THE CIDER BARN, BATSON HALL COTTAGE SALCOMBE DEVON

Results of a Desk-Based Assessment with Historic Building Recording

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The Cider Barn, Batson Hall Cottage, Salcombe, Devon

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For

Gill Kuruber *of* Robert Seymour Architects

on behalf of

Mr and Mrs Feltham

By

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Summary

South West Archaeology Ltd. undertook a desktop assessment and historic building recording at Batson Hall Cottage Cider Barn, Shadycombe Lane, Salcombe, Devon, in advance of the conversion of the structure into an office/studio/boat store. The barn forms part of the curtilage of Batson Hall, a Domesday Manor, owned in the 19th century by the Pollexfen-Bastard family of Kitley, Yealmpton. The cider barn is in a ruinous condition, having lost its roof and almost all internal wooden fixtures except the cider press. The recording work determined that the structure was probably built before the 19th century as an open-fronted linhay, but was subsequently modified during the second half of the 19th century when a cast-iron horse engine and cider press were installed. This phase of use was probably initiated by the tenant James Lakeman, who is listed in a trade directory of 1870 as a 'farmer and cider dealer'. The cider barn was already ruinous by 1974 (DoE listing).

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Acknowledgements

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The staff of the Plymouth and West Devon Record Office
The staff of the Devon Historic Environment Record

1.0 Introduction

Location: The Cider Barn, Batson Hall Cottage, Shadycombe Road
Parish: Salcombe
District: South Hams
County: Devon
NGR: SX73393961

1.1 Project Background

This report presents the results of a desk-based assessment and historic building recording carried out by South West Archaeology Ltd. (SWARCH) at The Cider Barn, Batson Hall Cottage, Shadycombe Road, Salcombe, Devon (Figure 1) in November 2010. The work was commissioned by Gill Kuruber of Robert Seymour Architects (the Agent) on behalf of Mr and Mrs Feltham (the Client) in order to fulfil a planning condition. This structure is a Grade II listed building but is ruinous. This work was undertaken in advance of its conversion into a studio/office/boat store.

1.2 Historical Background

The Cider Barn lies adjacent to the remains of the historic Batson Hall. Historically, Batson was located within the ancient parish of Malborough, now in the civil parish of Salcombe. *Badestana* (*Bada's Stone*) is first recorded in 1066 as the holding of the Anglo-Saxon thane Wulfric, held in 1086 by one Hugh from the Count of Mortain (Thorn & Thorn 1985). It is recorded as a separate tithing in 1478 (Gover *et al*. 1931, 311). Lysons (1822) records that the manor was held by the eponymous *de Boddestane* family in the 13th century. A co-heiress delivered the holding to the Davils family and, latterly, it passed to the Harris family by marriage. By 1821 it was by purchase the property of Edmund Pollexfen-Bastard Esq. M.P., of Kitley House, Yealmpton.

The farm at Batson Hall is laid out around a small courtyard, with the remains of a detached kitchen and smoking chamber. The shell of the Hall, formerly a 'mansion' (Hoskins 1978, 471), forms the walls of the garden of Batson Hall Cottage. The fireplace set in the north wall of the garden has been dated to the 14th century (Waterhouse *pers. comm*.), while the cottage appears to date from the 17th century. Local assizes are said to have been held at the site, with the remains of an associated prison or lock-up in the garden.

1.3 Archaeological Background

The small hamlet of Batson is, according to the Devon Historic Landscape Characterisation, set within gardens surrounded by modern enclosures adapting post-medieval fields. No prior archaeological investigations have taken place in the immediate area, although a number of the local buildings are listed and appear to date to the 17th-18th centuries.

1.4 Topographical and Geological Background

The site is located at a height of *c*.28m AOD, at the foot of a steep north-facing slope of Batson Creek, an inlet of the Kingsbridge Estuary. The soils of this area are the well-drained fine loamy soils of the Trusham Association (Soil Survey of England and Wales 1983), overlying the Start Schists (BGS 2001).

1.5 Methodology

The desk-based research was carried out by B. Morris and was undertaken with reference to IfA guidelines on the preparation of archaeological assessments (2008). The necessary research was conducted at the Devon Records Office, the Plymouth and West Devon Record Office, the West Country Studies Library and included a search of the Devon Historic Environment Service Records.

The building survey was undertaken by B. Morris and S. Walls with reference to IfA (2008) and English Heritage (2006) guidelines on the surveying of standing buildings.

The desk-based research and historic building survey were carried out according to a Written Schemes of Investigation drawn up in consultation with Devon County Historic Environment Service (see Appendices 1 and 2).

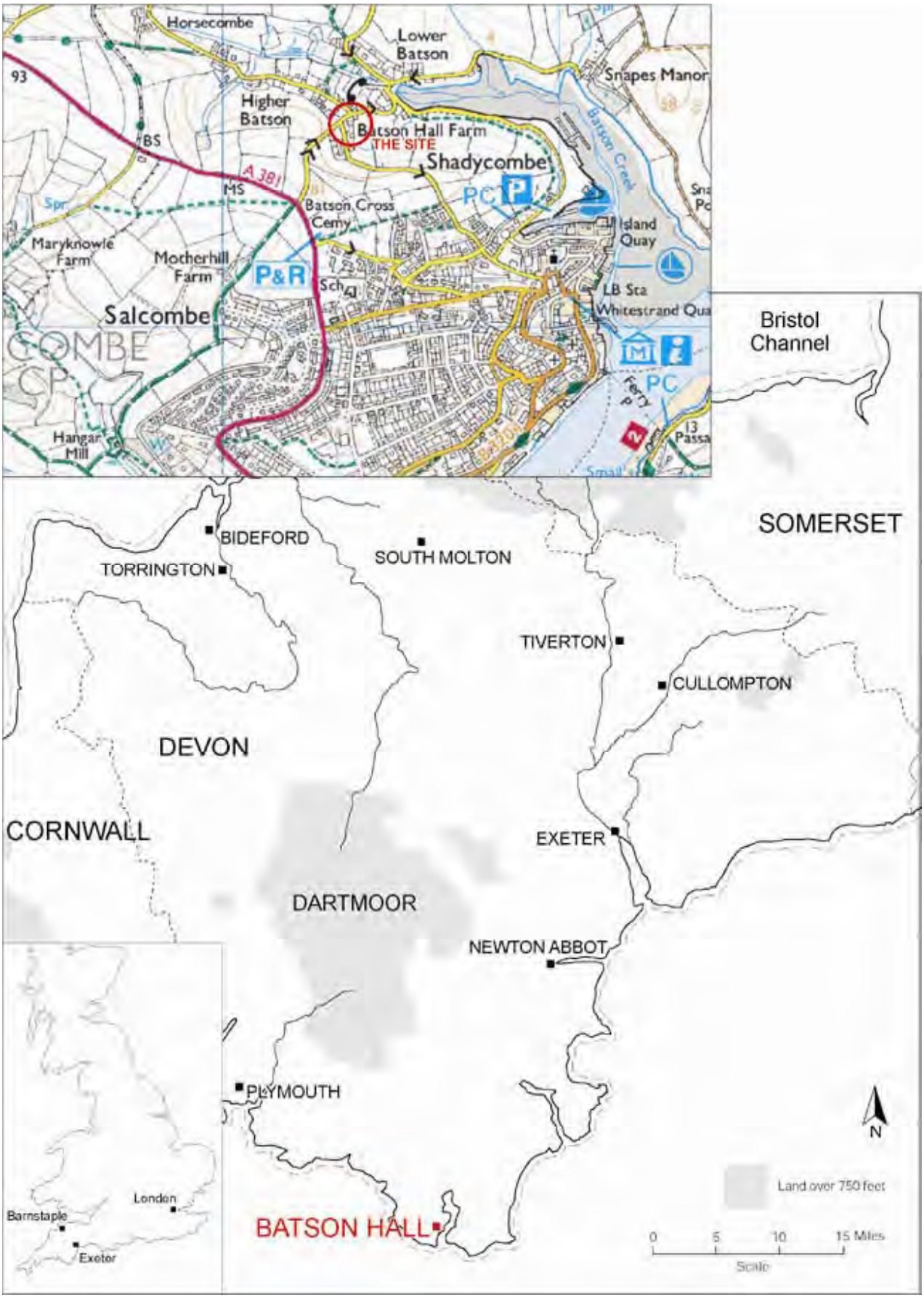

Figure 1: Regional location.

2.0 Results of the Desktop Assessment

2.1 Historical Summary

Badestane was a Domesday holding of 1½ hides, held by the Anglo-Saxon thane Wulfric in the time of King Edward, and in the possession of one Hugh (de Valletorta) from the Count of Mortain from 1086 (Thorn & Thorn 1985). By 1235, overlordship had passed to one Hugh de Ferrers – possibly by sale – but it was still held by the Earls of Cornwall in *c*.1300. Overlords aside, it was actually occupied by a family of the same name, as Peter de Boddestane is recorded as holding a single knights fee at *Baddestane* in 1236.

For the de Boddestane family, failure of the male line carried the property via co-heiresses to the families of John Daveies (or Davayll, or Daveyles, or Daviles) and Peter de la Bear (or Bere) by 1285. They held half-shares from the de Ferrers, and from the later descents it is clear that John Daveies held Batson while Peter de la Bear held what would become Salcombe (a separate ecclesiastical parish only from 1844). In 1428 William Daviles, Stephen Daviles and John Snape held the ½ fee of Batson (from Lysons 1822; Reichel 1913; Risdon 1811). The holding descended to the Harris family via the daughter and heir of John Davells, and had been purchased from them by the Pollexfen-Bastard family of Kitley House, Yealmpton, by 1810. It is clear from documents held in the Plymouth and West Devon Record Office that this family already held land in Batson (e.g. PWDRO 74/139/3, dated 1750, for 'a moiety of Batson Hall Tenement'), and the ancestral seat of the Bastard family lay at the nearby Gerston Hall, some 2km to the north on Collapit Creek (see Figure 2).

