doors:** D21 to the south was formerly open but now the doorway is partially closed with semi-glazed partition recycled from elsewhere with a lightweight framed door dating to the 1940's-50's to the west.

**Windows:** Three windows (W12-W14) in the east wall, as on the ground floor below (Room 6). They include built up sills which appear to be original but the sills were possibly changed as

with the ground floor. The windows have lightweight ogee surrounds; the frames are beaded to the inside and chamfered to the outside.

**Misc:** A hatch in the floor at the south end matches a hatch in the ceiling above.

### 3.3.4 Room 12 (Figure 12)

**Ceiling:** Similar to Room 9, but with two transverse joists in order to assist the support of machinery. The north joist has the remains of structure to support the hopper from the upper floor feeding grain into the *Eureka separator*.

**Walls:** The north, south and west walls are whitewashed brick and the east wall whitewashed stone rubble, possibly of 2 phases.

**Floor:** A mix of transverse and axial joists, generally transverse to the south of the machinery and axial around and beneath the machinery, including a large floor hatch to Room 5a below.



Figure 20: The Eureka Separator No.3 in wooden frame in the north east corner of Room 12, viewed from the south west (2m scale).

**Doors:** D23 in the west wall is to an external hoist, with a pair of large plank and batten doors with bolts and steel closure limiters. The left hand (south) leaf has *SWL5CWC* neatly painted on to it. With metal hasps to hold a wooden bar across the door at the rear; a plain pine frame with an iron grab hook in the north jamb to assist the hoist. The hand rail of a stair balustrade is

attached to the south doorpost, while the north door post adjoins a brick pilaster buttress rising from the ground floor. D24 in the north wall sits in a lightweight plain frame, with a pair of plank and batten doors, with a thumb latch and strap hinges.

**Windows:** No windows.

**Misc:** A large *Eureka Separator No.3* in a wooden frame in the north east corner. The maker's plate shows *S. Howes (Eureka) Ltd. Milling engineers, Riverside Walk, Wembley*, with a serial number stencilled at the end - *CC462528*. With a large wooden hopper above and four vertical shutes beneath to Room 5a below. To the south, four vertical bucket lifts in timber trunking continue from Room 5a below. Adjacent to the south, a vertical metal shute terminates *c.1.2m* above the floor level at the bag, all in a plank and chipboard housing. With integral *Avery* scales in a steel housing to the east of the shute and connected to it.

### 3.3.5 Room 13 (Figure 21)

**Ceiling:** As Room 4 but with regular floorboards.

**Walls:** To the east and north whitewashed stone masonry, with brick piers rising from below between the arched windows. The stone cheeks to the north and south end suggest that the brickwork is later. The south end is a brick wall.

**Floor:** Axial boards.



Figure 21: The grain hopper and scales in the south east corner of Room 13, viewed from the north.

**Doors:** D24 to the south described with Room 12. D25 at the south end of the west wall, partly missing, plain with hasps for security bar across the back of the frame. Three further doors in the south-east corner of the room all giving easy access to plank-lined grain bin are constructed from tongue and grooved planks with chamfered battens, all with T-hinges, push button knobs and wooden toggle fasteners.

**Windows:** Three windows in the west wall (W15-W17), 5×2 lights, both rows have a central opening casement, 1×2 panes with a beaded surround, hook & eye fastener and button knobs,



all other panes are fixed. The frame and glazing bars have a deep chamfer with pitted corners, with segmental arches to the tops. The reddish-brown matt paint with varnish, where exposed, implies a pre-1870 date when gloss paint was patented (i.e. painted matt and varnished). The window in the north end (W18) is blocked with modern cement blocks. The lintel of this window is a recycled mid-17<sup>th</sup> century fishtail lap joint truss blade.

**Misc:** Large planked timber housing in the south east corner for hopper to the grain mill below. Two bucket lifts in timber trunking rise from Room 7a below to Room 18 above. Adjacent to the north, is a round steel hopper for filling bags and a hatch to inspect the flywheel to the rolling mill in Room 7a. Adjacent to the west, is a short wooden hopper at floor level for the rolling mill below. To the north, a large free-standing *Avery* bag scales.

## 3.4 Second Floor

### 3.4.1 Room 14 (Figure 22)

Attic space for storing sacks of grain.

**Ceiling:** The roof structure comprises of a sequence of four A-frame trusses widely spaced with a hip truss to the east. The trusses rest on timber pads on the wall tops to the north and on brick piers to the south. With halved and bolted apex, double collars, through-bolted and clasping the truss blades with integral spacers between them. The low collars support a lightweight attic floor of similar construction to that in the room below with spaced battens for air circulation. The wall tops have a continuous plank supporting wall plate from which rafters rise to clasp the ridge plank supported at two intervals by purlins on backs of blades with triangular step supports nailed to the backs. The 2nd truss from the north coincides with the opening to Room 16 and uses a pair of chamfered timbers bolted together to form support posts to a transverse floor beam below to support the truss blades.

**Walls:** Stone rubble to the north, 5m from the east end is a handmade brick quoin which rises to the wall plate level, and a fossilised stone gable with steep (60°) roof pitch (steep enough for thatch?). On the floor below this abuts the cob east wall but at this level the east wall is brick with a central pier supporting the roof trusses. The brick pier appears to contain ventilation in the shape of a ceramic pipe through the pier with a T-piece to the outside (similar pipes also seen on the floor below). The south wall has four bays of windows between machine-made brick piers. The construction of these begins at second floor level. Piers below this point appear to be of hand-made brick – possibly indicating that the roof has been raised a storey. The machine-made brick and the truss design suggest a later 19<sup>th</sup> century date. The southern wall of the eastern bay is a modern infill and the steep-roofed gable outline in the concrete blockwork suggests that earlier building exists to the south. The second bay from east contains timber louvreing of angled boards set between timber uprights with slight gaps between each for ventilation.

**Floor:** As ceiling description of the room below (Room 9). With two large voids in the floor inside the south wall, apparently left deliberately, but the nail holes in the sides of the transverse beams suggests that further beams were once present. This area was guarded off from the main floor and subdivided by a lightweight balustrade.

**Doors:** No doors.

**Windows:** To the south four modern windows (W22-W25) all of fixed 1x4 panes, 20<sup>th</sup> century windows replacing earlier weather boarding.



Figure 22: Room 14 viewed from the west (2m scale).

### 3.4.2 Room 15 (Figure 23)

**Ceiling:** The roof is on two levels, to the south it is mitred into the roof over Room 14, while to the north it is modified with a shallower pitch over a projecting hoist. The timberwork here appears to be largely 20<sup>th</sup> century, with an electric-powered hoist mechanism attached to channel section girders between a pair of timber axial joists with a winding drum to a pulley over the trap door in the floor. The steel cable of the pulley passes through a small off-centre hole in the trap door, which has steel hinges with a counter-balanced central arm for operating the hoist by means of a rope over the pulley and an eye in the floor to enable hoist operation from below, c.1920-60.

**Walls:** Whitewashed brick partition to the north with two pilaster buttresses rising from below. Whitewashed stone rubble to the east, and with modern lightweight timber cladding to the hoist dormer, probably replacing earlier timbers. Walls to the west and south are of whitewashed brick, clearly visible outside as having been raised one storey, with an integral raised chimneystack.

**Floor:** Transverse boards with stair rising in the south-west corner.

**Doors:** D26 plank-lined opening into Room 18.

**Windows:** W19 a modern plastic window to the west in the hoist, replacing former weatherboarding. Also a possible blocked window in the south wall, east of the chimneystack.

**Misc:** A large timber case for the grain bin above the *Eureka Separator* (Room 12, below); with the lower 1m in planking and the upper section in chipboard, almost entirely conceals the bin and the associated timber trunking. With a redundant iron pulley wheel attached to ridgeboard above the bin. A horizontal galvanised steel tube connects the grain bin with the grain augur (removed) above the western window. With vertical and angled timber trunking for a bucket lift, with modern 20<sup>th</sup> century dust extractor to the south. Holes in the floor indicate

that the dust extractor was moved at least twice. Adjacent to the dust extractor are some *Avery* bag scales. There is an electric motor attached to the truss collar on the eastern side and an electric motor and winch on a pair of RSJs above the hatch in the floor to the west.



Figure 23: Room 15, viewed from the east (2m scale).

#### 3.4.3 Room 16 (Figure 24)

**Ceiling:** Roof of three A-frame trusses as Room 14 but with a steeper pitch, with a hip truss to the north with no collar.

**Walls:** Whitewashed stone rubble with a nosed brick pier in the north-east corner – with a mortar fillet to the wall for a lightweight timber partition on the line of the central truss – possibly original as it is clasped below the collar. A vertical joint with brick quoins is visible in the west wall.

**Floor:** Transverse boards.

**Doors:** D27 an opening to the south with bull nosed brick jambs.

**Windows:** W20 to the west, a 2 light casement in a plain frame with original brown stain, brick cheeks with timber lacing and a timber lintel. Also a modern roof light in the north hip and two in the west pitch.

**Misc:** There is evidence of a hoist at the south end of the room, with two joists wedged across the purlins at collar level in the roof, the southern most joist rests on vertical posts down to the wall plate, presumably with the hoist above. There are a pair of hinged doors in the floor below but all machinery has been removed. There are grease stains visible in the joists for former bearings.



Figure 24: Room 16 viewed from the south (2m scale).

#### 3.4.4 Room 17 (Figure 25)

**Ceiling:** Five A-frame trusses now with collars sawn out, with tie beams in the floor structure and queen posts bolted to the blades, with wedge-shaped heads trapped between the collar ends and additional side blades to the trusses. With coach-bolted joists and halved apexes with vertical struts to the ridge plank, with common rafters between the ridge plank and the wall plates. With one purlin semi-trenched onto the backs of the blades on either side. Roofed with slate to the east and corrugated asbestos to the west.

**Walls:** Whitewashed stone rubble to the north with thinner brickwork on top, suggesting that the gable was once half-hipped. A brick relieving arch to the blocked window in Room 13 below is visible in the north gable below a large square blocked opening. To the east the low wall is whitewashed stone rubble, to the south the wall is of whitewashed timber-laced brickwork.

**Floor:** Transverse boards, with various holes for belt drives and five hopper access points.

**Doors:** No doors.

**Windows:** Modern roof lights in the west pitch and W21 a large inserted window to the north with brick jambs, recently blocked with concrete blocks.

**Misc:** To the east side, line shafting is bolted to the back of the truss blades, with a belt drive to a mechanical bucket lift in timber trunking projecting up into the roof space. This carried grain from the ground floor up to the top to drop into the hopper in Room 13 on the first floor beneath. The line shafting also drove a second, now removed, machine to the north. Also there is a large electric motor as on the ground floor.



Figure 25: The northern end of room 17 from the south (2m scale).

### 3.5 Machinery

The buildings at number 26 Bear Street contain a number of different machines related to the cleaning, dressing and milling of grain. Most of this machinery is to be found in Rooms 5 and 7a (ground floor), 12 and 13 (first floor) and 15 and 17 (second floor) (see Figure 26). These can be divided into two, largely separate, systems. Grain was dumped in Room 5a, where the bucket lifts would carry it up to the bin in Room 15, where it could be released into the hopper in Room 13, or into the *Eureka Separator* (see below) in Room 12. From the *Separator*, cleaned grain and other elements (chaff, straw, weed seeds etc.) could be directed into separate vertical shutes in Room 5a and bagged, or redirected into the iron collectors in Room 5a and carried back up to Room 15. In latter years, the dust extractor drew dust from the system to be directed to a dispenser in Room 12. In Room 7a, two bucket lifts in the centre of the room carried grain up to Room 17, where it could be directed to the hopper in Room 13 below, and from there to the hopper above the milling machine.

As is evident below (see phasing), the buildings here underwent considerable change on a fairly regular basis. The location and setup of the surviving machinery can only reflect the latest arrangement of this equipment, which undoubtedly developed organically (e.g. the installation of electric motors and dust extractor, the additional timber casing in chipboard and plyboard). Nonetheless, it still represents an unusual survival, with most of the machine *in situ* and as it was left when production ceased. It is clear, however, that either there was a heavy emphasis on grain cleaning and storage, or that additional milling machines were removed at some point in the past. It is difficult to believe the single small rolling mill in Room 7a was sufficient to support a commercial enterprise.

#### 3.5.1 The *Eureka Separator no.3*

Situated in its working position in Room 12, an elaborate mechanical device for sorting and cleaning grain. The nameplate reads: *S. Howes (Eureka) Ltd. Milling engineers, Riverside Walk, Wembley*, with a serial number stencilled at the end *CC462528*. The S. Howes company

were established in 1856 and are still based in Silver Creek, New York State, USA, and their products had a world-wide distribution. No further information could be obtained for their London operation.

3.5.2        *The Strickland Dry Seed Dresser:*

Located in Room 9 but not in original position. This machine ‘dressed’ seeds with fungicides and/or A single reference in the Annals of Applied Biology (Muskett & Colhoun 1943) record that “the *Strickland's Dry Seed Dresser* had proved to be particularly suitable for disinfecting cereal seeds in bulk”.

3.5.3        *The ?Bentlies improved corn crushing mill:*

Located in Room 7a and probably in its working location. Grain was directed from the hopper above between two milling wheels and ‘crushed’, probably for animal feed rather than human consumption. The name of the manufacturer was obscured by the casing.

Modern additions: electric motors.