Despite its apparently noble origins, the documentary evidence indicates that, by the earlier part of the 19th century, the lands of Batson Hall Farm were much reduced in extent. By 1841, the farm covered an area of just 24 acres, with no one field larger than 4 acres in extent. Leases granted by the Pollexfen-Bastard family during the 1800s demonstrate that the land had been divided up and leased separately:

74/360/9	1825	Lease 6 years; Newhouse Tenement & orchard & barn at Batson Hall
74/139/40	1828	Lease 14 years; Southern Orchard & Batson Hall Orchard
74/502/4	1830	Lease 12 years; Parts of Batson Hall & Motherhill Tenements

The tenant at Batson Hall in 1841 was one James Lakeman of Malborough. He had been a tenant of the Pollexfen-Bastards since the 1820s (see below), and was clearly an upwardly mobile individual.

74/360/4	1826	Lease of 6 years 1. Edmund Pollexfen-Bastard of Kitley, Esq. 2. James Lakeman of Malborough, Yeoman Came's Tenement, Ridges, Holes Hill, & Crofts, Malborough

In the 1851 census James Lakeman is listed as resident at *West Batson Hall*, farming 110 acres. In 1861 there is no mention of a Batson Hall, with James Lakeman farming 30 acres from *Batson Cottage*. In 1871, James Lakeman is farming 30 acres from *Batson*. In 1881 *Batson* was occupied by John Moore and Roger Yeoman together with their families. Both men were agricultural labourers.

James Lakeman is listed in White's Directory for 1850 as resident farmer at Batson Hall, and in Morris & Co.'s Directory for 1870 he is listed as 'farmer and cider dealer'. This gives a clear context for the creation of a cider barn, with orchards (see below) being a prominent feature of the contemporary Batson landscape. Later Directories do not give Batson Hall as a place of residence, indicating it was no longer even a notable farmhouse.

2.2 Cartographic Sources

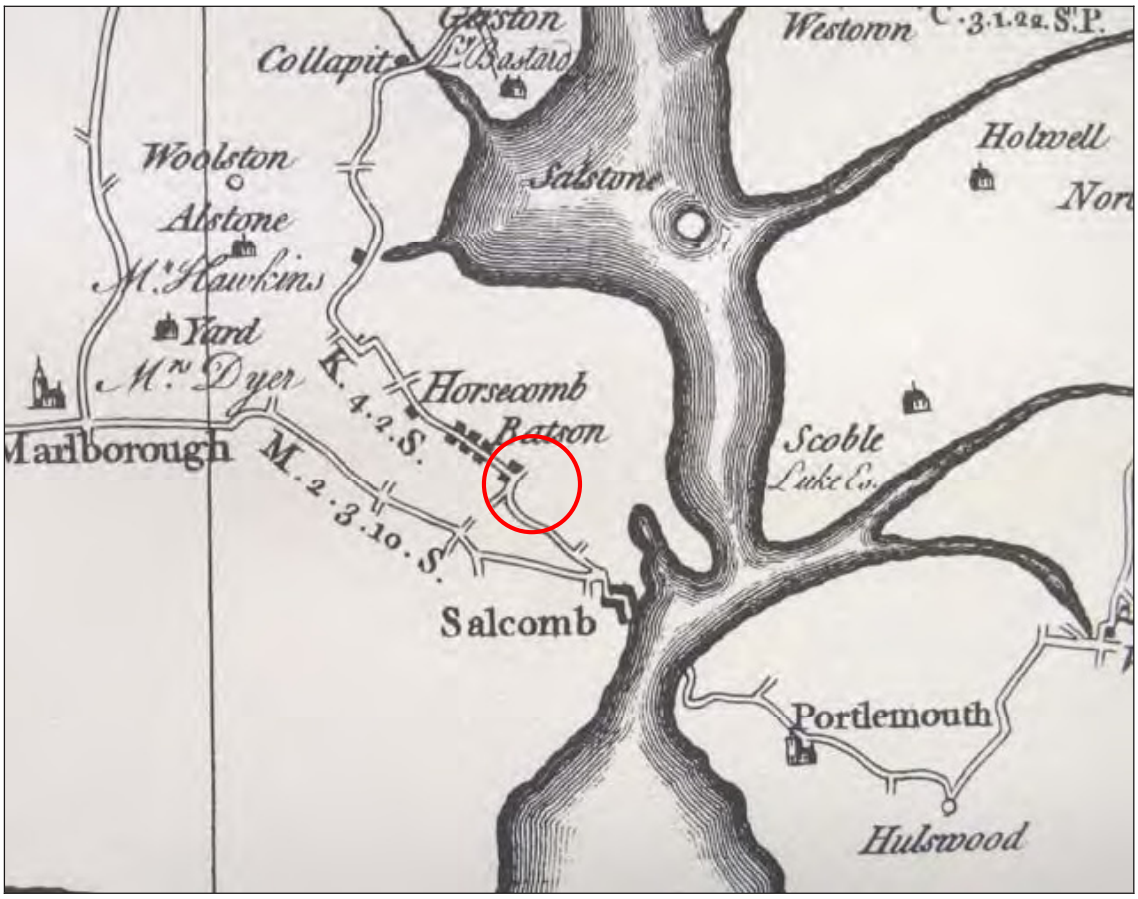

Figure 2: Donn's Map of Devon, 1765. The site is indicated (WCSL).

The Donn Map of Devon shows the location of the hamlet of Batson but little else (Figure 2).

The first detailed map of the area is a 1821 estate map of the lands of the Pollexfen-Bastard family in Malborough and adjoining parishes (Figure 3). This clearly shows the cider barn and the adjoining house and buildings, in a pattern to be repeated in all succeeding cartographic sources. In the accompanying schedule, the surrounding fields and closes are all listed and named as orchards. Field number 89 (adjoining the cider barn to the east) is listed as the *Great Orchard*.

The tithe map and apportionment of 1841 (Figure 4) shows that little change had occurred, and the surrounding fields and closes are all listed as orchards.

By 1886 (Figure 5), there appears to have been some rationalisation of field boundaries (e.g. the hedge separating fields 227 and 231 on the tithe map has disappeared). In addition, one of the buildings at Batson Hall Farm – and the structure most likely to have been the '**Manor house**' marked on the Ordnance Survey maps – has fallen out of use. The garden walls of Batson Hall Cottage contain a fireplace and several blocked openings, which clearly belonged to that structure. By 1906 (Figure 6), that building is no longer shown, but little further change is evident.

Figure 3: Extract from the 1821 estate map compiled on behalf of the Pollexfen-Bastard family. Note the extensive surrounding orchards. The cider barn is indicated (DRO).

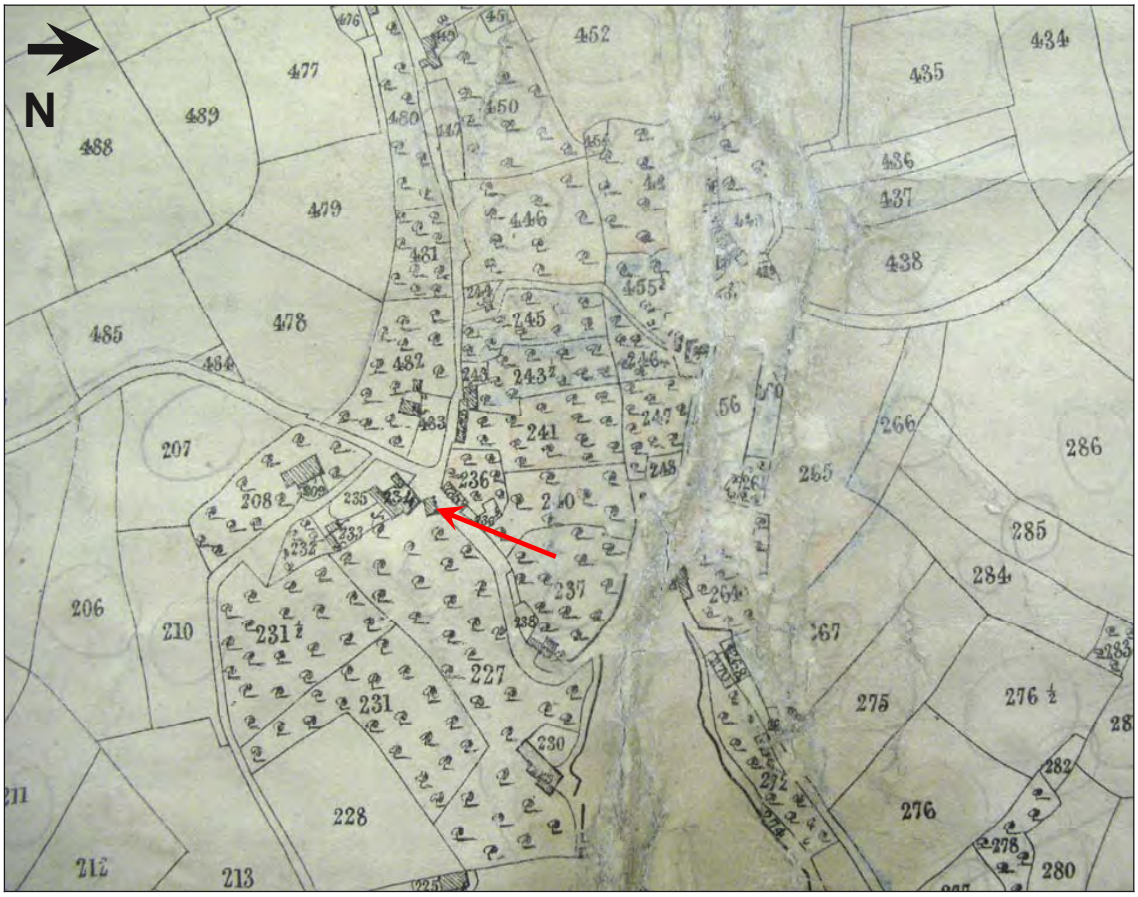

Figure 4: Extract from the 1841 tithe map for Malborough. The cider barn is indicated (DRO).

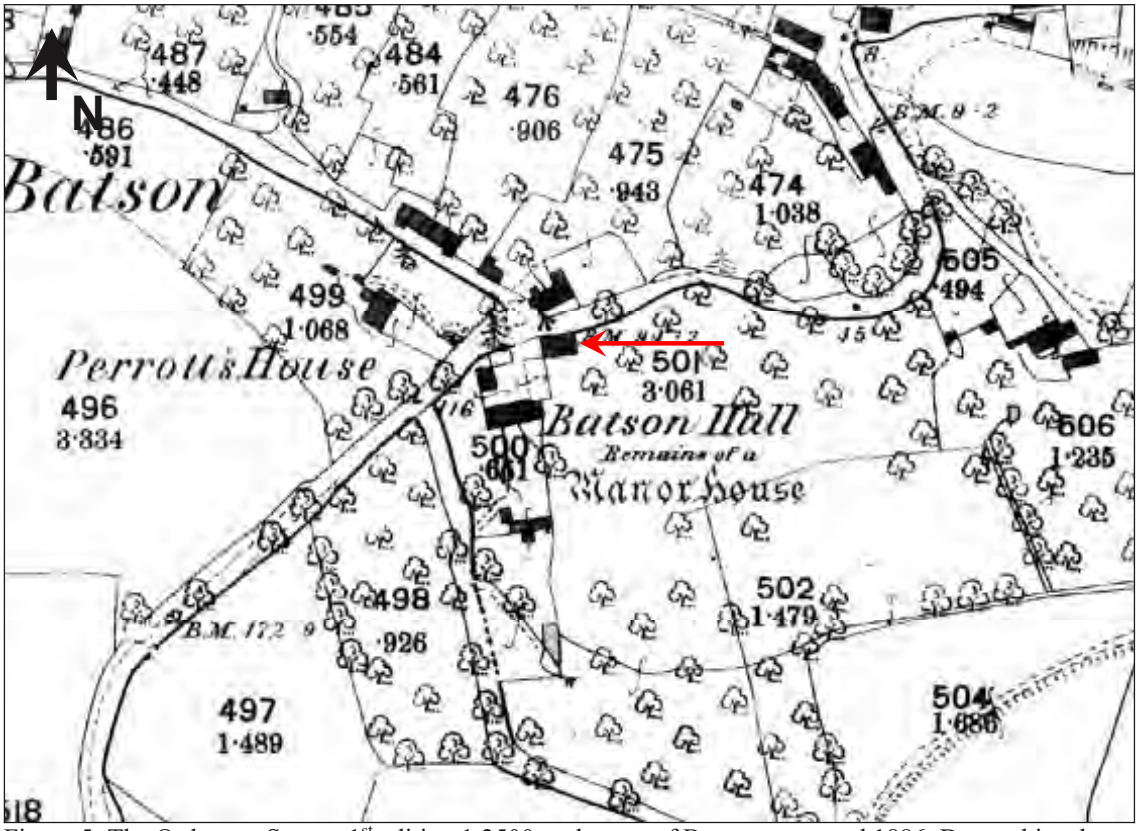

Figure 5: The Ordnance Survey 1st edition 1:2500 scale map of Batson, surveyed 1886. Devonshire sheet 136.11 (WCSL).

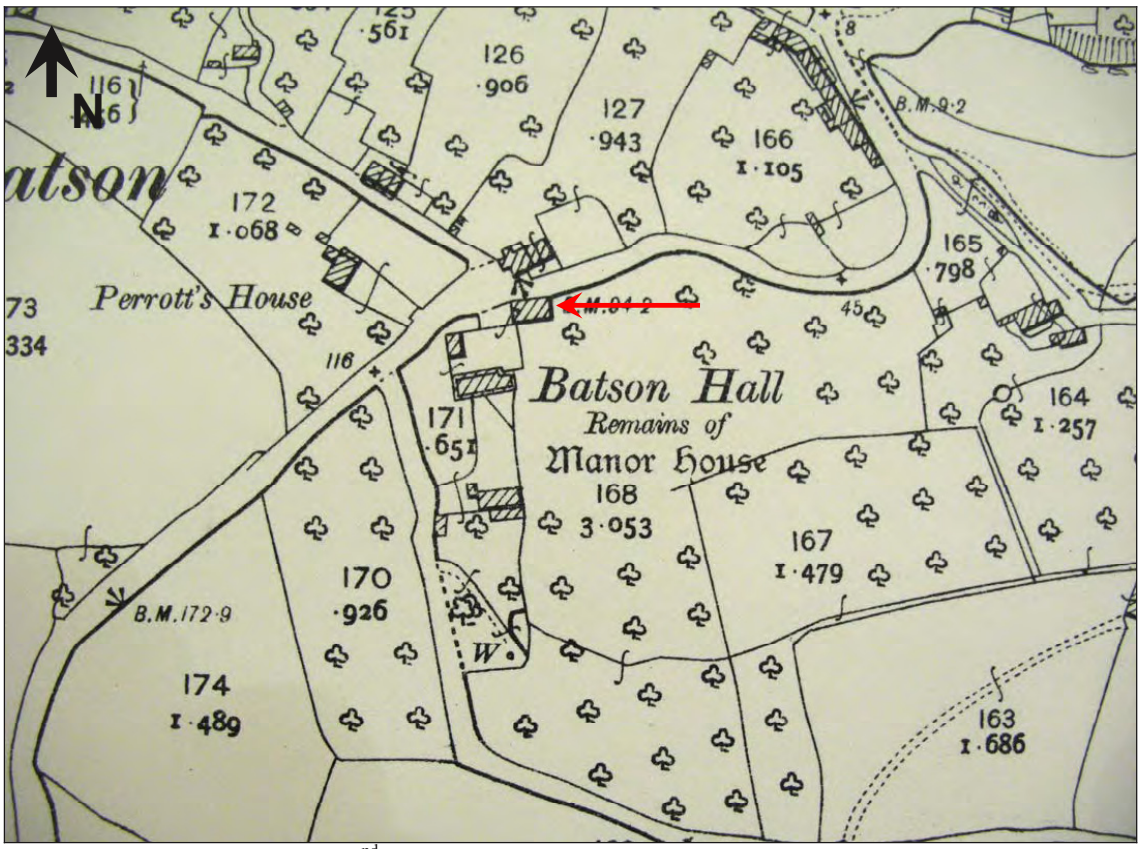

Figure 6: The Ordnance Survey 2nd edition 1:2500 scale map of Batson, published 1906. Devonshire sheet 136.11 (DRO).

3.0 Results of the Historic Building Survey

3.1 Building Description

The Cider Barn at Batson Hall Cottage is a complex structure with evidence for at least four phases of construction, only the last of which is related to cider-making. Apart from the weathered lintels, no timber elements have survived, and as a result the phasing can only be dated relatively. Parts of the structure contain a significant amount of dressed stonework, implying they have been taken from a reasonably high status building. The loss of the roof led to the almost total loss of all internal timberwork, leaving only the cider press, some other rotten timber elements (mainly the press deck), and the iron or stone parts of the machinery. Fortunately, some early-mid 20th century photographs show the press and associated machinery before this occurred (see Figure 13, Figure 14 and Figure 15, courtesy of Mr Brownlee of Batson Hall Cottage).

Figure 7: The northern external elevation of the cider barn, facing onto Shadycombe Lane. Viewed from the north-west (scale 2m).

3.1.1 The Structure (Figure 16 - Figure 19)

A single-celled structure of two storeys set back into the southern side of the deeply-sunken Shadycombe Lane (Figure 7). The ground floor is accessed from the lane; the exterior ground surface is level with the first floor on the east, west and south sides. The structure is in a partly-ruinous state, having no roof and no surviving internal floors. The eastern end of the south wall has collapsed. The current structure had a mono-pitch roof, sloping from south to north, but was probably originally a hipped double-pitch roof. The photographic evidence suggests the mono-pitch roof was of corrugated asbestos sheets supported by 6×3" rafters with widely spaced purlins.

The east, west and south walls on the ground floor are of roughly-coursed blocky stone rubble construction bonded with a firm brown clay, 0.5m+ thick where this could be determined [Phase 1].

The surviving elements of the east, west (at the south end) and south walls at first floor level to eaves-height are pointed with a hard white mortar, but are probably clay-bonded [Phase 2]. These walls contain some good quality dressed stonework (e.g. window jambs of window (W4) – see Figure 8). The surviving part of the south and west walls also have a projecting string course with a chamfered lower edge at eaves height (Figure 9). Such a feature was common in the Kingsbridge area from the 15th to the early 17th century (Robert Waterhouse *pers. comm.*), but may well be reused in this context. These walls are only 0.5m wide, with no evidence of a gable. A chamfered string course on both south *and* west walls would suggest the original roof was hipped.

Above the chamfered string course the wall is slightly thicker, and is comprised of roughly-coursed stone rubble with alternating courses of blocky and slabby material (see Figure 10), bonded with a hard white lime mortar [Phase 3]. This walling appears to form the slope for the later mono-pitch roof.