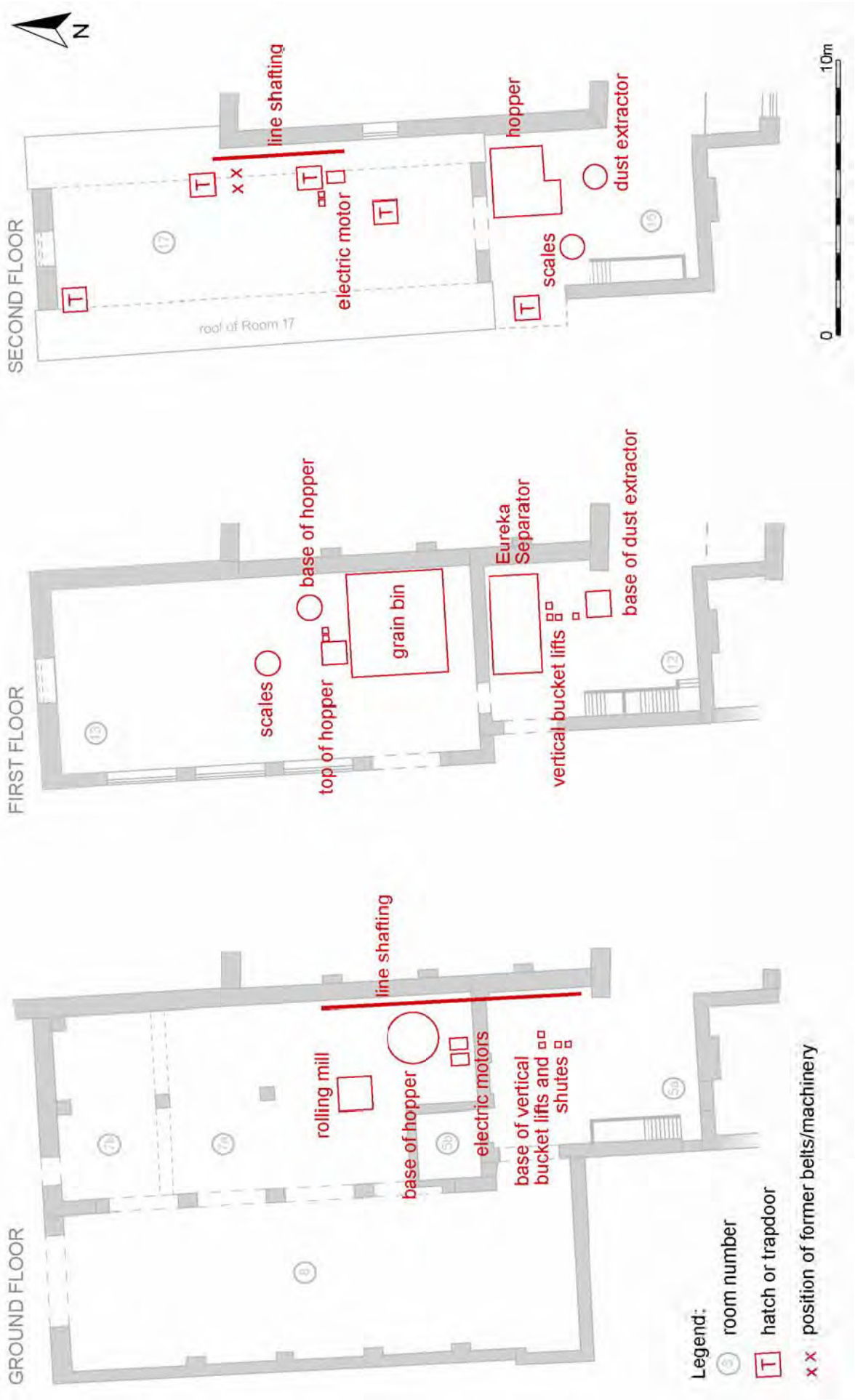


Figure 26: Plans of ground, first and second floors, showing the layout of the surviving machinery.

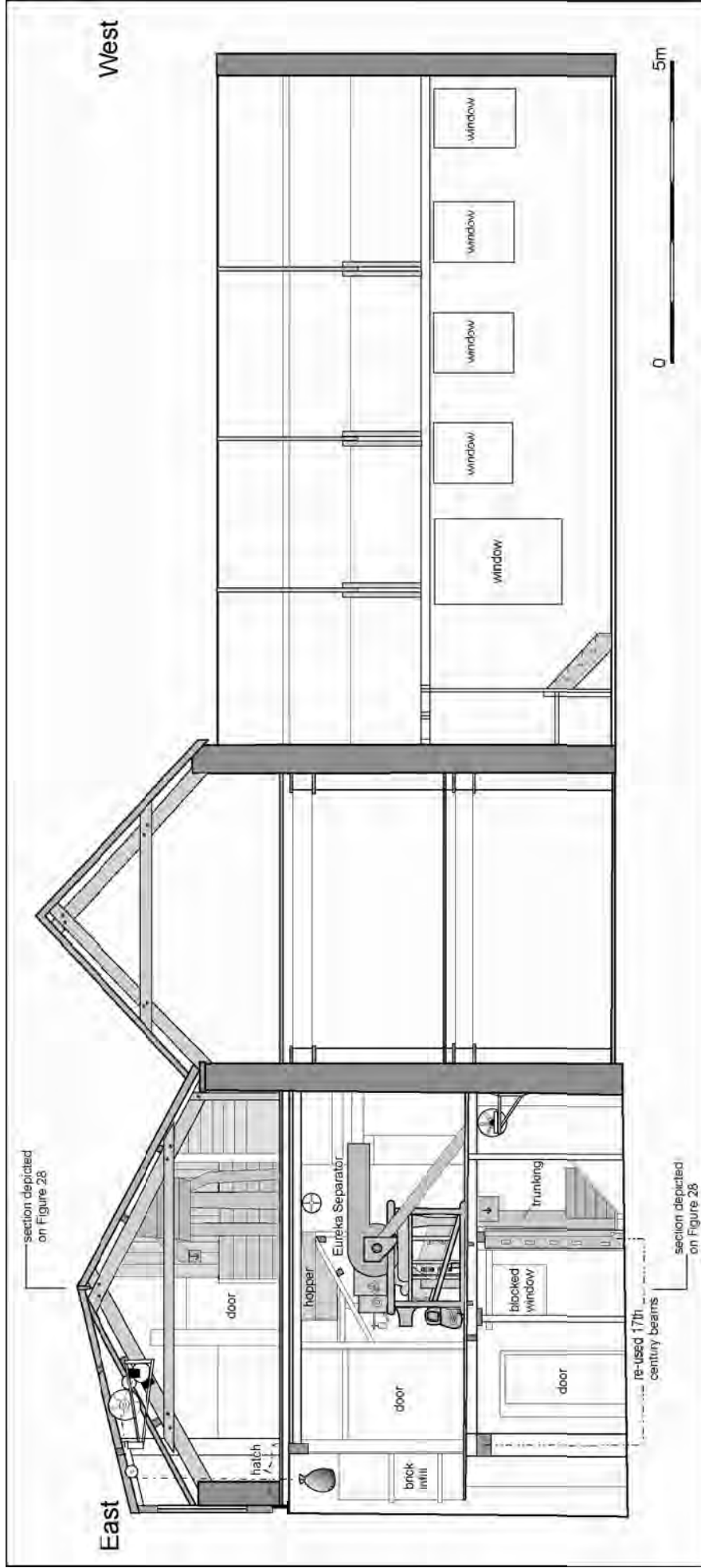


Figure 27: East-west cross-section through 26 Bear Street (see Figure 29).



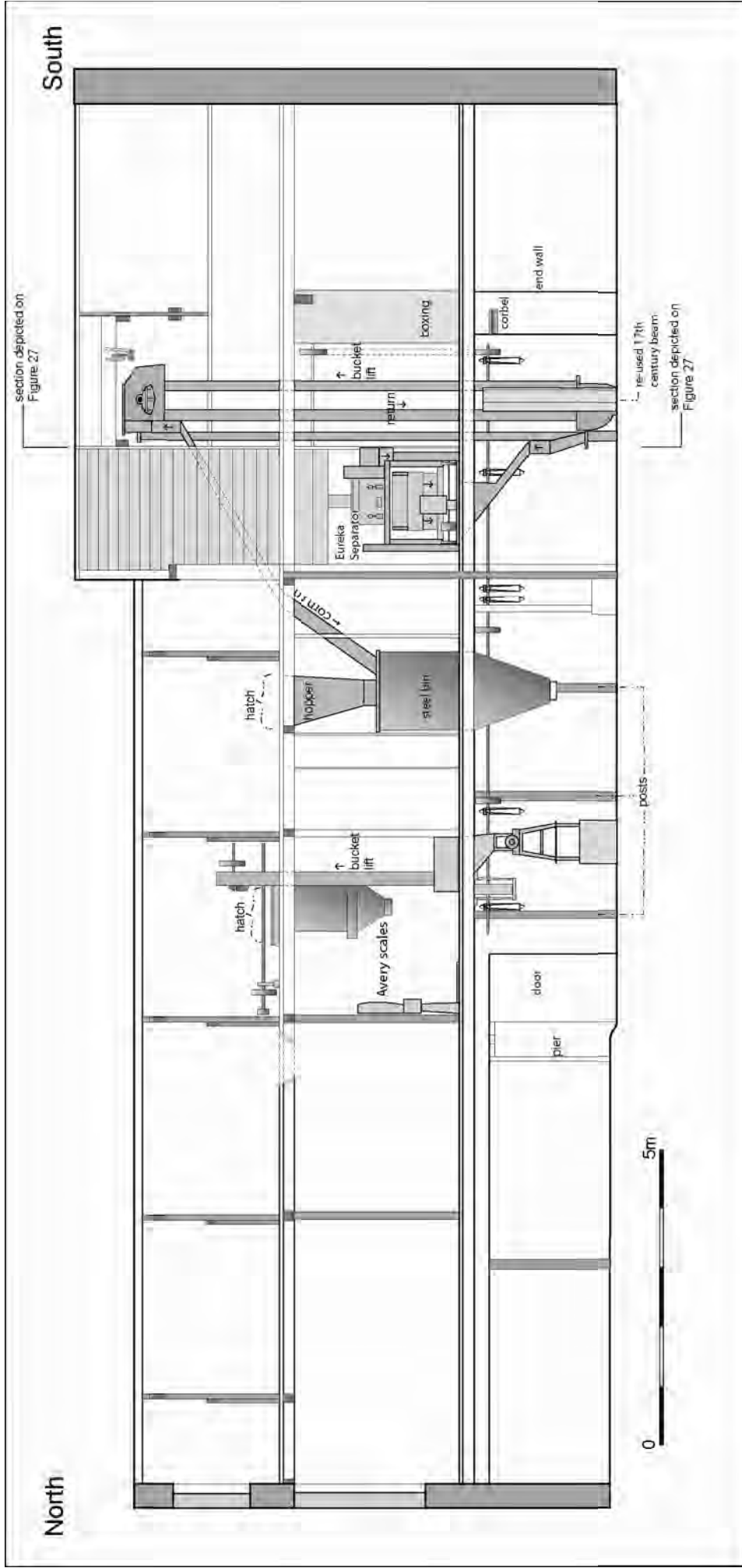


Figure 28: North-south cross-section through 26 Bear Street (see Figure 29).

## 4.0 Phasing

### 4.1 Discussion of Phasing

The structures at number 26 Bear Street form a heterogeneous group of 19<sup>th</sup> century buildings, some purpose-built and others heavily modified. The development of the structure can be broken down into 10 phases:

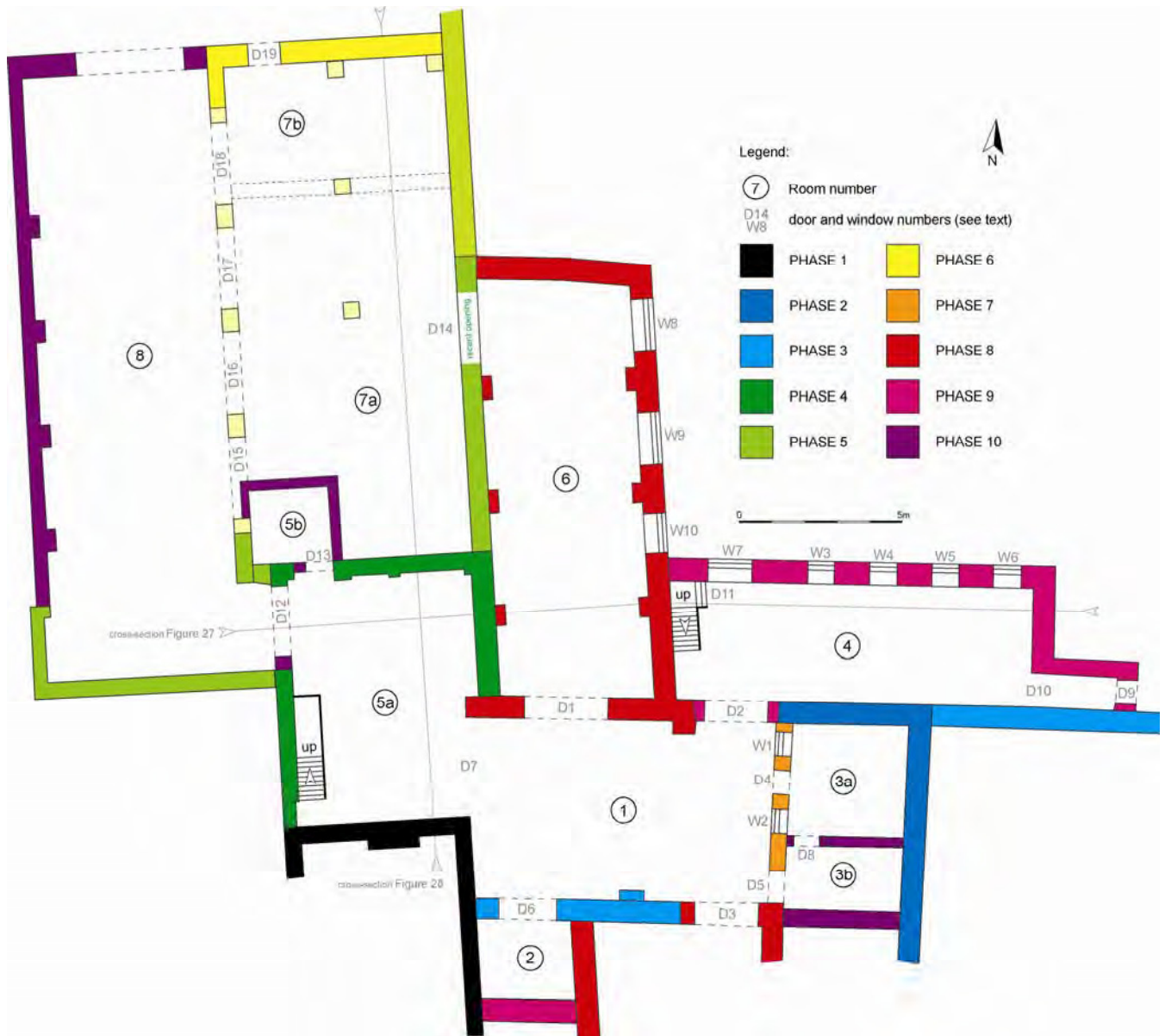


Figure 29: Phased plan of the ground floor, with room numbers and location of cross-sections shown.



Figure 30: Phased plan of the first floor.

#### 4.1.1 Phase 1

The earliest structural evidence actually belongs to the adjacent burgrave plot to the west. The south and west walls of Room 5a and Room 12 actually belong to a domestic dwelling, now demolished (see Figure 32), that may appear on the 1843 map of Barnstaple (see Figure 5).