The north (front) wall of the structure is of one build, of uncoursed stone rubble bonded with a hard white lime mortar [Phase 4]. This wall is 0.5m thick, and continues beyond the north-east corner of the building to form a revetting wall, although it is possible the area immediately to the east of the structure conceals the remains of another structure. The structural crack at the north end of the east wall indicates where the north wall has been tied into the gable.

The remaining wall at first floor level – the north end of the west wall – has been rebuilt during the 20th century. This rebuild incorporates stone rubble, various types of brick and several large firebricks (stamped "BENNISON'S PATENT SMOKE RECEIVER"), bound by a hard grey mortar.

No floors survive, but joist sockets are visible along the length of the north and south walls, with the exception of the eastern end where the cider press is located. No physical evidence of the original or subsequent roof structure survives.

Figure 8: The window (W4) in the external east elevation, viewed from the east. Note the dressed stonework around the jambs and lintel (scale 1m).

The north (front) wall contains five openings, with two doors and three windows (Figure 7). On the ground floor, the lintel of the door (D1) at the west end has failed and a thin concrete lintel substituted, with an area of rebuild above (in stone externally, in concrete block internally). The second door (D2), towards the eastern end, is a wider cart entrance, with two tall (*c*.2m) stone

orthostats flanking the doorway on the interior, possibly to protect the corners of the entrance from damage (Figure 12, and see below). The lintel for this door has also failed and been replaced by a narrow concrete beam with an area of rebuild above. Between the two doorways, there is a small splayed window (W1) with a weathered oak lintel. On the first floor, there is a small splayed window (W2) directly above the one on the ground floor, and a wide window (W3) opening above the cart entrance, subsequently widened on the eastern side to match the width of the cart entrance.

The east (gable) wall contains a single opening, a splayed two-level window opening (W4), the upper part of which is level with the ground surface outside. This opening is crudely cut into the lower Phase 1 wall and integral to the Phase 2 wall above, with reused dressed stones forming the jambs and external lintel (Figure 8). The internal lintel is a reused oak timber with a central line of peg holes, probably from a hay rack. In addition, there is a small shallow asymmetric socket set in the middle of the interior face of this wall.

Figure 9: Surviving splay of window (W5) and projecting chamfered string course, viewed from the east (scale 2m).

The south wall is partly ruinous, a significant part of the eastern length of the first-floor wall having collapsed. The surviving length contains one side of a splayed window opening (W5)

and a door at first floor level. This narrow door (D3), with one surviving timber lintel (reused, as W4), has been forced through this wall. The west side of the doorway has sockets for the timber doorframe, and the wall is failing at this point. Almost directly below the doorway on the ground floor, the Phase 1 wall has been hacked back and re-faced to form a tall, shallow concave alcove. This relates to the position of the horse engine, and was undertaken to allow comfortable passage for the horse/pony as it turned the engine.

The west (gable) wall contains a single doorway (D4) at first floor level. Below this, the Phase 1 wall has been hacked back to form a concave alcove, as above. This has partially collapsed.

3.1.2 The Interior

Internally, the western half of the building had a first floor, supported on timber joists that spanned the building from north to south. The joists were separated and strengthened by the addition of wooden noggins.

From the photographic evidence it seems that an apple hopper was set up at the eastern end, directing apples into the roller-crusher positioned below. It is possible, given the apparently extraneous additional machinery found in/near the structure, that other engine-driven machines were present on this level.

The horse engine sits in the middle of the ground floor, offset to the east and slightly to the south (Figure 11). The engine is encircled by a wide groove in the floor, created by the horse/pony as it turned the engine. Located in the eastern third of the building are the cider press, two brick-built and internally rendered tanks, and a raised area in the south-east corner (Figure 10). Tank 1 (T1) is 1.8×0.95m by 0.7m deep (internally), and is located immediately to the west of the press. At the northern end it has an integral brick-built mounting bay for a large cylindrical ?roller. Tank 2 (T2) is less regular: it measures 2.0×2.1m by 1.1m deep (internally), but has a curving western side to allow the horse/pony to pass as it turned the engine. In the south-west corner, and immediately to the west of T2, iron pintles are set into large flat stones.

For the most part, the floor is made up of light bluff-brown gritty clayey silt with common to abundant sub-angular stones. No laid surfaces or deliberate cobbling is evident, with the exception of the concrete pads the cider press rests on.

Figure 10: The eastern half of the interior, viewed from the west. The contrast between the Phase 1 and Phase 2 build is clearly visible (scale 2m).

Figure 11: The western half of the interior, viewed from the north-east. The groove worn into the floor around the horse engine is clearly visible (scale 2m).

Figure 12: The internal elevation of the north wall, showing the two orthostats flanking the door (D2). Viewed from the south (scale 2m).

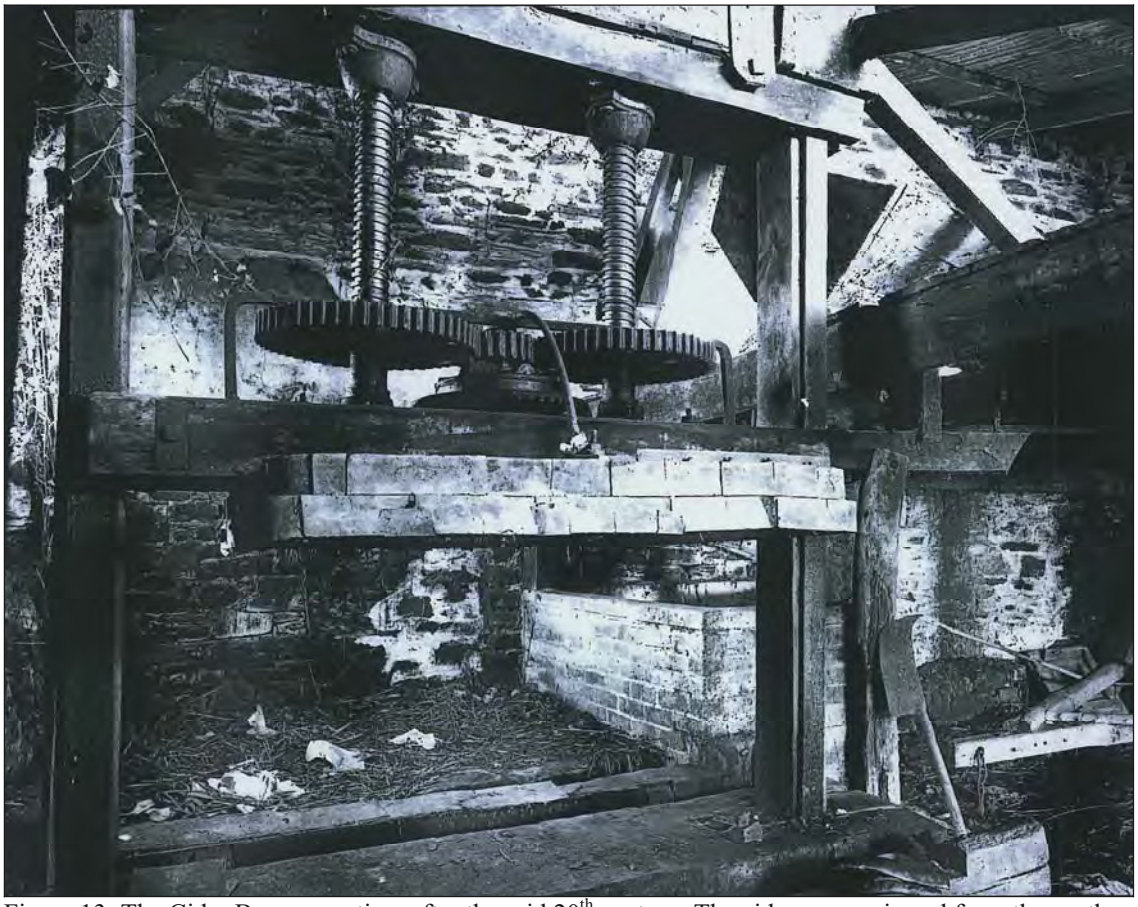

Figure 13: The Cider Barn, sometime after the mid 20th century. The cider press, viewed from the north.

Figure 14: The Cider Barn. The apple roller-crusher, viewed from the east.

Figure 15: The Cider Barn. The horse engine, with the roller-crusher and cider press in the background, viewed from the north-west.

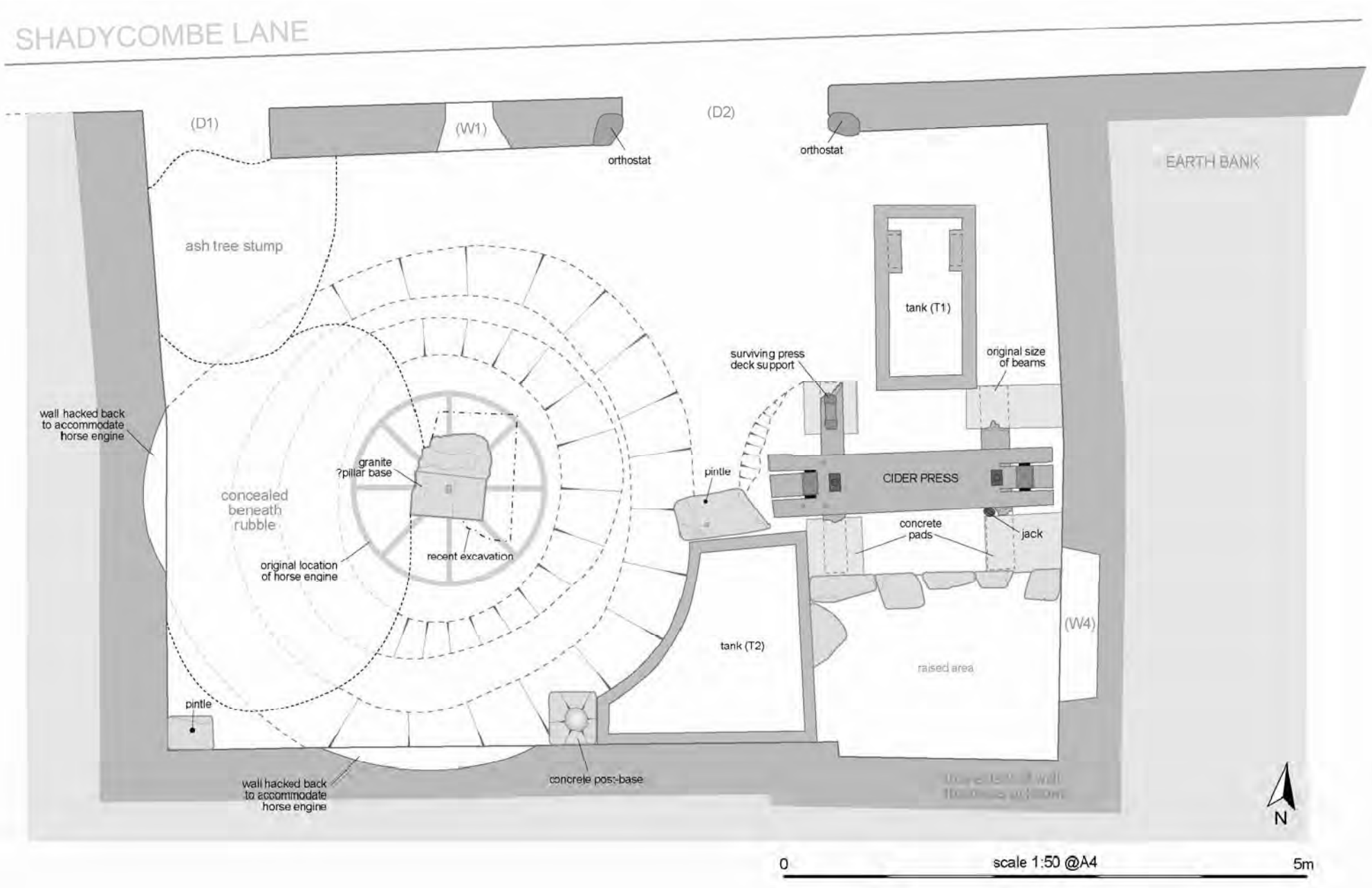

Figure 16: The Cider Barn, ground floor plan.

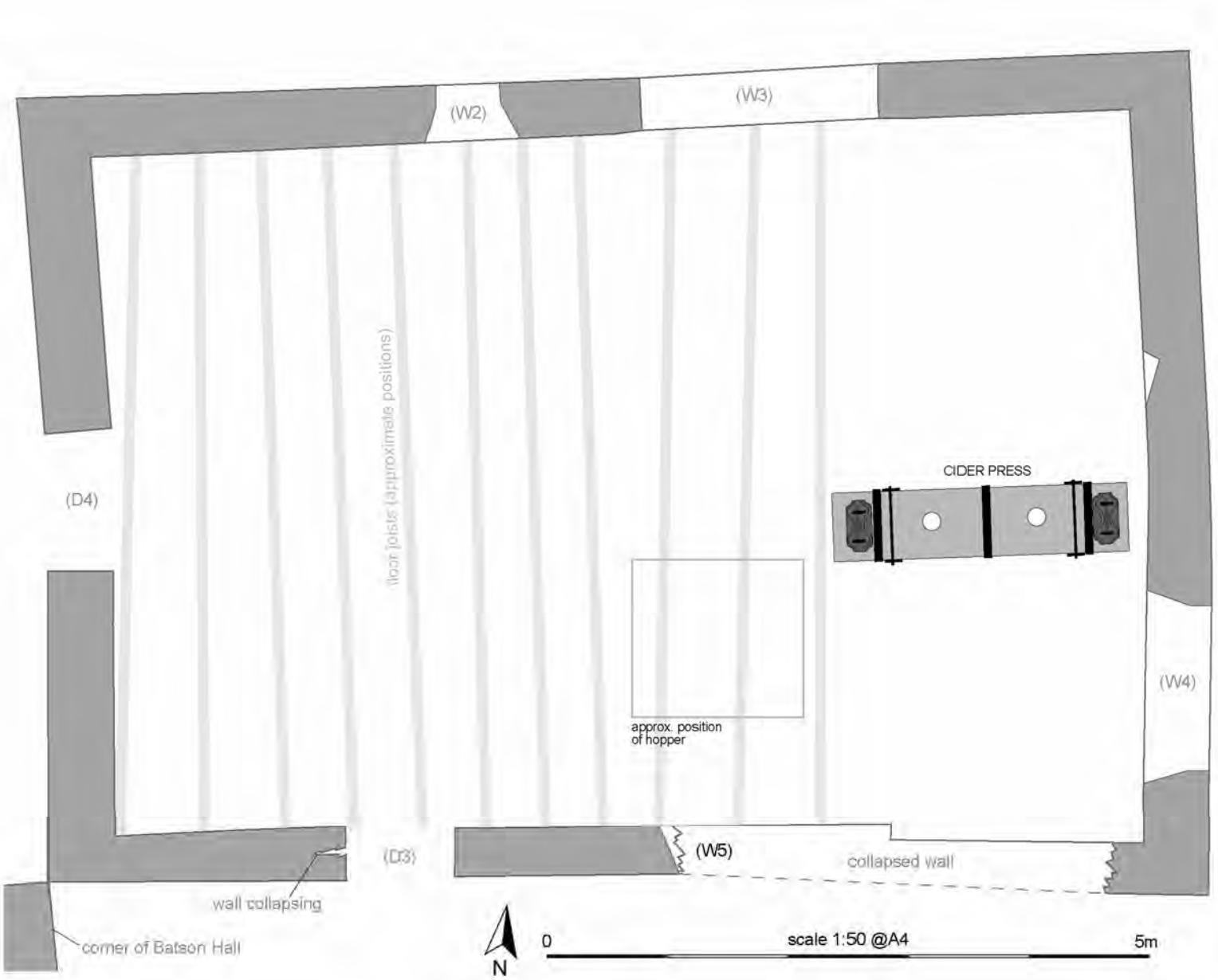

Figure 17: The Cider Barn, first floor plan.

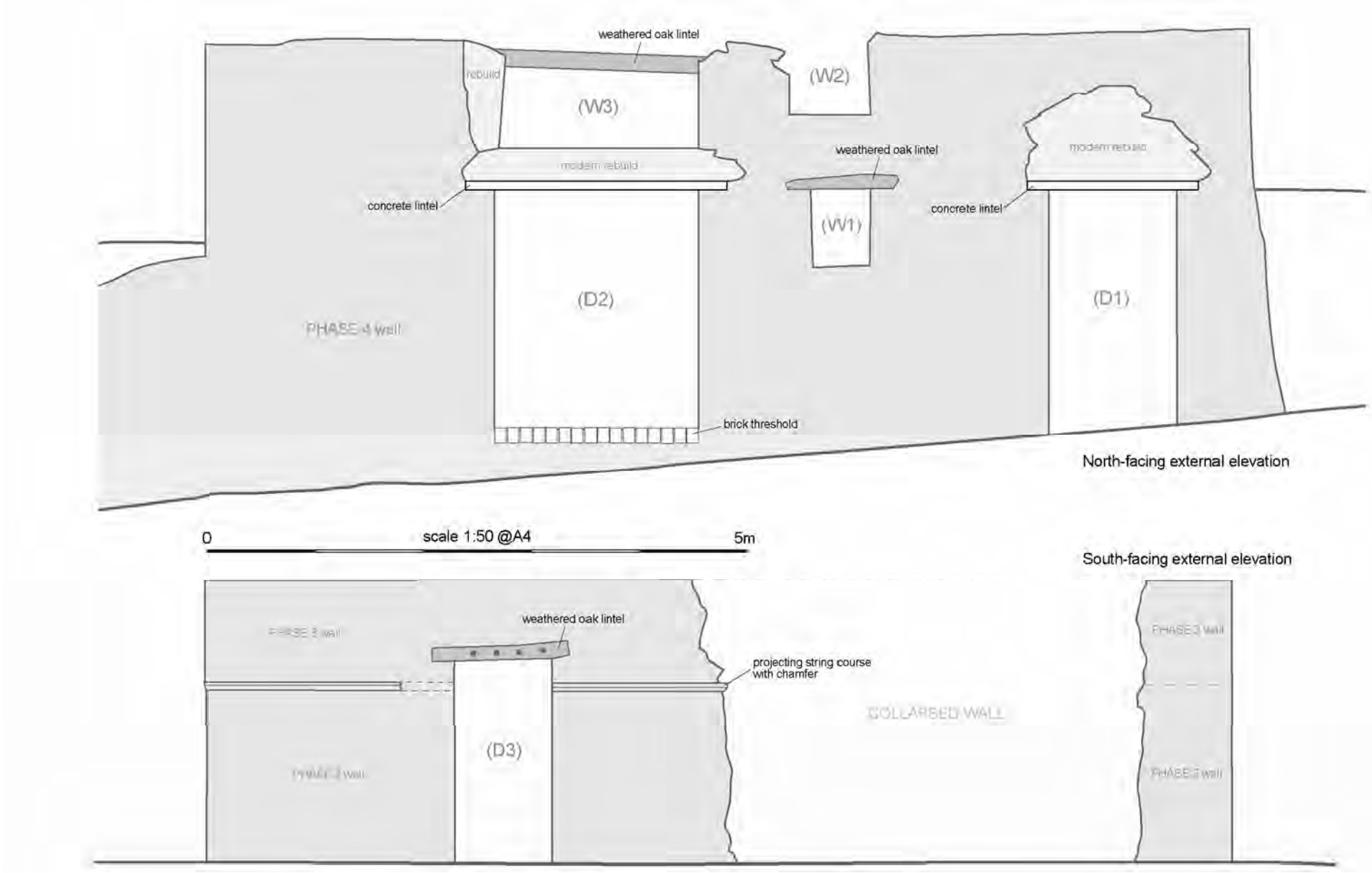

Figure 18: North- and south-facing external elevations (based on architects drawings, with additions).