#### 4.1.2 Phase 2 – after 1843

The next surviving structural elements belong to a building that ran north to south along the eastern edge of the eastern burgrave plot to the northern limit of that plot. This structure had two floors and a very steep roof-pitch, but it is not shown on the 1843 map (see Figure 5).

#### 4.1.3 Phase 3

Structural elements, now mostly replaced, are built to form Room 1 and Room 9. This may have included demolishing the west wall of the Phase 2 structure.

#### 4.1.4 Phase 4

A square structure of stone rubble with brick quoins is built adjoining the Phase 1 building, utilising two of its walls (Room 5a and Room 12). This may have been a mono-pitch structure.



Figure 31: Phased plan of the second floor.

#### 4.1.5 Phase 5

A rectangular structure built of stone rubble is built, adjoining the Phase 4 structure to the north (Rooms 7a, 13 and 18).

#### 4.1.6 Phase 6 – pre 1870

The Phase 4 build is extended to the north (Room 7b), utilising the boundary wall of the school (see Figure 33). The four wide symmetrical windows and archways with brick piers and segmental arches inserted in the west elevation of Rooms 7a, 7b and 13, creating a single unified façade.

#### 4.1.7 Phase 7

The window in Room 9 is blocked and the walls of Rooms 12 and 9 are raised with handmade red brick and an additional storey added, creating Rooms 14 and 15. Probably also in this phase an upper floor was inserted in Room 13 to create Room 18, where the collars are cut through and new window forced through northern gable wall.



Figure 32: [RIGHT] External elevation, south-west corner of the Phase 1 building.  
Figure 33: [LEFT] Build of Phase 6 abutting and utilising the wall of school yard, viewed from the north-west (scale 1m) .



Figure 34: The south wall of Room 4, viewed from the north-east. The gable end of the Phase 2 building is clearly visible with its rough coating of render, abutted on both sides by later walls (scale 2m).

#### 4.1.8 Phase 8 – 1860s-1880s

A new building is built to the north and east of the Phase 4-6 structures (Rooms 6, 11, and 16), forcing openings through earlier walls to the south. Given the widespread use of Peters Marland brick, this phase is probably contemporary with the construction of the buildings fronting onto Bear Street.

#### 4.1.9 Phase 9

The brick lean-to (stables) to the north of the Phase 2 structure is built, although it may replace an earlier structure on the same footprint.

#### 4.1.10 Phase 10

20<sup>th</sup> century additions.

#### 4.1.11 Summary

An analysis of the structural evidence suggests this phasing underestimates the structural complexity of the current building. Based on the historical mapping, all these phases occur during the second half of the 19<sup>th</sup> century, with further modification in the 20<sup>th</sup> century. The structural evidence suggests all these buildings need not have come under a single ownership until after Phase 5, and could be linked to the business history of W&J Hutchings. The burst of activity in Phases 7 and 8 implies considerable investment.

## 5.0 Results of the Archaeological Evaluation

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Three evaluation trenches were excavated at the rear of 26 Bear Street, beyond the 19<sup>th</sup> century buildings (Figure 35). A fourth trench was excavated through the standing buildings (Figure 39).

### 5.1 Trench One

This trench extended 31.1m north-northeast to south-southeast and was 1.6m wide (Figure 35 & Figure 36). It revealed the following stratigraphic sequence (Figure 38):

0 – 0.15-0.2m	Modern concrete slab.
0.15-0.2 – 0.55-0.6m	Brick and stone rubble with lime mortar (coal inclusions); cut by modern services.
0.55-0.6 – 0.8-0.85m	Soft, friable dark grey-brown clayey silt; frequent lime mortar, brick, tile, coal, 18 <sup>th</sup> -19 <sup>th</sup> century pottery.
0.8-0.85 – 1.0m	Soft, dark grey-brown clayey silt; some lime mortar, brick, tile, coal, late-18 <sup>th</sup> -19 <sup>th</sup> century pottery; occasional 17 <sup>th</sup> -18 <sup>th</sup> century pottery at southern end of trench. The base of this layer was below the excavated level.

Starting at 4m from the southern end of the trench and continuing for 11m, the rubble layer was thinner and overlay a layer of grey-brown clay 0.1-0.3m thick. The layers beneath that were soaked in diesel. In the northern 11m of the trench the rubble and friable clay-silt layers were thinner and the lowest clay-silt layer was up to 0.4m thick.

### 5.2 Trench Two

This trench extended for 6.9m east-northeast to west-northwest and was 1.6m wide (Figure 35 & Figure 37). It revealed the following stratigraphic sequence (Figure 38):

0 – 0.1m	Modern tarmac.
0.1 – 0.3m	Brick and stone rubble with lime mortar; frequent terracotta roofing tiles.
0.3 – 0.5m	Dark grey friable loam with abundant lime mortar and brick fragments; occasional 19 <sup>th</sup> -20 <sup>th</sup> century pottery.
0.5 – 0.8m	Grey-brown silt-clay with concrete inclusions.
0.8 – 0.9m	Light to mid-brown clayey silt with frequent lime mortar and stone fragments; occasional 18 <sup>th</sup> century pottery and clay pipe. The base of this layer was below the excavated level.

### 5.3 Trench Three

This trench extended for 6.3m east-northeast to west-northwest and was 1.6m wide (Figure 35). It revealed the following stratigraphic sequence (Figure 38):

0 – 0.2m	Modern concrete slab.
0.2 – 0.6m	Mixed brick, stone and slate rubble with grey brown loam soil; lime mortar common.
0.6 – 0.9m	Dark grey loam soil with lenses of lime mortar; common coal, glass and 19 <sup>th</sup> century pottery.

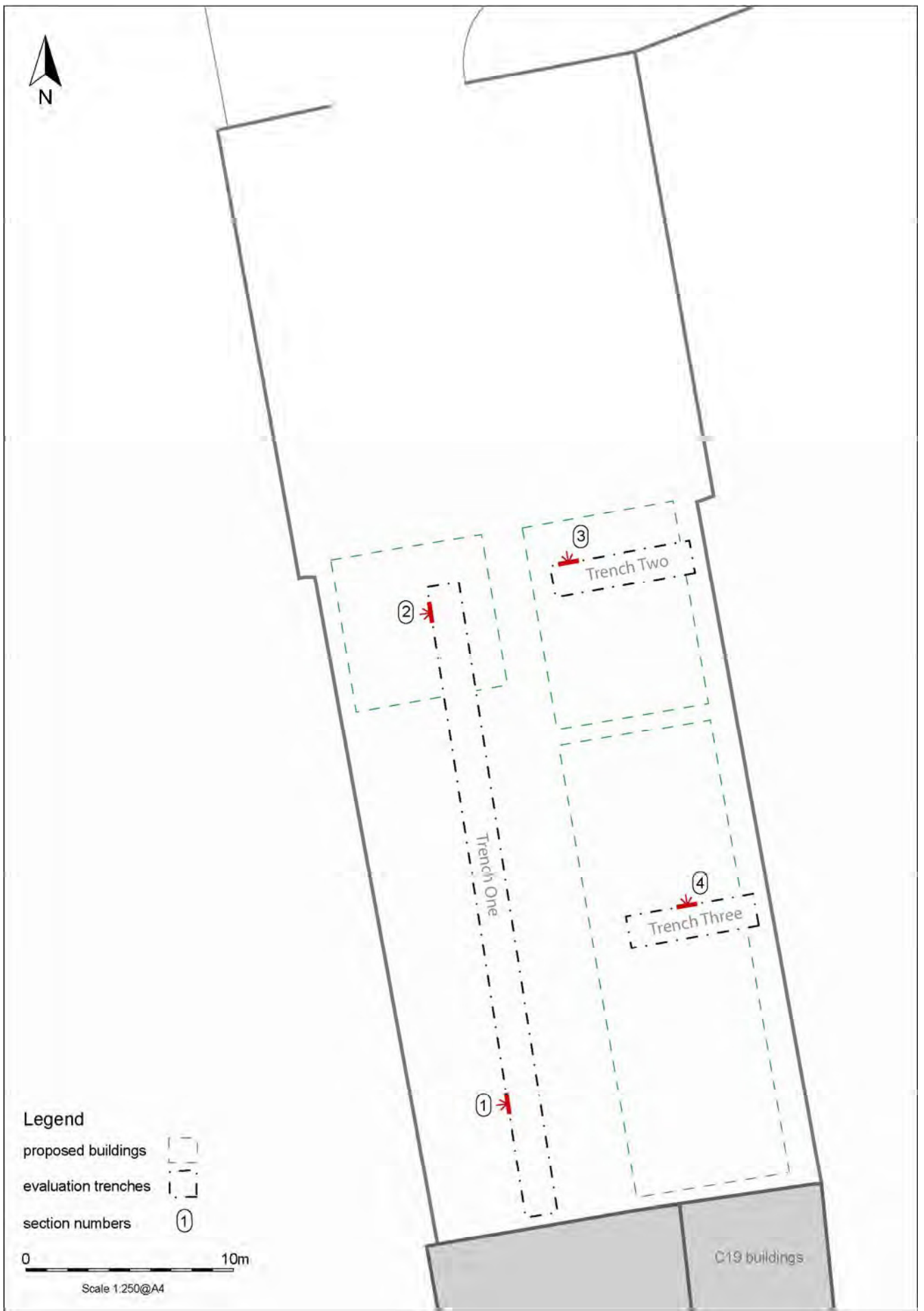


Figure 35: Plan of the evaluation trenches at the rear of 26 Bear Street.





Figure 36: [LEFT] Trench One, viewed from the north (1m scale).  
Figure 37: [RIGHT] Trench Two, viewed from the east (1m scale).



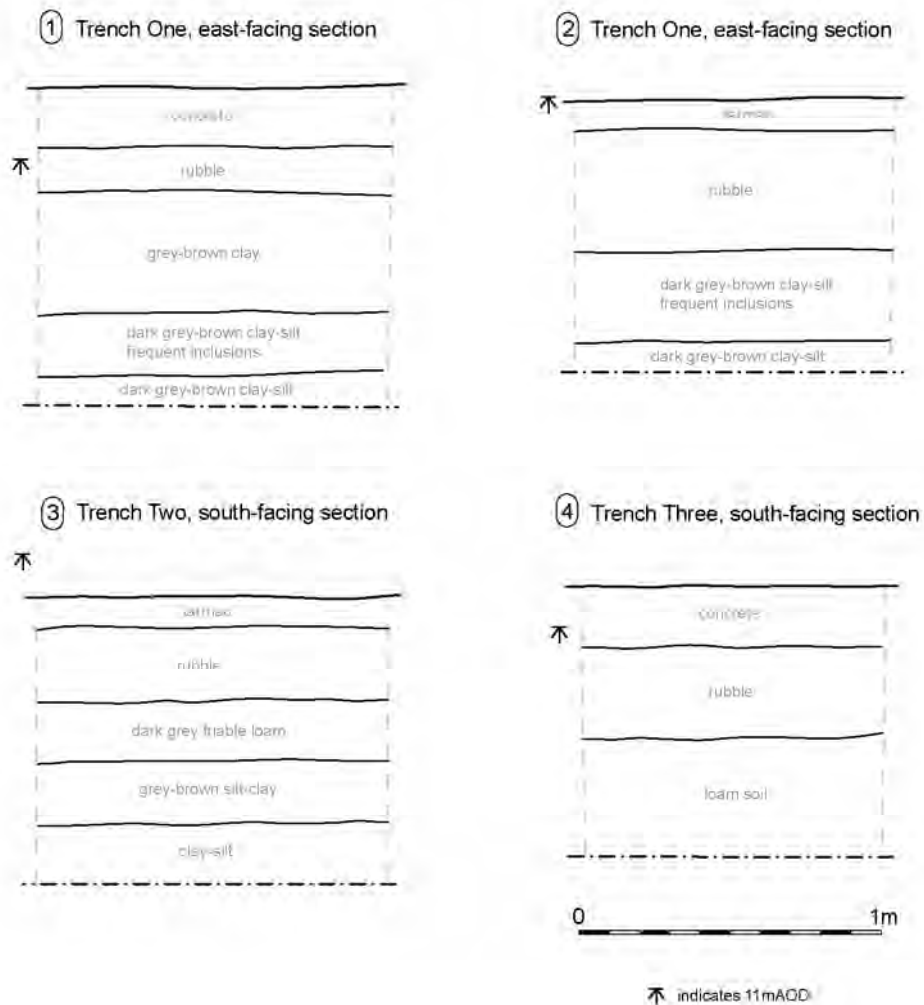


Figure 38: Sections through Trenches One, Two and Three.

#### 5.4 Trench Four (service trenching) (see Figure 10 & Figure 39)

This trench was *c.*32m long and 0.6m wide, and snaked through the standing 19<sup>th</sup> structures. The southern 20m of this trench extended from south-east to north-west, with the remaining 10m running south to north. A 5m long narrow (0.3m wide) sondage adjoining Trench four was also excavated and monitored.

The southern *c.*20m of the service trench followed the line of existing (19<sup>th</sup> or 20<sup>th</sup> century) services, which restricted the impact of the groundwork but also impinged on the recovery of datable artefacts and the interpretation of the stratigraphy. The dimensions and nature of the features encountered could not satisfactorily be determined as a result.

The buildings of the 19<sup>th</sup> century seed merchant's warehouse and sorting facility sit on an irregular plot of land that straddles three of the ?medieval burgage plots that run back from Bear Street. It is not clear from the documentary evidence when these areas came under a single ownership, and the archaeological evidence is equivocal. Evidence for structural property boundaries was not identified, though the coincidence of some features with the notional burgage boundaries, and the (albeit slight) differences between the burgage plots, suggests that amalgamation was relatively late.

For the purposes of the following discussion, Trench four has been divided between the three rooms which it crossed.

#### 5.4.1 Room 1 (Figure 39 & Figure 41)

The modern tarmac floor (100) and its coarse angular rubble base (101) is a fairly recent replacement for a floor of wooden blocks visible beneath the adjacent seed preparation machinery in Room 5a. This floor overlay a layer of compact dirty mixed yellowish-brown clayey silt (102) up to 0.1m thick that undoubtedly functioned as an earlier floor surface. This sealed a wide, steep-sided pit [105] up to 2.6m across and 0.4m deep with a flat base. This contained loose, mixed stone, brick and mortar rubble with some smithing slag of 19<sup>th</sup> century date. This pit cut thorough two almost identical soil layers, (103) and (104), both being firm greyish-brown clayey silts. The upper layer, (103), was 0.3-0.45m thick and could only be distinguished from (104) by the higher incidence of charcoal flecks and fragments. Layer (104) was at least 0.3m thick. Both of these layers produced medieval and early post-medieval pottery.

The boundary between the two rooms was marked by the foundation trench for the corner of a 19<sup>th</sup> century building [107]. This cut floor (102) and contained construction debris – stone rubble, brick, mortar and slate – and redeposited material (106).

#### 5.4.2 Room 5a (Figure 39 & Figure 41)

The modern tarmac floor (100) and its coarse angular rubble base (101) overlay a dirty mixed layer up to 0.2m thick of loose mortar, brick and stone rubble with coal fragments (110). As (110) abutted the walls of room 6, it probably related to or followed the construction of that part of the building. Below (110) lay soil layers (103) and (104). Layer (103) seemed to have been truncated as, where visible, it was only <0.1m thick. Layer (104) was 0.25-0.3m thick and lay directly on top of layer (117), a clean yellowish-grey clayey silt grading to natural (118), a firm mottled yellow silty clay.

Layer (103) had been cut by three probable pits:

Pit [111] was 1.3m wide by 0.4m deep, had steep sides and a flat base. It contained context (112), a mass of loose mixed mortar, stone and brick rubble. This pit abutted the foundations of the wall between Room 5a and Room 1 and dated to the 19<sup>th</sup> century.

Pit [115] was up to 1.6m across and 0.45m deep, and had a gentle, U-shaped profile. It contained context (116), a soft mid-brown clayey silt very similar to contexts (103) and (104). Cleaning the section produced some small sherds of medieval pottery and a few fragments of oyster shell, the inclusion of the latter suggesting the pottery was residual (as oyster shell in the South West tends to be a post-medieval phenomena – e.g. see Davies 2006 240-1).

Pits [111] and [115] both cut another possible pit feature [113]. The remaining visible cut was c.1m in length and 0.3m deep with a flat base. This contained context (114), a dark greyish-brown silty clay that contained frequent charcoal fragments and a clear lens or smear of charcoal.

A 19<sup>th</sup> century service trench acted as the boundary between Room 5a and Room 8 to the west.

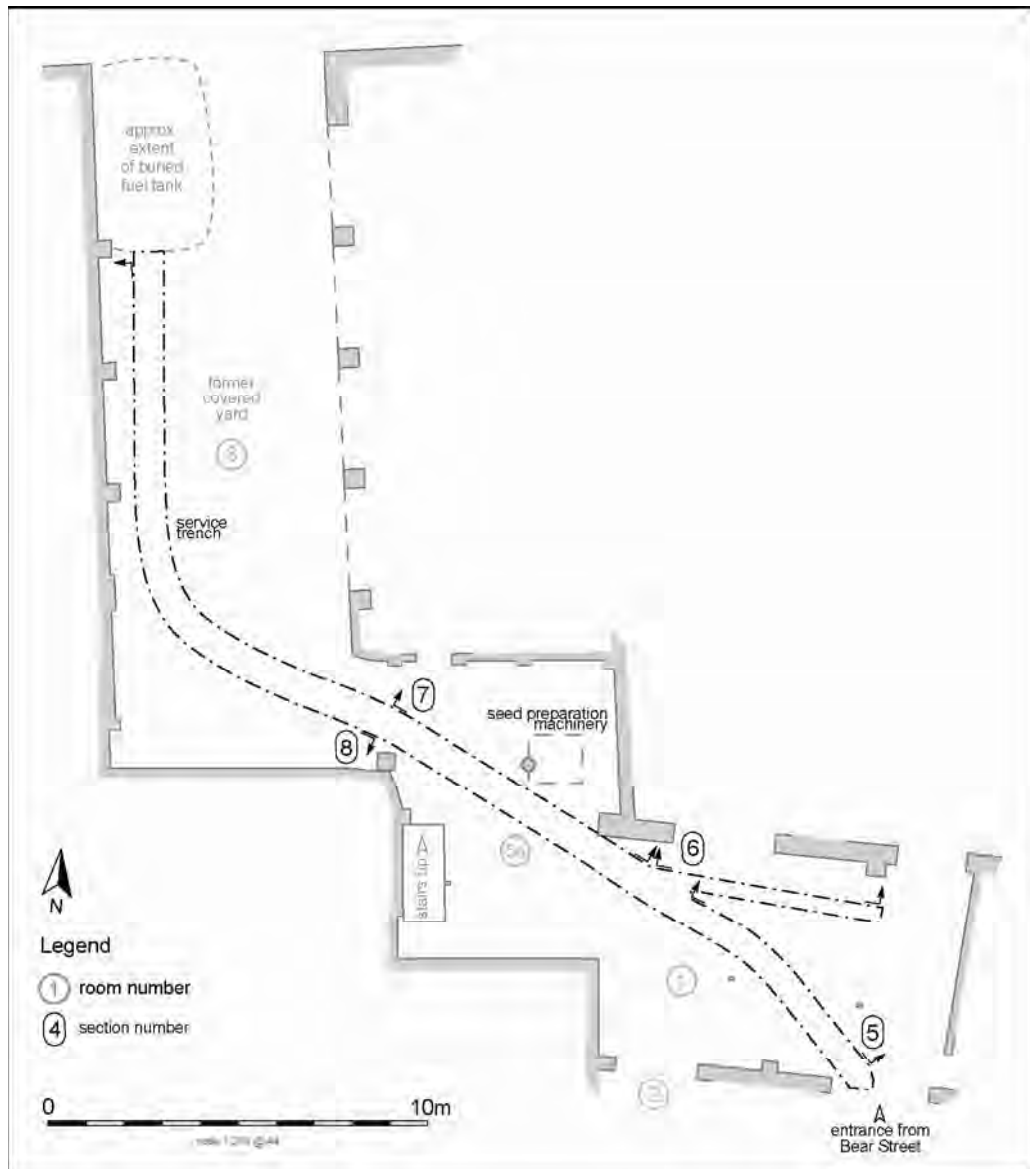


Figure 39: Plan of Trench Four through the buildings of 26 Bear Street.

#### 5.4.3 Room 8 (Figure 39 & Figure 41)

A modern tarmac or concrete floor (121) with tar-stained angular rubble base (122) overlay – where it survived – a bed of large cobbles set in loose reddish-yellow mortar (123) up to 0.15m thick. These cobbles were sub-angular to rounded and up to 250mm in length.

Beneath the cobbling was a layer (<0.1m thick) of black, coal-rich silt and a more consistently thicker band (0.1m) of dirty, compact greyish-brown clayey silt similar to floor (102). This apparent floor or, more probably, yard surface, overlay two similar soil layers, (126) and (127). These were both firm greyish-brown clayey silts, identical to (103) and (104). Layer (126) varied in thickness between 0.18m and 0.38m, and layer (127) varied in thickness between 0.15m and 0.3m. Both layers produced sherds of medieval pottery.

Soil layer (126) was cut by pit [128], 0.6m across and 0.5m deep with a U-shaped profile. The fill of pit [128], context (129), was a firm greyish-brown clayey silt that could only be distinguished from layer (126) by the inclusion of some lumps of redeposited natural.

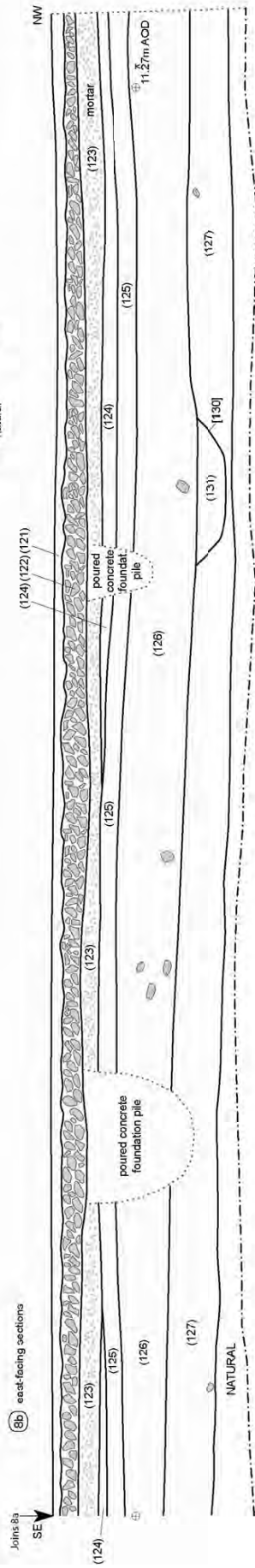
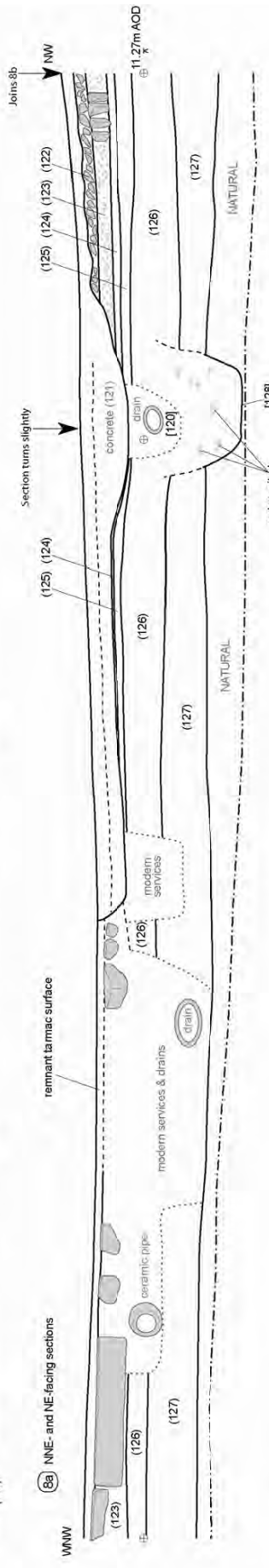
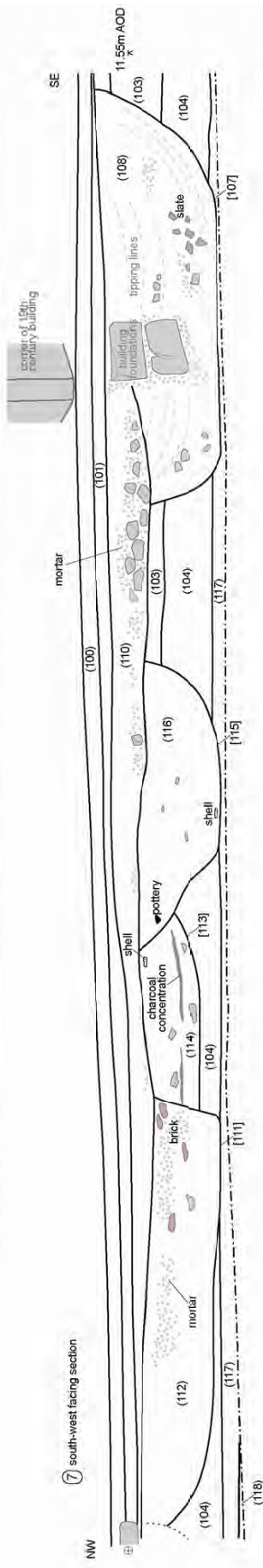
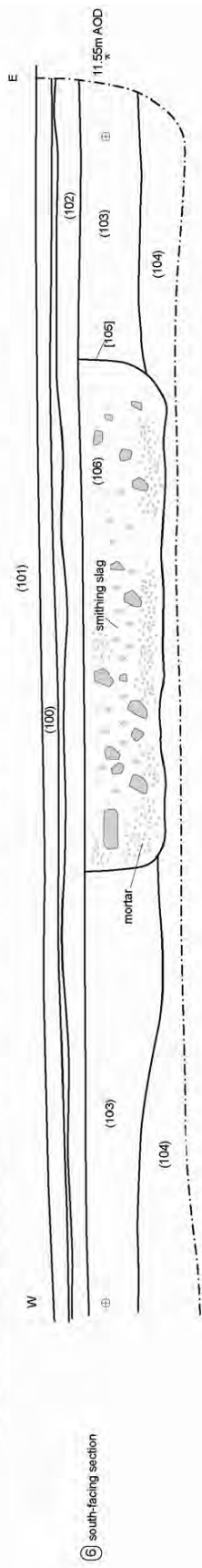
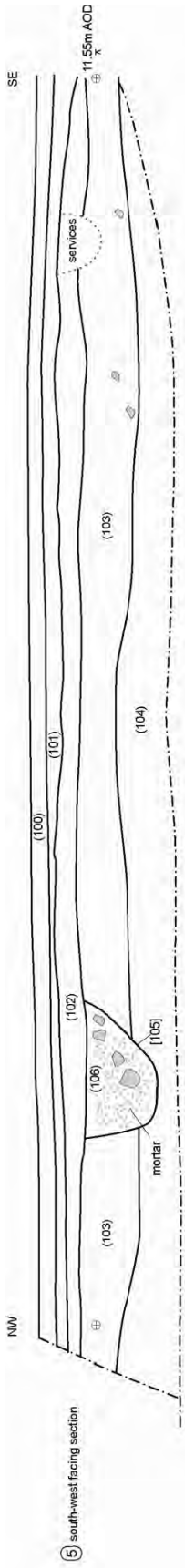
Pit [130] cut layer (127) but was overlain by layer (126). It was 0.6m wide and 0.35m deep with a gentle, concave profile. It contained context (131), a soft, moist, light greyish-brown silty clay that contained a few sherds of medieval pottery and oyster shell fragments.

The northern end of the service trench terminated at the cut for a large, 20<sup>th</sup> century subterranean diesel tank – doubtless responsible for the diesel effluent observed in Trench One.



Figure 40: The northern end of Trench Four (in Room 8), viewed from the south (1m scale).

Figure 41: [NEXT PAGE] Sections along Trench Four (see Figure 39).



Scale 1:25@A3

## 5.5 Discussion

The first three evaluation trenches revealed only modern surfaces over rubble that overlay a cultivated soil containing material from the late C18<sup>th</sup> or later. The Ordnance Survey mapping of the late 19<sup>th</sup> to mid-20<sup>th</sup> centuries (see above) depicted the site as an orchard or garden containing some small structures that was replaced by a substantial storage building in the latter half of the 20<sup>th</sup> century. The lowest soil layers revealed by the evaluation evidently derive from the orchard or garden, the rubble from the demolition of the small structures within or beyond the area, and the concrete surface belonged to the recently demolished steel portal-framed shed that covered the site.

The 17<sup>th</sup>-18<sup>th</sup> century pottery found at the southern end of Trench One is indicative of earlier activity but is residual in this instance. The first three evaluation trenches were all 0.9-1.0m deep – below the formation level and pile caps of the proposed development – and no deposits or structures of archaeological significance were encountered.