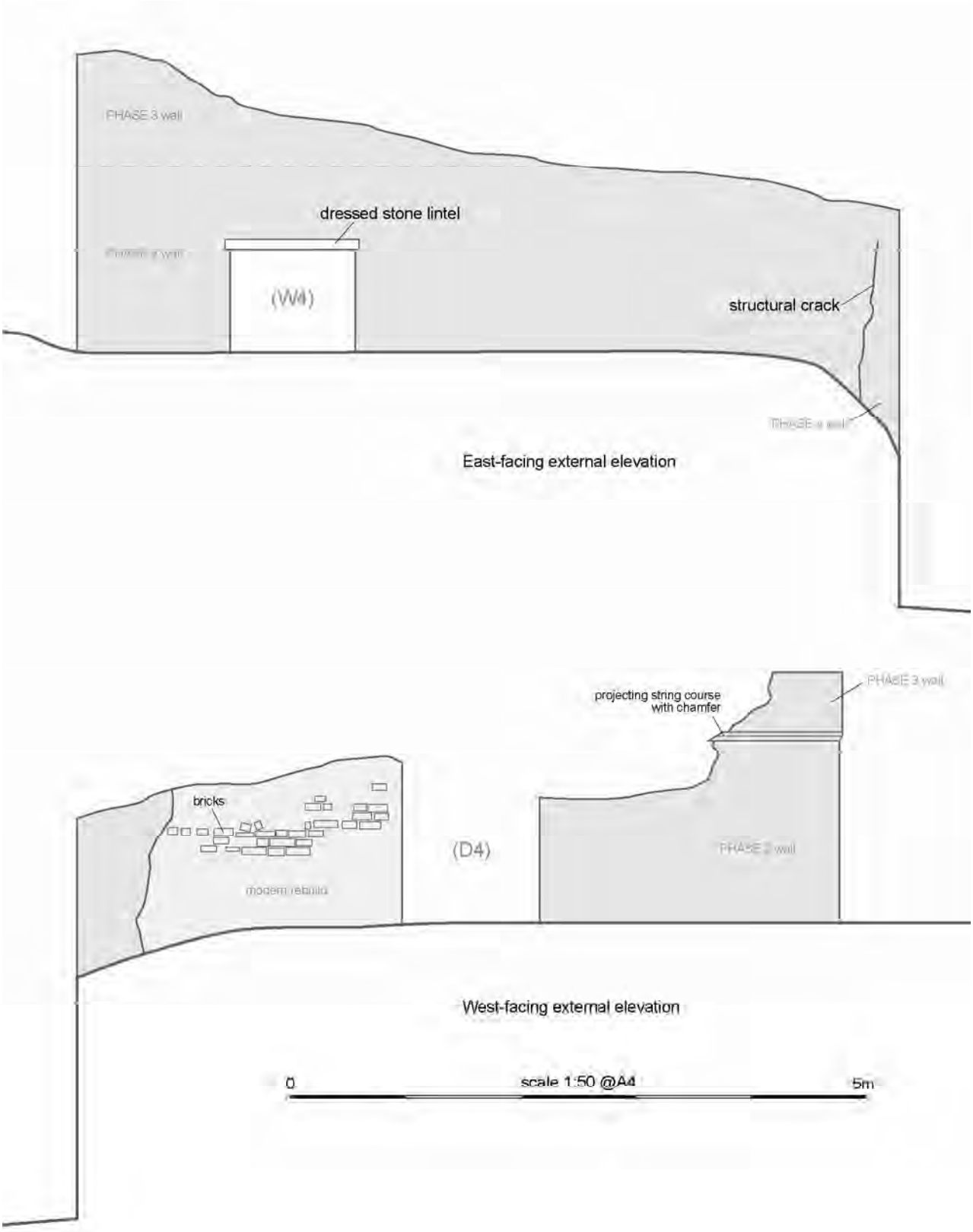

Figure 19: East- and west-facing external elevations (based on architects drawings, with additions).

3.2 Basic Machinery Descriptions (Figure 23)

3.2.1 The Horse Engine (Figure 20)

The horse engine is almost wholly of cast iron construction, with separate spur gear and tiller housing held in place with iron wedges. All the timber components have rotted away, but would have included the tiller and braces set in sockets on the tiller housing. The basal pin was set into a large reused granite block, and the cast iron bearing housing attached to the side of the floor joist above. In earlier photographs, the engine was found having fallen to the east; by the time of the survey it had been rolled to the south.

3.2.2 Apple Crusher

From the photographic evidence, there was at least one apple roller-crusher mounted beneath the floorboards of the first floor, towards the eastern edge of that floor. This was fed by a large hopper on the first floor, and the apple pulp fell into a smaller hopper below. This lower hopper was positioned above the irregular brick tank T2.

Somewhat confusingly, four granite rollers were found on site – two within the building and two outside to the south. It is probable that this second pair of rollers is either **a.** a spare set acquired together with the installed machinery or **b.** brought to the site of an existing cider barn. While it is not uncommon for a horse engine to run more than one machine – and in this case it would have to be on the first floor – it seems very unlikely there would have been two crushers running simultaneously.

3.2.3 Cider Press (coverplate and Figure 21)

The tall twin-screw cider press is located at the eastern end of the ground floor, rising to upper floor level. On the early photographs, three braces are show tying the upper part of the press to the first joist of the first floor. It is possible the asymmetric socket in the east wall also held a timber brace.

The press is raised and mounted on two large transverse sleeper beams that rest on four concrete pads. These timbers have largely rotted away, causing the press to sink into the cavity beneath. The predominance of cast iron in the construction of the press indicates it is later 19th century in date, although the upper large horizontal beam appears to have been reused from an earlier press. No elements of the wooden pressure board survive *in situ*, which would have directed the apple juice into the brick-built, internally rendered rectangular tank (T1) located to its north.

3.2.4 Other machinery

Three other pieces of unrelated farm machinery were also observed: two rotary grindstones on flimsy iron frames (see Figure 20) within the building, and a larger, more substantial rotary grindstone in a decayed wooden frame in the shrubbery at the extreme eastern end of the plot containing the barn.

3.3 Detailed Description of Horse Engine and Apple Crusher Mechanism

The horse engine is based on a single heavy cast iron rectangular post, the lower end tapering sharply to an iron pin, originally set in a shallow hole in a large granite block buried in the floor. This block is clearly reused, and appears to be the base and foundation of a circular pillar *c*.1.0m in diameter. The upper part of the post is held in a cast iron bearing housing, originally bolted to one of the joists.

The spur gear is cast as one piece and held in place with iron wedges. It is 1.82m in diameter and has 8 radiating spokes. 0.5m up from the base of the shaft is a cast iron tiller housing with four large sockets for timber tillers. In the historic photographs, only one tiller is shown, and

this is braced to timbers in the two adjoining sockets by cross-braces. The tiller projected beyond the diameter of the ring gear.

Figure 20: The horse engine (not *in situ*), viewed from the north-west (scale 1m).

Based on the historic photographs, and the surviving elements surveyed, a cast iron drive shaft with pinion was mounted to the underside of the ceiling joists and took power directly from the ring gear to a granite roller-crusher. It is unclear whether there was a clutch mechanism in place to allow the rollers to be disengaged. This same line of shafting featured a pair large square-toothed gears either side of the granite roller, which transferred the power to the sister roller mounted immediately to the west. These rollers were mounted in an oak frame located above T2 and affixed to the joists above and supported by a number of timber posts. A large plank hopper was positioned above the rollers, with a smaller hopper directing the pulp from the rollers into T2 below. On the photographs a large scoop can be seen sitting on the side of T2 (Figure 14), and this would have been used to transfer the pulp to the press deck.

None of the timber components survive *in situ*, although some, very rotten, pieces of timber were observed and may come from the frame supporting the rollers.

3.4 Detailed Description of the Cider Press Mechanism

A rectangular frame, formed with two large horizontal beams, is linked by rectangular timber uprights reinforced by cast iron posts. Slots cut into the horizontal beams allow the cast iron posts to project both above and below, where large, shaped rectangular cast iron plates fit over both posts and are wedged in place.

The bottom beam is supported on two transverse sleeper beams that rest on four concrete pads. These have rotted, allowing the press to sink into the cavity beneath; a rusty mechanical iron jack has been wedged into the cavity on the south-east side. The sleeper beams originally supported the press deck via four short posts that carried two axial joists notched into the tops of these posts. The press deck would have been square, but is missing even in the historic

photographs. It probably had a raised lip with projecting spout that would have funnelled the apple juice into tank T1 to the west.

The press board has not survived, but in the historic photographs it appears to consist of five thick axial planks nailed to ?five transverse planks, bolted to the soffit of a stout oak cross-beam which slides between the two timber uprights.

Figure 21: The cider press, viewed from the south-west (scale 2m).

The top beam is of two parts. The lower member is square-cut and only 0.14m thick, and is strapped by four bolted iron plates to a larger, upper member 0.36m thick. This upper beam is strengthened by the addition of three narrow iron straps, and the gaps between the upper and lower member filled with thin wooden wedges. This upper beam appears much older, and may have come from an earlier press.

The screw mechanism consists of a pair of vertical wrought iron continuously threaded bolts with square-cut threads, which pass through the upper beam and work in threaded cast iron

rings, bolted to its soffit. These bolts are fixed into shallow housings in the upper face of the cross-beam. The base of each bolt has a cast iron gear wheel fitted to it, which mesh with a small-diameter cog set between them.

This cog sits atop a cast iron housing with four small sockets set above a crown wheel. While not *in situ*, a small pinion gear with a length of shafting was found with the press that would have been mounted to allow the press to have been operated by winding a handle. If so, this would have been fitted to the eastern side of the press where there is a small scar on the side of the cross-beam, and where the corner of a timber support can just be seen on the historic photographs (also see Figure 22). The sockets above the crown wheel may have been designed to allow a bar to be inserted to help turn the crown wheel.

3.5 Dating

Phase 1 of the building is pre-1821 at the latest, and is probably substantially older that that. Phase 2 is probably earlier 19th in date but incorporates dressed stone elements from an earlier building – perhaps even Batson Hall itself. Phase 3 saw the creation of the mono-pitch roof and Phase 4 is clearly coterminous with the conversion of the structure to a cider barn. The design of the cider press suggests a date after about 1850 up to about 1890, when twin-screw presses were in common usage. The geared granite roller-crushers were common between the later 18th and later 19th century. The design of the horse engine, being cast iron throughout, is suggestive of a late 19th century date.

3.6 Function (Figure 24)

Apples would have be delivered to and stored at first floor level, brought in via the doors and wide north window. When required, the apples would have been fed into the large wooden hopper on the first floor, which would have directed them into the roller-crusher mounted below. A second hopper directed the pulped apples into tank T2, from which they could be transferred at leisure to the press deck of the cider press. Apple juice from the pulp would have been funnelled by the press deck into tank T1, and from there into barrels.

Figure 22: An example of a similar cider press mechanism (crown wheel and pinion) from a press at Buckland Abbey (photo: B. Morris).

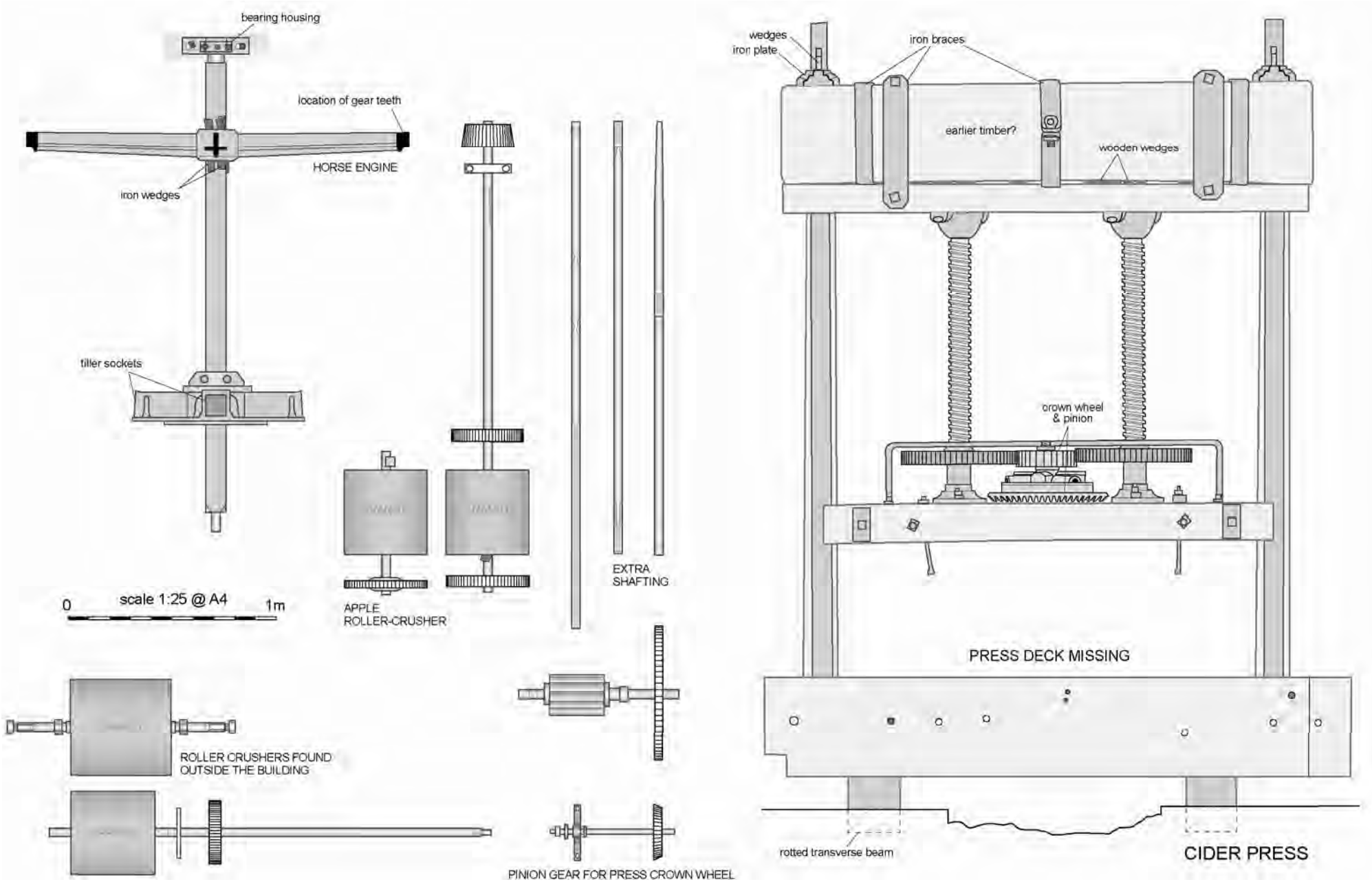

Figure 23: North-facing section of the cider press, with drawings of the machinery found inside and outside the cider barn.

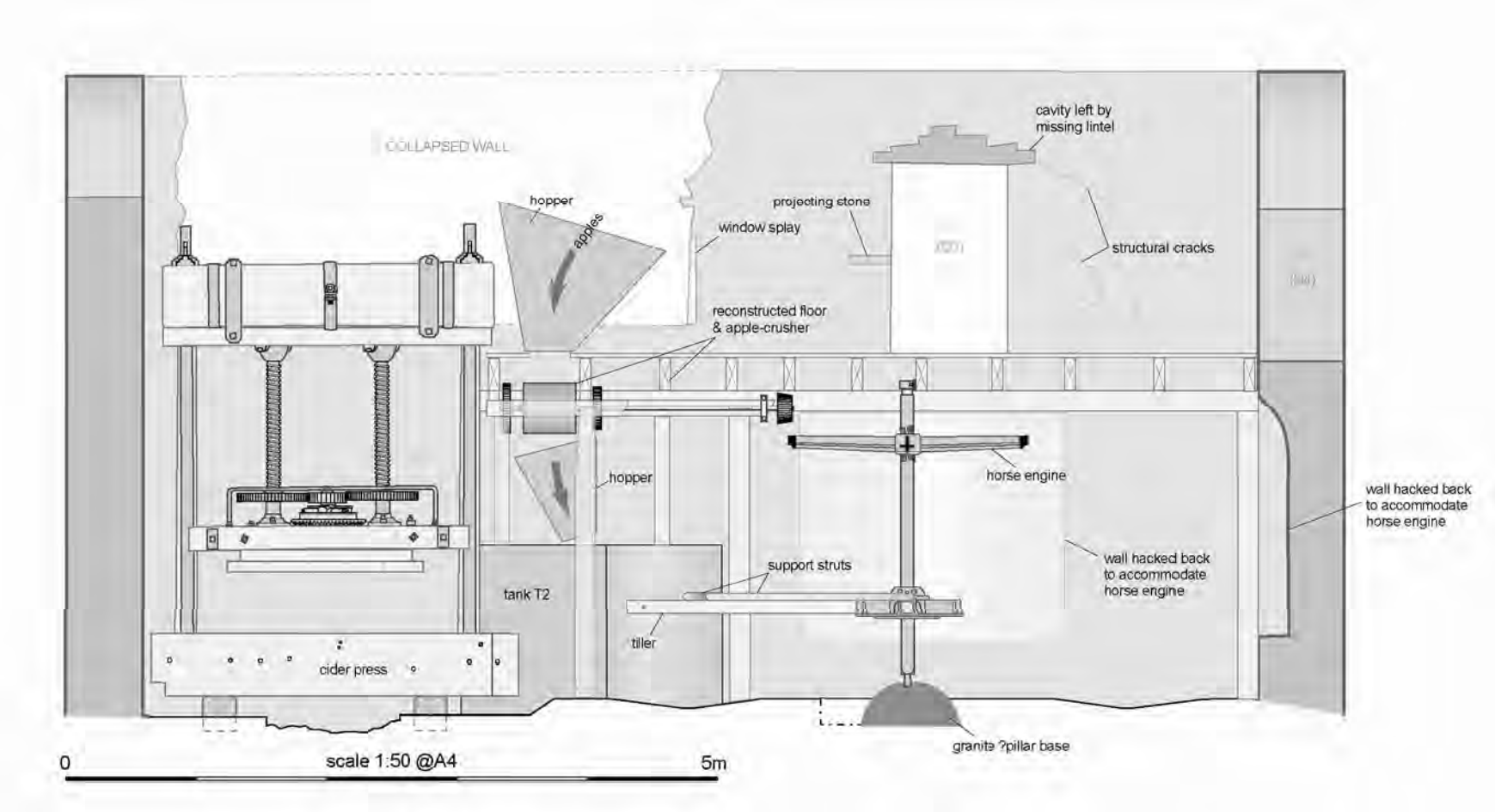

Figure 24: Cross-section through the cider barn, showing a reconstruction of the machinery and floors *in situ*.