Trench Four revealed a greater depth of archaeological deposits. Whereas Trenches 1-3 barely penetrated the Victorian topsoil, south of the subterranean fuel tank the top of the medieval or early post-medieval soils lay within 0.4m of the surface. As the buried fuel tank had removed the possibility of observing the relationship between the two areas, it is difficult to reconcile the apparent difference in levels. We may surmise that at this point along Bear Street there was a break of slope: perhaps a river terrace, infilled meander or some other geofluvial landform.

It is somewhat inexplicable that two medieval or early post-medieval soils layers should survive beneath the 19<sup>th</sup> century buildings, but that a dark, coal-rich Victorian topsoil should not. It may be that the site was stripped down to the firm medieval soil layers prior to the construction of the warehouse and associated buildings, but one might have expected some traces to have survived.

Below the more recent rubble and floor-levels lay a number of probable pits. The fact that the fills of the pre-19<sup>th</sup> century features were so similar to the medieval soil layers (103) and (104) suggests they were dug and backfilled relatively quickly, and that perhaps activity in the immediate vicinity was not very intensive. That could support the documentary and cartographic evidence, which points to a probable hiatus in activity between the later 17<sup>th</sup>-early 19<sup>th</sup> centuries.

Given the relatively small extent of the investigated area, the amount of medieval pottery recovered is surprisingly large (66+ sherds). In the context of Barnstaple and the North Devon potteries this might not be unexpected, but as much of the material dates to the 14<sup>th</sup>-16<sup>th</sup> centuries, with some hint of ceramic production in the 15<sup>th</sup> – early 16<sup>th</sup>, it assumes a greater significance (see Appendix 8). While this assemblage does not warrant further analysis, material from this period is relatively uncommon and future interventions on this or adjoining properties could uncover significant deposits.

## 6.0 Conclusions

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### 6.1 The Desk-Based Assessment

Bear Street represents an ancient route from the east into Barnstaple. In the 12<sup>th</sup> century land between the East Gate and the North Gate, i.e. land to the north of Bear Street, was granted for the establishment of a Cluniac priory. The priory was apparently built in the region which later became known as Rack Field, well to the north of the site here in question.

Urban development began along Bear Street in the medieval period but any medieval buildings were probably swept away during the Civil War period. Development along Bear Street recommenced in the later 17<sup>th</sup> or in the 18<sup>th</sup> century and by 1830 development had extended to the junction of Bear Street with Gaydon Street. The town map of 1843 indicates that the site was occupied by two domestic properties probably dating from the early 19<sup>th</sup> century.

By 1889 the two domestic properties had been replaced by commercial and storage premises belonging to W. J. Hutchings, seed and wool merchant. The premises extended well to the rear of the street frontage and were bounded on the north by an orchard or garden and on the north-east by a school playground. Small further developments occurred during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries and in the later 20<sup>th</sup> century the orchard or garden was occupied by a storage building which has now been removed.

### 6.2 The Building Survey

The buildings at the rear of number 26 Bear Street comprise a complex, heterogeneous group of structures, some purpose-built and others adapted and modified. The earliest structural elements may pre-date 1843, but the extant buildings seem to be largely later 19<sup>th</sup> century in date. Some early post-medieval timbers were noted, but they were re-used and need not have come from a structure(s) associated with the site.

The owners of the property built out and up over the course of the 19<sup>th</sup> century, and the provision and location of the associated machinery doubtless shifted as the premises grew. The buildings form a complex but not particularly remarkable collection, but the survival and condition of the late 19<sup>th</sup> – early 20<sup>th</sup> century static machinery is exceptional and worthy of comment.

### 6.3 The Archaeological Evaluation

The evaluation trenching behind number 26 Bear Street, beneath the concrete pad of the 20<sup>th</sup> century steel portal-framed, encountered only recent rubble layers and barely penetrated the upper levels of the Victorian topsoil. All three evaluation trenches in this area were 0.8-1.0m deep and excavated to a level below that of the pile caps and sill beam foundations of the proposed development. As such, no further archaeological monitoring was recommended.

The service trench excavated through the standing structures revealed an older and more complex sequence of archaeological deposits, surviving at a surprisingly high level. Two early soil layers produced medieval and early post-medieval pottery, and was cut through by a series of probable pits that contained later material. These layers and features had themselves been cut through and extensively disturbed in places when the 19<sup>th</sup> century buildings were built, but it seems probable that, as the excavated sample is very limited, significant medieval and post-medieval deposits may still survive.



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<http://genuki.cs.ncl.ac.uk/dev/barnstaple/BarnstapleCommercial1893.htm>

North Devon Record Office and West Country Studies Library:

Ordnance Survey 'Old Series' one inch map, 1809.  
John Wood's map of the Town of Barnstaple, 1843  
Barnstaple Tithe Map and Apportionment, 1845  
Ordnance Survey First Edition map at 1:500, 1889, Devonshire sheet XIII, 3.21  
Ordnance Survey Second Edition map at 1:2500, 1905, Devonshire sheet XIII, 3.21  
Ordnance Survey Revised map at 1:2500, 1940, Devonshire sheet XIII, 3.21

Devon County Historic Environment Service:

HER38924  
HER43957  
HER46531

## Appendix 1

### BRIEF FOR ARCHAEOLOGICAL EVALUATION AND HISTORIC BUILDING RECORDING

**Location:** 26 Bear Street  
**Parish:** Barnstaple  
**District:** North Devon  
**County:** Devon  
**NGR:** SS561393336  
**Planning Application nos:** 35403 and 40763  
**Proposal:** Planning application 35403 - CONVERSION OF EXISTING BUILDINGS TO FORM 13 NO. UNITS OF RESIDENTIAL ACCOMMODATION (AMENDED PLANS)  
Planning application 40763 - ERECTION OF 11 APARTMENTS TOGETHER WITH ASSOCIATED WORKS (AMENDED DESCRIPTION & PLANS)

**Historic Environment Service ref:** Arch/dc/nd/9433

#### 1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES) with regard to the archaeological works required as a condition of planning consent for the above works.

1.2 In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of historic building recording and archaeological work being undertaken.

Condition 16 on the consent for planning application 35403 states:

*(16) Before the works commence on site in whole or in part a detailed survey, in the form of annotated plans and elevations at a suitable scale (1:20 and 1:50), and a photographic record shall be undertaken. This record will indicate: (a) the internal and external appearance of the buildings. (b) The means of construction. (c) The materials construction. (d) Any feature of architectural or historic interest. (e) All features from (d) that are to be retained in situ or re-utilised as part of the redevelopment works. This information shall then be indexed and cross referenced and three copies of this record submitted to the Local Planning Authority along with a summary of any documentary evidence relating to the use and history of the structures, a description of the recording methodology used and a summary of the results and conclusions drawn by the surveyor.*

*Works shall only commence once the Local Planning Authority have agreed in writing that the record is satisfactory and in accordance with the agreed details.*

*Reason: To ensure that a proper record is made of buildings of interest to the town and within the Barnstaple Conservation Area and to ensure the retention of significant features.*

Condition 8 on the consent granted for planning application 40763 states:

*(8) No development shall take place until the applicant had secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.*

*Reason: To ensure anything of archaeological interest is properly dealt with.*

1.3 The principal objective of the programme shall be to

i) Investigate and record any historic building fabric or architectural detail that is obscured removed or otherwise affected by the development.

ii) Evaluate the survival of below-ground archaeological deposits across the proposed development site. The results will inform as to the nature, extent, and date of any surviving archaeological deposits within the application area. This information will inform as to the requirement for any further investigations in mitigation for the impact of the proposed development upon the archaeological resource and, as such, represents the *first stage* of a programme of archaeological mitigation.

1.4 The site lies within the Historic Core of Barnstaple and in an area defined by two medieval roads, Bear Street to the south and Vicarage Street to the north. Bear Street was recorded in 1312 and 1394 as 'Barstret' and leases of 1312 and 1460 show it to have been occupied by houses in medieval period. Bear Street was the main road route into Barnstaple. The first documentary reference to Vicarage Street, formerly Vicarage Lane or Frogmore Street, is in 1570, while the siting of the vicarage, at the west end of the street and near the priory gate, suggests a thoroughfare existed here in the medieval period. It is possible that groundworks associated with this development may expose archaeological deposits associated with the medieval settlement in this area.

1.5 This Brief covers the application area as defined in the plans submitted in support of these planning applications.

#### 2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic building fabric affected by the development and the extent and character of any surviving archaeological deposits within the application area and will form the basis of the *Written Scheme of Investigation* (WSI) to be prepared by the archaeological consultant and approved by the HES and the Local Planning Authority (LPA).

2.2 The Written Scheme of Investigation must be submitted by the applicant or on their behalf by their agent or archaeological consultant and approved by the HES and the Local Planning Authority *prior* to any development commencing on site.

#### 3. CONTENT OF PROGRAMME

3.1 *Desk-based assessment*

The programme of work shall include an element of desk-based research to place the development site into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER. In addition, it will involve the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, North Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES. The results of the assessment should be discussed with the HES and based on this consultation may determine the positioning of the evaluative excavations. If a full report is prepared then this information will be presented as part of the final report along with the results of the fieldwork.

### 3.2 Historic Building Recording

A record shall be made of the historic fabric of the building affected by the conversion. This works shall conform to Level 3 of recording levels as set in *Understanding Historic Buildings: A guide to good recording practice - English Heritage 2006* (available on-line at the English Heritage website) and described in outline below:

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

As well as the listed building situated on Bear Street the historic building recording will also include the out-buildings to the rear of 26 Bear Street.

**The archaeological contractor should note the wording of Condition 16 on planning application 35403 to ensure compliance.**

### 3.3 Evaluation of the site

A series of trenches will be excavated across the proposed development area. The location of these excavations will be determined in consideration of the results of the desk-based assessment, the below-ground impact of the proposed development and the site topography. These excavations should adequately investigate of the area affected by the proposed development.

3.3.1 Details of the strategy for positioning trenches must be agreed with the HES and should be excavated by a 360o tracked or JCB-type machine - fitted with a toothless grading bucket - to the surface of archaeological deposits or *in situ* natural ground - whichever is highest in the stratigraphic sequence. Exposed archaeological features and deposits will be cleaned and excavated by hand and fully recorded by context as per the Institute of Field Archaeologists' *Standards and Guidance for an Archaeological Watching Brief* (1994 - revised 2001). All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawing shall be drawn at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation.

#### 3.3.2 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, and
- iv) one long face of each trench will be cleaned by hand to allow the site stratigraphy to be understood and for the identification of archaeological features.

Any variation of the above will be undertaken in agreement with the HES.

3.3.3 The full depth of archaeological deposits must be assessed. This need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.

3.3.4 Should deposits be exposed that contain palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required.

3.3.4 The photographic record shall be made in B/W print supplemented by digital or colour transparency. If digital imagery is to be the sole photographic record then suitably archivable prints must be made of the digital images by a photographic laboratory. Laser or inkjet prints of digital images, while acceptable for inclusion in the report, are not an acceptable medium for archives. The drawn and written record will be on an appropriately archivable medium.

3.3.5 Human remains must initially be left in-situ, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.

3.3.6 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, must be dealt with according to the Treasure Act 1996 Code of Practice (2<sup>nd</sup> 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. MONITORING**

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and give two weeks notice, unless a shorter period is agreed with the HES, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

4.2 The HES shall inspect the site and monitor the fieldwork being undertaken by the archaeological contractor. This monitoring will include examination of excavated areas as well as the primary site record (context sheets, drawings, sample record sheets etc). No areas subject to archaeological work will be regarded as completed and available for construction without such monitoring and upon confirmation from the HES that the agreed works in those areas have been satisfactorily completed. The WSI will set out the monitoring stages and the archaeological contractor will give the HES adequate notice of such stages during the course of the archaeological fieldwork.

4.3 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.4 below.

#### **5. REPORTING**

5.1 A report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include plans and reports of all documentary and other research, and of the trenches, features, deposits and artefacts together with their interpretation. The historic building record element of the report shall include a discussion of the form and function of the building (including the outbuildings) as well as a consideration of the building in the wider context. If further archaeological work is required - see section 6 below - the results of all archaeological investigation and recording will be set out in the report. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

5.2 The HES would normally expect to receive the report within three months of completion of fieldwork - dependant upon the provision of specialist reports, radiocarbon dating results etc the production of which may exceed this period. If a substantial delay is anticipated then an interim report will be produced. A copy of this brief shall be included in the report.

5.3 On completion of the report, in addition to copies required by the Client, hard copies of the report shall be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy shall be provided to the County Historic Environment Service in digital format - in a format to be agreed in advance with the HES - on the understanding that it may in future be made available to researchers via a web-based version of the Historic Environment Record.

5.4 A copy of the report will also be submitted to the North Devon District Council's Conservation Officer Collette Hall - address below.

5.5 The archaeological consultant shall complete an online OASIS (*Online AccesS to the Index of archaeological investigationS*) form in respect of the archaeological work. This will include a digital version of the report. **The report or short entry to the Historic Environment Record will also include the OASIS ID number.**

##### **5.6 Publication**

Should particularly significant 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. If such remains are encountered, the publication requirements – including any further analysis that may be necessary – will be confirmed with the HES. If further archaeological works are undertaken, then the results of these initial evaluative investigations will be incorporated into the publication text resulting from further works.

#### **6. FURTHER WORK**

In the light of the results of the archaeological evaluation and historic building recording it will be possible to identify what further work, (e.g. further evaluative work to clarify the site stratigraphy, area excavation, etc), if any, is needed as mitigation for the impact of the proposed development on the archaeological resource. If further archaeological work is required the scope and nature will be agreed with the HES in advance of commencement and will be detailed in a supplementary WSI.

Should the site be demonstrated to be archaeologically sterile then there would be no requirement for further archaeological works.

#### **7. PERSONNEL**

7.1 A professional archaeological consultant, to be agreed with the HES, shall carry out the programme of works. Staff must be suitably qualified and experienced for their project roles. All work should be carried out under the control of a Member of the Institute of Field Archaeologists (MIFA), or by a person of similar standing. All historic building recording work should be carried out under the control of a member of the Institute of Historic Building Conservation (IHBC), or by a person of similar standing. The Written Scheme of Investigation will contain details of key project staff and specialists who may contribute during the course of the works - excavation and post-excavation.

7.2 Health and Safety matters, including site security, are matters for the consultant. However, adherence to all relevant regulations will be required.

7.3 The work shall be carried out in accordance with *IFA Standards and Guidance for Archaeological Field Evaluations (1994)*, as amended (1999).

#### **8. DEPOSITION OF ARCHIVE AND FINDS**

8.1 The archaeological consultant shall contact the museum that will receive the site archive to obtain an accession number and agree conditions for deposition. *The accession number will be quoted in the Written Scheme of Investigation.*

8.2 Archaeological finds resulting from the investigation (which are the property of the landowner), should be deposited with the appropriate museum - in a format to be agreed with the museum, and within a timetable to be agreed with the

HES. The museum's guidelines for the deposition of archives for long-term storage should be adhered to. 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.

8.3 The artefact discard policy must be set out in the Written Scheme of Investigation.

8.4 The condition placed upon this development will not be regarded as discharged until the report has been produced and submitted to the HES and the LPA, the site archive deposited and the OASIS form submitted.

#### **9. CONTACT NAME AND ADDRESS**

Stephen Reed, Archaeological Officer, Devon County Council, Environment, Economy and Culture Directorate, Matford Offices, County Hall, Exeter EX2 4QW

Tel: 01392-383303 Fax: 01392-383011 E-mail: [stephen.reed@devon.gov.uk](mailto:stephen.reed@devon.gov.uk)

Collette Hall, Conservation Officer, North Devon District Council, Civic Centre, Barnstaple, EX31 1EA

Tel: 01271 388352 Email: [collette.hall@northdevon.gov.uk](mailto:collette.hall@northdevon.gov.uk)

11th March 2009

## Appendix 2

### WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AT BEAR STREET, BARNSTAPLE, DEVON.

**Location:** 26 Bear Street  
**Parish:** Barnstaple  
**District:** North Devon  
**County:** Devon  
**NGR:** SS5613933336  
**Planning Application no:** 35403 and 40763  
**Proposal:** Planning application 35403 - Conversion of existing buildings to form 13 units of residential accommodation (amended plans)  
**HES ref:** Arch/dc/nd/9433

#### 1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for historic building recording to be undertaken prior to the development of land at 26 Bear Street, Barnstaple. It has been drawn up by South West Archaeology (SWARCH) at the request Mr. N. Loosemore (the Client) with regard to the archaeological work required as a condition of planning consent for the above works. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).

In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of historic building recording and archaeological work being undertaken.

Condition 16 on the consent for planning application 35403 states:

*"Before the works commence on site in whole or in part a detailed survey, in the form of annotated plans and elevations at a suitable scale (1:20 and 1:50), and a photographic record shall be undertaken. This record will indicate: (a) the internal and external appearance of the buildings. (b) The means of construction. (c) The materials construction. (d) Any feature of architectural or historic interest. (e) All features from (d) that are to be retained in situ or re-utilised as part of the redevelopment works. This information shall then be indexed and cross referenced and three copies of this record submitted to the Local Planning Authority along with a summary of any documentary evidence relating to the use and history of the structures, a description of the recording methodology used and a summary of the results and conclusions drawn by the surveyor.*

*Works shall only commence once the Local Planning Authority have agreed in writing that the record is satisfactory and in accordance with the agreed details.*

*Reason: To ensure that a proper record is made of buildings of interest to the town and within the Barnstaple Conservation Area and to ensure the retention of significant features".*

Condition 8 on the consent granted for planning application 40763 states:

*"No development shall take place until the applicant had secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.*

*Reason: To ensure anything of archaeological interest is properly dealt with."*

#### 2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The site lies within the Historic Core of Barnstaple and in an area defined by two medieval roads, Bear Street to the south and Vicarage Street to the north. Bear Street was recorded in 1312 and 1394 as '*Barstret*' and leases of 1312 and 1460 show it to have been occupied by houses in medieval period. Bear Street was the main road route into Barnstaple. The first documentary reference to Vicarage Street, formerly Vicarage Lane or Frogmore Street, is in 1570, while the siting of the vicarage, at the west end of the street and near the priory gate, suggests a thoroughfare existed here in the medieval period. It is possible that groundworks associated with this development may expose archaeological deposits associated with the medieval settlement in this area.

#### 3.0 AIMS

3.1 To compile a full graphic and written description of the exterior and interior of the building as it currently stands. The drawn record will include historic fabric or elements of the building that are to be affected by the conversion, and other relevant detail.

3.2 Analyse and report on the results of the project as appropriate.

#### 4.0 METHOD

4.1 Historic building recording:

An archaeological record of listed building and the out-buildings to the rear of 26 Bear Street will be undertaken prior to the start of development works on site with the aim of a greater understanding of the building and the identification and recording of any historic features. The work shall be carried out in accordance with *IFA Standards and Guidance for the archaeological investigation and recording of standing buildings or structures (1996)*, as amended (2001 & 2008). The recording will be based on English Heritage Level 3 (*Understanding Historic Buildings: A guide to good recording practice*) guidelines and consist of:

- 4.1.1 A written description and analysis of the form and function of the building including evidence for different periods of build;
- 4.1.2 A digital photographic record of the building will be undertaken;
- 4.1.3 A drawn record consisting of plans and elevations at a suitable scale (1.20/1.50 as appropriate);
- 4.1.4 A record will be made of the internal and external appearance of the buildings, the means of construction, the material construction, any feature of architectural or historic interest and all features of interest that are to be retained in situ or re-utilised as part of the redevelopment works as per 1.1 condition 16 above.
- 4.1.5 Should significant building elements be exposed which merit further archaeological work; this will be undertaken in consultation with, and to a specification agreed with DCHES. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (i.e. dendrochronological analysis) can be called upon and undertake assessment and analysis.
- 4.2 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.
- 4.3 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.
  - 4.3.1 Appropriate PPE will be employed at all times.
  - 4.3.2 The site archaeologist will undertake any site safety induction course provided by the Client.
- 4.4 SWARCH will agree monitoring arrangements with DCHES who will be informed of the start of the fieldwork, will monitor the project throughout, and will inspect the works in progress and at the conclusion of each stage of work, as well as examining both the site and primary records before the fieldwork phase can be signed off.

## **5.0 ARCHIVE AND REPORT**

- 5.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the project. This will include relevant correspondence together with field note and drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Museum of Barnstaple and North Devon under accession number NDDMS 2009.34. The museums guidelines for the deposition of archives for long-term storage will be adhered to.
- 5.2 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing. A draft report will be submitted to the HES for comment prior to its formal submission to the Local Planning Authority. Copies of the report will also be provided to North Devon District Council's Conservation Officer and the DCHES as well as the Client.
- 5.3 The report will include the following elements:
  - 5.3.1 A report number and the OASIS record number;
  - 5.3.2 A copy of the DCHES brief and this WSI;
  - 5.3.3 A location plan and overall site plan including the location of the building;
  - 5.3.4 The desk based assessment aspect will include the reproduction of relevant historic maps/plans etc and historic or current photographs where appropriate, and give an assessment of the context and development of the site;
  - 5.3.5 A description of the building including features of historical significance within the building;
  - 5.3.6 Plans and elevations of the building at a suitable scale (1.20/1.50 as appropriate);
  - 5.3.7 An assessment of significant historical and/or architectural features, environmental and scientific samples together with recommendations for further analysis;
  - 5.3.8 Any specialist reports commissioned;
- 5.4 DCHES 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. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.
- 5.5 Should particularly significant historic fabric, architectural features, below-ground remains, finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements –including any further analysis that may be necessary – will be confirmed with the HES.
- 5.6 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 OASIS record number southwest 1-58657.

## **6.0 PERSONNEL**

The project will be managed by Colin Humphreys; the building survey will be undertaken by Colin Humphreys, desk-based work undertaken by Terry Green. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove  
South West Archaeology  
The Old Dairy, Hacche Lane Business Park, Pathfield Business Park, South Molton, Devon EX36 3LH Telephone:  
01769 573555 email:deblt@swarch.net

#### **Appendix 1 – List of specialists**

##### **Building recording**

Robert Waterhouse, 13 Mill Meadow, Ashburton TQ13 7RN, Tel: 01364 652963  
Richard Parker, Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN, Tel: 01392 665521,  
exeter.arch@exeter.gov.uk

##### **Conservation**

Richard and Helena Jaeschke, 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD, Tel: 01271 830891

##### **Curatorial**

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

Thomas Cadbury, Curator of Antiquities, Royal Albert Memorial Museum Bradninch Offices, Bradninch Place, Gandy  
Street, Exeter EX4 3LS, Tel: 01392 665356, Fax: 01392 421252

Fiona Pitt, Plymouth City Museum, Drake Circus, Plymouth, PL4 8AJ, Tel: 01752 204766

##### **Geophysical Survey**

Ross Dean, South West Archaeology Limited.

GSB Prospection Ltd. Cowburn Farm, Market Street, Thornton, Bradford, West Yorkshire, BD13 3HW Tel: 01274  
835016, gsb@gsbprospection.com

##### **Human Bones**

Louise Lou, Head of Heritage Burial Services, Oxford Archaeology, Janus House, Osney Mead, Oxford, OX2 OES, Tel:  
01865 263 800

##### **Lithics**

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

##### **Metallurgy**

Sarah Paynter, Centre for Archaeology, Fort Cumberland, Fort Cumberland Road, Eastney, Portsmouth PO4 9LD, Tel:  
02392 856700, sarah.paynter@english-heritage.org.

##### **Palaeoenvironmental/Organic**

Vanessa Straker English Heritage SW, 29 Queen Square, Bristol BS1 4ND, Tel: 0117 9287961,  
vanessa.straker@english-heritage.org.uk

Dana Challinor (wood identification) Lavender Cottage, Little Lane, Aynho, Oxfordshire OX17 3BJ Tel. 01869 810150,  
dana.challinor@tiscali.co.uk

Julie Jones (plant macro-fossils) juliedjones@blueyonder.co.uk

Heather Tinsley (pollen analysis) heathertinsley@aol.com

Ralph Fyffe (pollen analysis) University of Plymouth

##### **Pottery**

John Allen, Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN, Tel: 01392 665918

Henrietta Quinnell, 9 Thornton Hill, Exeter EX4 4NN, Tel: 01392 433214

##### **Timber Conservation**

Liz Goodman, Specialist Services Conservation, Museum of London, 150 London Wall, London EC2Y 5HN  
Tel: 0207 8145646, lgoodman@museumoflondon.org.uk



## Appendix 3

### WRITTEN SCHEME OF INVESTIGATION FOR ARCHAEOLOGICAL EVALUATION AT 26 BEAR STREET, BARNSTAPLE, DEVON.

**Location:** 26 Bear Street  
**Parish:** Barnstaple  
**District:** North Devon  
**County:** Devon  
**NGR:** SS 56139 33336  
**Planning Application no:** 40763  
**Proposal:** Planning application 40763 – erection of 11 apartments together with associated works (amended description and plans)  
**DCHES ref:** Arch/dc/nd/9433

#### 1.0 INTRODUCTION

- 1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for historic building recording and archaeological evaluation to be undertaken prior to the development of land at 26 Bear Street, Barnstaple. It has been drawn up by South West Archaeology (SWARCH) at the request Mr. N. Loosemore (the Client) with regard to the archaeological work required as a condition of planning consent for the above works. The WSI and the schedule of work it proposes conforms to a brief as supplied by the Devon County Historic Environment Service (DCHES).  
In accordance with PPG15 (1994) Planning and the Historic Environment, PPG16 (1990) Archaeology and Planning Policy and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of historic building recording and archaeological work being undertaken. Condition 8 on the consent granted for planning application 40763 states:  
*“No development shall take place until the applicant had secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.*  
Reason: *To ensure anything of archaeological interest is properly dealt with.”*

#### 2.0 ARCHAEOLOGICAL BACKGROUND

- 2.1 The site lies within the Historic Core of Barnstaple and in an area defined by two medieval roads, Bear Street to the south and Vicarage Street to the north. Bear Street was recorded in 1312 and 1394 as ‘*Barstret*’ and leases of 1312 and 1460 show it to have been occupied by houses in medieval period. Bear Street was the main road route into Barnstaple. The first documentary reference to Vicarage Street, formerly Vicarage Lane or Frogmore Street, is in 1570, while the siting of the vicarage, at the west end of the street and near the priory gate, suggests a thoroughfare existed here in the medieval period. It is possible that groundworks associated with this development may expose archaeological deposits associated with the medieval settlement in this area.

#### 3.0 AIMS

- 3.1 To investigate and establish the historical and archaeological context of the development area to inform the positioning of evaluation trenches.  
3.2 To evaluate the survival of below-ground archaeological deposits across the proposed development area to inform as to the requirement for any further investigations in mitigation for the impact of the proposed development upon the archaeological resource.  
3.3 To undertake further archaeological investigations as appropriate based on the results of the evaluation.  
3.4 Analyse and report on the results of the project as appropriate.

#### 4.0 METHOD

- 4.1 The desk-based assessment:  
The programme of work shall consist of desk-based work to place the development area into its historic and archaeological context. This work will consist of map regression based on the Ordnance Survey maps and the Tithe Map(s) and Apportionments. An examination will also be made of records and aerial photographs held by the HER and the examination of other *known* relevant cartographic, documentary and photographic sources held by the Devon Record Office, North Devon Record Office, West Country Studies Library and the County Historic Environment Service. The reporting requirements for the desk-based work will be confirmed in consultation with the HES.  
The results of the assessment will be discussed with the DCHES and based on this consultation may determine the positioning of the evaluative excavations.  
4.3 Evaluation excavations:  
A series of trenches will be excavated across the proposed development area. The locations of these excavations will be determined in consideration of the results of the desk-based assessment, the below ground impact of the proposed development and the site topography.  
Details of the strategy for positioning the trenches will be agreed with the DCHES.

- 4.3.1 The archaeological work will be carried out in accordance with the *Institute of Field Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.
- 4.3.2 The evaluation trenches will be excavated by a 360° tracked machine - fitted with a toothless grading bucket under the direct 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.
- 4.3.3 Spoil will be examined for the recovery of artefacts.
- 4.3.4 Once the level of the archaeology has been reached all archaeological material will be excavated by hand down to the depth of the archaeology, although this need not require excavation to natural deposits if it is clear that complex and deep stratigraphy will be encountered.
- 4.3.5 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IFA guidelines.
- 4.3.6 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 excavated to sample 20% of their length - with investigative excavations distributed along the exposed length of any such feature.
- Whether any further excavation is required will be confirmed with DCHES. Should the above excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined, full excavation of such features/deposits may be required.
- 4.3.7 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.
- 4.3.8 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.3.9 Human remains must be left *in-situ*, covered and protected. Removal can only take place under appropriate Ministry of Justice and environmental health regulations. Such removal must be in compliance with the relevant primary legislation.
- 4.3.10 Should gold or silver artefacts be exposed, these will be removed to a safe place and reported to the local coroner according to the procedures relating to the Treasure Act 1996. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.
- 4.4 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.
- 4.5 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.
- 4.5.1 Appropriate PPE will be employed at all times.
  - 4.5.2 The site archaeologist will undertake any site safety induction course provided by the Client.
  - 4.5.3 If the depth of trenching exceeds 1.2 metres the trench sides will need to be shored or stepped to enable the archaeologist to examine and if appropriate record the section of the trench. The provision of such measures will be the responsibility of the client.
- 4.6 SWARCH will agree monitoring arrangements with DCHES who will be informed of the start of the fieldwork, will monitor the project throughout, and will inspect the works in progress and at the conclusion of each stage of work, as well as examining both the site and primary records before the fieldwork phase can be signed off.
- 5.0 ARCHAEOLOGICAL RECORDING**
- 5.1 This will be based on IFA guidelines and those advised by DCHES and will consist of:
- 5.1.1 Standardised single context recording sheets, survey drawings in plan, section and profile at 1:10, 1:20, 1:50 and 1:100 as appropriate and digital photography.
  - 5.1.2 Survey and location of features.
  - 5.1.3 Labelling and bagging of finds on site, post-1800 unstratified pottery may be discarded on site after a representative sample has been retained.
- Any variation of the above shall be agreed in consultation with the DCHES.
- 5.2 Should suitable deposits be exposed (e.g. palaeoenvironmental) then scientific assessment/ analysis/dating techniques will be applied to further understand their nature/date and to establish appropriate sampling procedures. The project will be organised so that specialist consultants who might be required to conserve or report on other aspects of the investigations can be called upon.
- 6.0 FURTHER WORK**
- 6.1 The evaluation excavation represents the first stage of the archaeological investigation of the site and further archaeological intervention may be required if deposits or features are exposed that are considered by DCHES to be archaeologically important. South West Archaeology will submit a Statement of Impact to DCHES based on the results of the evaluation, stating the archaeological potential and impact of the development on the site, which will inform this decision.
- 6.2 If no archaeological deposits are exposed by the evaluation it may be decided by DCHES that no further archaeological works will be required.

6.3 The need for further archaeological work and the means of investigation (monitoring and recording, trenching or open area excavation) will be determined in consultation with the archaeological contractor, DCHES and the Client once the result of the evaluation is known. Subsequent work will be carried out in accordance with the above specification (4.0 and 5.0).

6.4 The development shall not proceed until the requirement for further archaeological intervention has been established by the DCHES.

## **7.0 ARCHIVE AND REPORT**

7.1 An ordered and integrated site archive will be prepared in accordance with *The Management of Archaeological Projects* (English Heritage, 1991 2nd edition) upon completion of the entire project. This will include relevant correspondence together with context sheets, field drawings, and environmental, artefactual and photographic records. The archive and finds will be deposited with the Museum of Barnstaple and North Devon under accession number NDDMS 2009.34. The museum's guidelines for the deposition of archives for long-term storage will be adhered to.

7.2 Archaeological finds resulting from the investigation (which are the property of the landowner), will also be deposited with the above museum (under the accession number above) in a format to be agreed with the museum, and within a timetable to be agreed with the HES. The museum's guidelines for the deposition of archives for long-term storage will be adhered to and any sampling procedures will be carried out prior to deposition and in consultation with the museum. 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.

7.3 An illustrated summary report will be produced as soon as possible following completion of fieldwork, specialist reports allowing. A draft report will be submitted to the HES for comment prior to its formal submission to the Local Planning Authority. Copies of the report will also be provided to North Devon District Council's Conservation Officer and the DCHES as well as the Client. If few or no archaeological deposits are exposed then, with advance agreement with the DCHES, the submission of a short HER entry will be acceptable.

7.4 If a report is produced, this will include the following elements:

6.4.1 A report number and the OASIS record number;

6.4.2 A copy of the DCHES brief and this WSI;

6.4.3 A location plan and overall site plan including the location of the building;

6.4.4 The desk based assessment aspect will include the reproduction of relevant historic maps /plans etc and historic or current photographs where appropriate, and give an assessment of the context and development of the site;

6.4.5 A description of the building including features of historical significance within the building;

6.4.6 The evaluation aspects will include plans and sections of significant features or deposits at a relevant scale;

6.4.7 A description of any remains and deposits identified including an interpretation of their character and significance;

6.4.8 An assessment of significant artefacts, historical and/or architectural features, environmental and scientific samples together with recommendations for further analysis;

6.4.9 Any specialist reports commissioned;

6.4.10 Discussion of the archaeological deposits encountered and their context.

7.5 DCHES 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. The report will be supplied to the HES on the understanding that one of these copies will be deposited for public reference in the HER. In addition to the hard copies of the report, one copy will be provided to the HES in digital format, in a format to be agreed in advance with the HES, on the understanding that it may in future be made available to researchers via a web-based version of the HER.

7.6 Should particularly significant features, below-ground remains or finds be encountered, then these, because of their importance, are likely to merit wider publication in line with government planning guidance. If such remains are encountered, the publication requirements –including any further analysis that may be necessary – will be confirmed with the HES.

7.7 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 OASIS record number southwes1-56828.

## **8.0 PERSONNEL**

The project will be managed by Colin Humphreys; the building survey will be undertaken by Colin Humphreys, desk-based work undertaken by Terry Green, the excavation work will be undertaken by SWARCH personnel directed by Brynmor Morris. Relevant staff of the DCHES will be consulted as appropriate. Where necessary appropriate specialist advice will be sought, (see list of consultant specialists in Appendix 1 below).

Deb Laing-Trengove

South West Archaeology Ltd

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

Telephone: 01769 573555 email: deb@swarch.net

**List of specialists** – see Appendix 2 above

## Appendix 4

### Extracts from the Devon County Historic Environment Record (HER)

#### **HER38924**

Class: DOMESTIC

Type: HOUSE

NGR: SS56143333

Historic Parish: BARNSTAPLE

OS Map: SS53SE

Civil Parish: Barnstaple

Broad Period: Modern

Listed Building Grade II:

Period: Modern, XIX

#### Description

Nos 26 and 27 Bear Street, Barnstaple. Shop, house and business premises, originally built as seed and wool stores for W. and J. Hutchings. Late C19. Cream-coloured brick with stone dressings. Slated roofs with crested red ridge-tiles and a finial. Chimney of matching brick on each side-wall of front range, both with decorated pots. Plan consists of house at the front with cart-entrance in centre of ground storey, leading to long narrow courtyard at the back with warehouses and offices on all 3 sides. Shop has been inserted on right-hand side of frontage. 2 storeys 3 bay front with brick pilasters flanking and separating the bays. Left-hand bay, with dormer gable at the top, has 2-light window with curved stone lintel in each of ground and second storeys, the lights separated by a stone column with carved capital. Narrower middle bay has cart-entrance with segmental brick arch and keystone carved with a ram's head; double plank doors with open panels of wrought-iron scrollwork at the top. Window with segmental brick arch and keystone in upper storey. Right-hand bay has doorway with segmental brick arch and keystone to left; C20 shop window to right. In upper storey 3 windows with segmental brick arches and keystones. Above the middle and right-hand bays a stone cornice and brick parapet, the former supported by brackets reminiscent of machicolations. The courtyard buildings are similar in character and apparently in their original state. At the far end of the left-hand side is a building with large, sliding wooden doors in ground storey and an upper storey fronted with wooden louvers. Interior not inspected. The building is a remarkably complete example of combined dwelling and commercial premises in late C19 (Department Environment)

#### **HER 43957:**

Class: TRANSPORT

Type: ROAD

NGR: SS56083332

Historic Parish: BARNSTAPLE

OS Map: SS53SE

Civil Parish: Barnstaple

Broad Period: Medieval

Period: Medieval, XIV, XV

Bear street. Documented as barstret in 1312 and 1394. 1312 and 1460. Leases show it to have been occupied by houses in medieval period. It was the main land route into Barnstaple (Griffiths). (Griffiths, D. M: An Archaeological Assessment of the Proposed Route of the Barnstaple Urban Relief Road stages ii and iii/ (1984).

#### **HER46531**

Type: POT

NGR: SS56143330

Historic Parish: BARNSTAPLE

OS Map: SS53SE

Civil Parish: Barnstaple

Period: Post Medieval, XVII

#### Summary

Excavation by NDDC to rear of 30 Bear Street in 1986 recovered a Peter Tachell stamped bowl of c.1620. Another form indicates a slightly later C17 date. (North Devon District Council Rescue Archaeology Unit 1986)

## Appendix 5

### Text of English Heritage Listing Document

IoE Number: 485451  
Location: 26 AND 27 BEAR STREET (north side)  
BARNSTAPLE, NORTH DEVON, DEVON  
Date listed: 31 August 1988  
Date of last amendment: 31 August 1988

#### Grade II

BARNSTAPLE SS5633 BEAR STREET 684-1/3/14 (North side) 31/08/88 Nos.26 AND 27 GV II Shop, house and business premises, originally built as seed and wool stores for W & J Hutchings. Late C19. Cream-coloured brick with stone dressings. Slated roofs with crested red ridge-tiles and a finial. Chimney of matching brick on each side wall on front range, both with decorated pots. Plan consists of house at the front with cart entrance in centre of ground storey, leading to long narrow courtyard at the back with warehouses and offices on all 3 sides. Shop has been inserted on right-hand side of frontage. 2 storeys with garret. 3-bay front with brick pilasters flanking and separating the bays. Left-hand bay, with dormer gable at the top, has 2-light window with curved stone lintel in each of ground and 2nd storeys, the lights separated by a stone column with carved capital. Narrower middle bay has cart entrance with segmental brick arch and keystone carved with a ram's head; double plank doors with open panels of wrought-iron scrollwork at the top. Window with segmental brick arch and keystone in upper storey. Right-hand bay has doorway with segmental brick arch and keystone to left; C20 shop window to right. In upper storey 3 windows with segmental brick arches and keystones. Above the middle and right-hand bays a stone cornice and brick parapet, the former supported by brackets reminiscent of machicolations. The courtyard buildings are similar in character and apparently in their original state. At the far end of the left-hand side is a building with large, sliding wooden doors in ground storey and an upper storey fronted with wooden louvers. The building is a remarkably complete example of combined dwelling and commercial premises in late C19. (Harper's Albums: 17).

## Appendix 6

### List of Contexts

<i>Context Number</i>	<i>Description</i>
	<b>See Sections #5-#7</b>
(100)	Tarmac.
(101)	Coarse angular rubble makeup for (100).
(102)	Compact dirty mixed yellowish-brown clayey silt, up to 0.1m thick. Probable floor surface.
(103)	Firm greyish-brown clayey silt. Common charcoal fragments, sub-angular stone <50mm, occasional small fragments of lime mortar. Medieval pottery. Same as (126).
(104)	Firm greyish-brown clayey silt. Occasional charcoal fragments, sub-angular stone <100mm. Medieval pottery. Same as (127).
[105]	?pit 2.6m long by 0.4m deep, near-vertical sides with flat base.
(106)	Fill of [105]. Loose mixed rubble including stone, brick, mortar and smithing slag.
[107]	Foundation cut for standing C19th structure.
(108)	Fill of [107]. Loose mixed rubble, brick, mortar and slate, in clear lenses.
{109}	Standing C19th structure. Coursed stone rubble construction with brick quoins.
(110)	Dirty mixed layer up to 0.2m thick, comprised of angular stone, mortar and brick rubble.
[111]	?pit observed in section. 1.3m wide by 0.4m deep. Vertical sides with flat base.
(112)	Fill of [111]. Loose mixed rubble, brick, mortar and slate.
[113]	?pit observed in section. 1m wide by 0.3m deep. Cut by both [111] and [115]. Flat base.
(114)	Fill of [113]. Dark greyish-brown clayey silt. Frequent charcoal fragments, charcoal lens.
[115]	?pit observed in section. 1.6m wide by 0.45m deep. Gentle, 'U'-shaped profile.
(116)	Fill of [115]. Soft mid-brown clayey silt. Occasional charcoal flecks, oyster shell, small stones.
(117)	Clean yellowish-grey clayey silt grading to natural (118).
(118)	Natural subsoil. Firm mottled yellow silty-clay. Occasional sub-rounded stones.
	<b>See Section #8</b>
{119}	Cut & fill of C19th-C20th services.
{120}	Cut & fill of C19th-C20th services.
(121)	Concrete floor.
(122)	Coarse angular rubble makeup for (121). Some tar staining.
(123)	Large cobbles set in loose reddish-yellow mortar. Sub-angular to rounded cobbles, laid east-west, up to 0.25m long by 0.1m wide, 0.15m thick.
(124)	Thin layer (<0.1m) of black, coal-rich silt.
(125)	Dirty compact greyish-brown clayey silt, 0.1m thick.
(126)	Firm greyish-brown clayey silt, 0.18-0.38m thick. Frequent charcoal fragments, occasional oyster shell. Common sub-angular stone up to 80mm. Medieval pottery. Same as (103).
(127)	Firm greyish-brown clayey silt, 0.15-0.3m thick. Cleaner than (126) with a higher fraction of clay. Infrequent stones up to 50mm. Medieval pottery. Same as (104).
[128]	?pit observed in section. 0.6m wide by 0.5m deep. 'U'-shaped profile.
(129)	Fill of [128]. Firm greyish-brown clayey silt, differs from (126)/(127) only in that it contains redeposited natural (118).
[130]	?pit observed in section. 0.6m wide by 0.35m deep. Gentle, concave profile.
(131)	Fill of [130]. Soft moist light greyish-brown silty clay. Occasional small stones, oyster shell. Medieval pottery.

# Appendix 7

## Finds Concordance

Context	Clay Pipes	Shell	Animal Bone	Cu Objects	Glass	Pottery	Date
	stems stem/heel bowl fragments complete bowls weight kg notes	fragments weight kg notes	fragments weight kg	fragments weight kg notes	fragments weight kg notes	sherds weight kg notes	
Unstrat.	1 0.001				1 0.387 onion bottle base	19 0.600 North Devon sgraffito dish c.1670, blue transfer print, Staffs/Brist. yellow slipware	n/a
TR1	2 0.006			3 0.075 door knob, cosmetics lid	3 0.107 1 marble	50 1.376 Post-med, blue transfer print, sponge-decorated	C19th
TR2					1 0.109 onion bottle base	10 0.410 Post-med, blue transfer print	late C18th
TR3					1 0.045 bottle	8 0.473 S.Somerset sgraffito bowl; blue transfer print	C19th
(103)						2 0.004 Post-medieval	C14th-15th
(104)						14 0.075 North Devon C14-C15th?	C14th-15th
(108)						2 0.071 Post-medieval, ind. Slipware	C19th
(116)	1 0.001 early C-18th					5 0.043 Medieval	early C18th
(126/127)		1 0.005 limpet	1 0.076			45 0.385 North Devon C14-15th?	C14th-15th
(131)						4 0.060 North Devon C17-C18th	C15th-16th
<b>TOTALS</b>	<b>4 0 1 0 0.008</b>	<b>1 0.005</b>	<b>1 0.076</b>	<b>3 0.075</b>	<b>5 0.189</b>	<b>159 3.497</b>	<b>-</b>

## Appendix 8

### Pottery by Graham Langman

#### INTRODUCTION

The material from evaluation trenches at 26 Bear Street, Barnstaple consists of 159 sherds weighing 3.497kg that are medieval or post-medieval in character. These derive from seven contexts with the addition of unstratified and topsoil finds. A brief examination was carried out to determine the significance of the assemblage. The pottery from each context was quantified using sherd and minimum number of vessel counts per fabric and a total weight per context was recorded. Where recognisable vessel forms were briefly noted and spot dates provided. A summary table giving sherd and minimum number of vessel counts per fabric has been produced and will reside with the site archive. The results of this assessment are discussed below.

context	spot date	sherds	vessels	weight (g)
(103)	1500 to early 19 <sup>th</sup> century	2	1	4
(104)	14 <sup>th</sup> /15 <sup>th</sup> century	14	6	75
(108)	19 <sup>th</sup> century	2	2	71
(116)	late 18 <sup>th</sup> /19 <sup>th</sup> century	5	4	43
(126) & (127)	early 16 <sup>th</sup> century	45	13	385
(131)	post-medieval (?16 <sup>th</sup> century)	4	3	60
unstrat. & topsoil	date range: 13 <sup>th</sup> to 20 <sup>th</sup> century	87	70	2859
TOTAL		159	99	3497

Table 1: context spot dating and quantification (all weights given are in grams)

The pottery from this site is of some archaeological interest with fabrics represented ranging from the 13<sup>th</sup> to the 20<sup>th</sup> centuries in date. The dates and quantities per context are summarised in table 1 (above).

The stratified material, some 72 sherds weighing 638 grams and accounting for 29+ vessels, is for the most part late medieval or early post-medieval in date. Although very modest in number, it is worth bearing in mind that these sherds were picked from cleaned sections and suggest more substantial quantities lie undisturbed in unexcavated layers across the site. The medieval assemblage is entirely made up of North Devon medieval coarsewares, 48 sherds from 13+ plus vessels, from contexts (104), (116), (126/127) and (131). There are at least six cooking pots, including rims and body sherds some with external applied clay thumbled strips and others with external sooting, the latter clearly demonstrating evidence of usage. These cooking pots are broadly early 13<sup>th</sup> to late 15<sup>th</sup> century in date but the presence of two green-glazed wheel-thrown jugs is indicative of a 14<sup>th</sup>/15<sup>th</sup> century date. Worthy of note amongst the stratified finds is the presence of a distinctive late 15<sup>th</sup>/early 16<sup>th</sup> century North Devon calcareous coarseware fabric from contexts (126/127) and (131). In total there are only 11 sherds from seven vessels but this ware is rarely seen amongst archaeological collections and its presence here is of some significance. Three bowls, one cup and two jug forms have been identified, indicating an early 16<sup>th</sup> century date for the features from which they derive. Little is known about this fabric and its importance here should not be understated. The changeover from North Devon medieval pottery wares to post-medieval fabrics and forms has hitherto received little attention due to the lack of material available to study.

The stratified post-medieval pottery has two late 18<sup>th</sup>/19<sup>th</sup> century English industrial wares from contexts (108) and (116) but mainly consists (11 sherds) of North Devon coarsewares in a gravel-free or gravel-tempered fabric. These are broadly 16<sup>th</sup> to early 19<sup>th</sup> century in date with a bowl and two jug forms noted. There is however three fragments from two vessels, in a gravel-tempered fabric, that appears to be kiln furniture from contexts (126/127). None of the sherds examined so far show any of the typical signs of being kiln waste. But the presence of kiln ceramics suggests there may be more material of this type in the vicinity which would elevate the archaeological significance of the deposits on this site.

The unstratified/topsoil finds amounting to 87 sherds with a combined weight of 2.859 kilograms span the mid 17<sup>th</sup> to 20<sup>th</sup> centuries. Given the lack of stratification, the archaeological significance of these finds is minimal other than to provide background information. Mid 17<sup>th</sup> to early 18<sup>th</sup> century North Devon sgraffito, plain slip and trailed slip decorated wares were briefly recorded; forms include one bowl, two dishes, one chamber pot and a single porringer. There are three bowls, one jar and a single kiln waster sherd amongst



the post-medieval North Devon coarsewares. 18<sup>th</sup> century ceramic types include single examples of Bristol/Staffordshire yellow-glazed slipware and Creamware. Some 40 sherds are post 1780 in date, consisting of the typical English industrial wares, stonewares and Porcelains from this period. Only two sherds are definitely earlier than a mid 17<sup>th</sup> century date, a single North Devon medieval coarseware and a late 15<sup>th</sup>/early 16<sup>th</sup> century North Devon calcareous coarseware (discussed above).

## CONCLUSION

In conclusion, the stratified material from this archaeological intervention, for the most part, is of the late medieval or early post-medieval period. There are potentially informative deposits across the site and possibly in the vicinity, which could yield a greater understanding of North Devon ceramic production during the late 15<sup>th</sup> to early 16<sup>th</sup> centuries. There are also deposits of pottery attributable to the 14<sup>th</sup>/15<sup>th</sup> centuries that are clearly domestic in nature. Whether this is from a single or multiple households cannot be determined at this time without further investigation. Given the limited quantities of this assemblage it is not worth pursuing any further detailed study of this material. But it is worth noting that should any future developments take place on this site or adjoining properties it is recommended that proper archaeological monitoring should take place in order to record and understand the material culture from this part of Barnstaple.

context	spot date	sherds	wgt.	comments
103	1500-E19C	2	4	N. Devon gravel-free-ware (scrap fragment, post 1500)
104	14C/15C	14	75	N. Devon Med cw (1200-L15C), N. Devon Med cw green-glazed jug (14C/15C)
108	19C	2	71	English industrial yellow-glazed ware (L18C/19C), N Devon calcareous cw (L15C/E16C), pantile fragment (19C)
116	L18C/E19C	5	43	English industrial white ware (L18C/19C), N Devon calcareous cw (?L15C/E16C, worn sherd), N. Devon Med cw (1200-L15C), N. Devon Med cw green-glazed jug (14C/15C). Clay pipe bowl fragment & stem fragment (1750-1820)
126 & 127	E16C	45	385	N Devon calcareous cw (L15C/E16C), N. Devon gravel-free-ware (PM), N. Devon gravel-tempered-ware (16C), N. Devon Med cw (1200-L15C)
131	PM (?E16C)	4	60	N Devon calcareous cw (E16C), N. Devon gravel-tempered-ware (PM), N. Devon Med cw (1200-L15C)
<b>Totals</b>		<b>72</b>	<b>638</b>	

Table 2: Pottery from stratified contexts.

context	date range	sherds	wgt.	comments
Trench 1 rubble	18C-20C	23	663	English industrial wares (post 1780), English Porcelain (L18C+), Creamware (1760-1820), Staffs grey salt-glazed stoneware (1710-90), N. Devon plain yellow-glazed slipware (L17C/18C), N. Devon cw (PM), pantile fragment (19C), glass (Victorian or later)
Trench 1 topsoil	M17C-20C	27	648	English industrial wares (post 1780), unclassified earthenware (post 1700), N. Devon sgraffito (M17C-E18C), N. Devon trailed slipware (L17C/E18C), N. Devon cw (PM). Clay pipe stems (17C & 18C)
Trench 2 rubble	M17C-19C	10	408	English industrial wares (post 1780), unclassified earthenware slip & sgraffito decorated (L18C+), N. Devon Sgraffito (M17C-E18C), N. Devon cw (PM). Bottle glass (M18C-E19C)
Trench 3 topsoil	L15C-19C	8	471	English industrial wares (post 1780), unclassified earthenware slip & sgraffito decorated (L18C+), N Devon calcareous cw (L15C/E16C). Bottle glass (Victorian or later)
unstrat N-S trench	1200-19C	19	669	Transfer Print (post 1780), Bristol/Staffs yellow-glazed slipware (18C), N. Devon sgraffito (1660-1720), N. Devon plain yellow-glazed slipware (L17C/18C), N. Devon cw (PM), N. Devon gravel-tempered ware waster sherd (PM), N. Devon Med cw (1200-L15C), unclassified earthenware (18C/19C). Bottle glass (1 <sup>st</sup> ½ 18C), clay pipe stem (?M17C-E18C)
<b>Totals</b>		<b>87</b>	<b>2859</b>	

Table 3: Pottery from unstratified contexts.

All weights are in grams (to the nearest 1 gram)

## Appendix 9

List of Jpegs contained on the CD in the rear of this report.

### Exterior:

1. View of the roof from the north east.
2. Building viewed from the east of Rooms 6 and 11.
3. As above.
4. As above.
5. View of lean-to against the external wall of Room 4 viewed from the north.
6. Entrance to Room 4 viewed from the east.
7. Building scar on the eastern end of the building.
8. Street frontage of 27 Bear Street.
9. As above.
10. As above.
11. Entrance to Room 1 from the south.
12. As above.
13. View towards the street frontage from the north.

### Interior ground floor:

14. The eastern elevation of Room 8 viewed from the west.
15. As above.
16. As above.
17. Room 6 viewed from the south.
18. As above.
19. As above viewed from the south-west.
20. As above.
21. As above viewed from the north.
22. View from Room 5a into Room 1 from the west.
23. The entrance to Room 5b viewed from the south.
24. As above showing eastern wall of Room 5a.
25. The build change between Rooms 5 and 8 viewed from the south.
26. Entrance to Room 5a viewed from Room 8 (the west).
27. Room 1 and the entrance to Room 2 viewed from the north.
28. As above.
29. Room 1 and the entrance to Room 3a viewed from the west.
30. As above.
31. As above.
32. The south western ends of Rooms 1 and 5a viewed from the north-east.
33. The north western end of Room 7a viewed from the south-east.
34. As above.
35. The eastern side of Room 7a and the entrance to Room 6 viewed from the west.
36. The north eastern corner of Room 7a from the south-west.
37. The northern elevation of Room 3a viewed from the south.
38. Entrance to Room 3a viewed from the east.
39. Entrance to Room 4 viewed from the south.
40. Eastern end of Room 4 viewed from the west.
41. The northern elevation of Room 4.
42. Eastern entrance to Room 4 viewed from the west.
43. As above.
44. Machinery for bucket lift in Room 5a viewed from the west.
45. As above.
46. As above from the south-west.
47. As above from the north-west.
48. The base of the steel bin and other machinery in Room 7a viewed from north-west.
49. As above.
50. As above from the south-west.
51. Machinery in Room 7a viewed from the north-west.
52. As above viewed from the south.
53. As above.
54. As above viewed from the north.

### Interior first floor:

55. Room 9 viewed from the west.
56. As above viewed from the north-west.
57. As above viewed from the south-west.

58. As above viewed from the east.
59. As above viewed from the north-east.
60. As above viewed from the south-east.
61. Room 11 viewed from the south.
62. As above viewed from the south-west.
63. As above viewed from the south-east.
64. As above viewed from the north.
65. As above viewed from the north-east.
66. As above viewed from the north west.
67. The northern elevation of Room 13 viewed from the south-east.
68. Room 13 viewed from the south-east.
69. Room 13 viewed from the north-west.
70. Machinery in Room 13 viewed from the north.
71. As above.
72. Room 13 viewed from the north.
73. As above viewed from the north-east.
74. Cupboard in southeast corner of Room 13 from the north-west.
75. As above.
76. Machinery in Room 13 viewed from the west.
77. Room 13 viewed from the south west.
78. Staircase in southwest corner of Room 12 viewed from the north-east.
79. As above from the south east.
80. Eureka Machinery in Room 12 viewed from the south-west.
81. As above from the south.
82. As above from the south-east.
83. As above from the south-west.
84. As above.
85. As above from the west.
86. As above from the south.
87. As above from the south-west.
88. Room 10 viewed from the south-west.
89. As above from the south-east.
90. As above from the north-west.
91. As above from the north-east.

**Interior second floor:**

92. Room 14 viewed from the west.
93. As above.
94. As above from the north-west.
95. As above from the south-west.
96. Room 14 and 15 viewed from the east.
97. As above.
98. As above.
99. As above from the north-east.
100. As above from the south-east.
101. Room 16 viewed from the south.
102. As above from the south-west.
103. As above.
104. As above from the south-east.
105. As above from the south.
106. As above from the north-west.
107. As above from the north.
108. As above from the south-west.
109. As above from the south.
110. As above from the south-east.
111. As above from the south-east.
112. As above from the north.
113. As above.
114. Room 17 from the south.
115. As above.
116. As above from the north
117. Machinery in Room 17 viewed from the north-east.
118. As above from the east.
119. As above.
120. Machinery in Room 15 viewed from the south.
121. As above.
122. Room 15 viewed from the west.

123. Staircase in the southwest corner of Room 15 viewed from the north-east.

**Excavation**

- 124. Southern end of Trench Four viewed from the south-west.
- 125. As above.
- 126. Pit [130] in east facing section 4b of Trench Four.
- 127. East facing section 4b of Trench Four.
- 128. The turn in Trench Four in Room 8 viewed from the south-east.
- 129. As above.
- 130. Pit [128] in the east facing section of Trench Four.
- 131. East facing section 4a of Trench Four.
- 132. As above.
- 133. The northern end of Trench Four viewed from the north.
- 134. As above viewed from the south-east.
- 135. Trench 4 in Room 1 viewed from the south-east.
- 136. Section 1 in Trench 4 viewed from the south-west.
- 137. As above.
- 138. General view of Area 1 (the former orchard) from the south-west.
- 139. Opening of Trench 1 viewed from the south-west.
- 140. South facing section of Trench 2 viewed from the south.
- 141. As above.
- 142. South facing section of Trench Three viewed from the south.
- 143. As above.
- 144. As above.
- 145. East facing section of Trench One viewed from the east.
- 146. As above.
- 147. As above.
- 148. Trench One viewed from the north.
- 149. As above.
- 150. Trench Two viewed from the west.



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

Tel: 01769 573555  
Email: [mail@swarch.net](mailto:mail@swarch.net)