4.0 Discussion and Conclusion

The cider barn at Batson Hall Cottages is a complex structure, with evidence for at least four phases of use (Figure 25). Phase 1, represented by the lower, clay-bonded walls and the two orthostats, relates to an open-fronted linhay/bank barn of one or more storeys. This structure is undated, but as it sits just outside the curtilage of Batson Hall Farm, it may well be 17th century or earlier in date.

Phase 2 saw the reconstruction of the upper walls, incorporating a reasonable quantity of good quality, dressed stones. Although walls have been repointed they are probably clay-bonded. The projecting chamfered string course at eaves height is suggestive of a relatively early date (e.g. 15th-early 17th century), but given the width of these walls (*c*.0.5m) are probably reused. This work probably took place during the 19th century, with the most obvious source for the dressed stones is Batson Hall itself. The cartographic evidence suggests the Hall fell out of use and may well have been largely demolished between 1841 and 1886.

Phase 3 saw the walls raised on the southern side to create the slope for the mono-pitch roof. The presence of a projecting string course on both south and west sides would suggest the roof was hipped.

Phase 4 followed quickly, and saw the open front of the linhay infilled with stone. This wall does not incorporate the quality dressed stone seen in the Phase 2/3 build, indicating that source no longer existed. The lack of joist sockets adjacent to the cider press indicates that this wall was contemporary with or followed the installation of the press.

The machinery found in the cider barn is representative of only its final phase of operation. Both the horse engine and the cider press appear to be later 19th century in date, and this gives an indication of dating for Phase 4. The farmer and occupier of Batson Hall, James Lakeman, was a tenant of the Pollexfen-Bastards from 1826, and was farming 110 acres in the Batson area in 1851. From 1861 he was only farming 30 acres – a figure suspiciously close to the total for Batson Hall in 1841 – and in 1871 he was listed as a 'farmer and cider dealer'. As such, Lakeman was almost certainly responsible for the installation of the extant cider press and horse engine. 1870 is rather early for the cast iron horse engine, but as a cider dealer Lakeman may have been at the cutting edge of apple-derived alcohol production.

The subsequent history of the cider barn has been less kind. Left roofless and untended, the structure has lost all of its internal wooden fixtures with the exception of the cider press, and the walls have partially collapsed. The surviving machinery, combined with the extant historical photographs, enables some reconstruction to be attempted and in itself represents a vanishing resource for the investigation of the agricultural archaeology of Devon.

Figure 25: The Cider Barn phasing.

5.0 Bibliography and References

Published sources:

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Institute of Field Archaeologists. 1996 (Revised 2001 & 2008): *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures.*
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Soil Survey of England and Wales 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations)*.
Thorn, C. and Thorn, F. (eds.) 1985: *Domesday Book: Devon*. Chichester.

Devon Directories
White 1850
Morris & Co. 1870

Unpublished sources:

DRO
Ordnance Survey 2nd edition 1:2500 scale map Devonshire sheet 136.11
Malborough tithe map and apportionment 1841
Estate map Z2/6: The Manors of Batson and Sabbacombe in the Parish of Malborough

PWDRO
Documents relating to the Kitley Estate:
74/139/3; 74/139/40; 74/360/4; 74/360/9; 74/502/4

WCSL
Donn's 1765 Map of Devon.
Ordnance Survey 1st edition 1:2500 scale map Devonshire sheet 136.11

Internet Resources:

Devon Historic Landscape Characterisation:
http://www.devon.gov.uk/landscape-characterisation

Ancestry.co.uk: UK Census Records 1841-1901

Appendix 1

BRIEF FOR HISTORIC BUILDING RECORDING

Location: Batson Hall Cottage, Shadycombe Road, Salcombe
Parish: Salcombe
District: South Hams
County: Devon
NGR: SX73393961
Planning App. no: 41/1404/09/LB & 41/1405/09/F
Proposal: Conversion of redundant cider barn to a studio/store
HES ref: Arch/dc/sh/15569

1. INTRODUCTION AND ARCHAEOLOGICAL BACKGROUND

1.1 This brief has been prepared by the Devon County Council Historic Environment Service (HES), at the request of Sam Walls of South West Archaeology, with regard to the archaeological works - in this case a programme of historic building fabric recording - required as a condition of planning consent for the above works. This brief has been produced specifically for the above planning application and may require alteration if this application is revised, amended or resubmitted.
This document is not transferable to any other scheme or planning application.

1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:
'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'

1.3 The principal objective of the programme shall be to make a record of the historic building prior to the commencement of the development. However, subsequent recording may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works.

1.4 This currently roofless building contains (formerly horse-driven) machinery. The building is grade II listed and is on the South Hams Buildings At Risk list. This cider press building, which has some of it's original machinery intact, is a locally and regionally important part of the Historic Environment.

1.5 This Brief covers the application area as defined in the plans submitted in support of this application.

2. WRITTEN SCHEME OF INVESTIGATION

2.1 This document sets out the scope of the works required to record the historic fabric affected by the proposed development and will form the basis of the *Written Scheme of Investigatio*n to be prepared by the archaeological consultant.

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. PROGRAMME OF ARCHAEOLOGICAL WORKS

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, 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. 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, with particular attention made to recording the fixtures and fittings, before the original machinery gets inserted as a 'feature' into the building. 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.

3.3 The photographic record should be made in B/W print supplemented by digital or colour transparency. However, 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.

3.4 The consultant should make themselves familiar with the specification required for each of the recording levels. The detail of the proposed archaeological works should be set out in the Written Scheme of Investigation, including reference to the appropriate IfA and scientific guidelines for the analysis and dating of the historic buildings.

3.5 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the South Hams District Council Conservation Officer, and the HES will be informed. The applicant will ensure that any such

exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

4. MONITORING

4.1 The archaeological consultant shall agree monitoring arrangements with the County Historic Environment Service and the District Conservation Officer 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 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report.

5. REPORTING

5.1 The reporting requirements will be confirmed with the HES on completion of the site work.

5.2 The report shall be prepared collating the written, graphic, visible and recorded information outlined above. The report shall include measured and scaled plans, cross-section drawings and elevations of the building(s), including their location, description of the historic building fabric, architectural features of interest and any artefacts recovered together with their interpretation. It is recommended that a draft report is submitted to the HES for comment prior to its formal submission to the Local Planning Authority.

A copy of this brief shall be included in the report.

5.3 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.

5.4 In addition to the copy supplied to the Local Planning Authority a copy of the report will also be submitted to the South Hams District Council's Conservation Officer - address below.

5.5 On completion of the report, in addition to copies required by the Client and the District Council Conservation Officer, 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.

5.6 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.

5.7 *Publication*

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 necessary analysis – will be confirmed with the HES.

6. PERSONNEL

6.1 The recording work shall be carried out by a professional historic building specialist to be agreed with the HES. 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 Historic Building Conservation (IHBC), or by a specified person of equivalent standing and expertise. 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.

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

6.3 The archaeological consultant shall give the HES two weeks notice of commencement of works and shall be responsible for agreeing monitoring arrangements. Details will be agreed of any monitoring points where decisions on options within the programme are to be made.

6.4 Monitoring will continue until the deposition of the site archive and finds, and the satisfactory completion of an OASIS report - see 5.5 below.

6.5 The work shall be carried out in accordance with IfA *Standard and Guidance for the archaeological investigation and recording of standing buildings or structures (1996),* as amended *(2008)*.

7. DEPOSITION OF ARCHIVE AND FINDS

7.1 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.*

7.2 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.

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

7.4 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.

8. CONFLICT WITH OTHER CONDITIONS AND STATUTORILY PROTECTED SPECIES

It is the archaeological contractor's responsibility - in consultation with the applicant or agent – to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and should also consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats e.g. SSSI's, Habitat Regulations (The Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007), National Nature Reserves, Special Protection Areas, Special Areas of Conservation, Ramsar sites, County Wildlife Sites etc.

9. CONTACT NAME AND ADDRESS

Graham Tait, Archaeologist, Historic Environment Service, Devon County Council, Matford Offices, County Hall, Exeter, EX2 4QW Tel: 01392 382214 E-mail: graham.tait@devon.gov.uk Richard Gage, Conservation and Design Officer, South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon. TQ9 5NE Tel: 01803 861205 E-mail: richard.gage@southhams.gov.uk

24th August 2010

Appendix 2

WRITTEN SCHEME OF INVESTIGATION FOR HISTORIC BUILDING RECORDING AT THE CIDER BARN, BATSON HALL COTTAGE, SHADYCOMBE ROAD, SALCOMBE, DEVON.

Location: Batson Hall Cottage, Shadycombe Road, Salcombe
Parish: Salcombe
District: South Hams
County: Devon
NGR: SX73393961
Planning App. no: 41/1404/09/LB & 41/1405/09/F
Proposal: Conversion of redundant cider barn to a studio/store
HES ref: Arch/dc/sh/15569
Date: 02.11.2010

1.0 INTRODUCTION

1.1 This document forms a Written Scheme of Investigation (WSI) and details the proposed scheme and methodology for a programme of historic building fabric recording and archaeological monitoring to be undertaken prior to the conversion of a cider barn at Batson Hall Cottage, Shadycombe Road, Salcombe, Devon. It has been drawn up by South West Archaeology Ltd (SWARCH) at the request of Gill Kuruber of Robert Seymour & Associates Architects (the Agent) on behalf of John & Helena Feltham (the owners) 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) (Graham Tait, 24.08.2010).

1.2 In accordance with PPS5 *Planning Policy Statement 5: Planning for the Historic Environment* (2010), and the Local Development Framework Policy on archaeology, consent has been granted, conditional upon a programme of archaeological work being undertaken. This condition requires that:
'No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.' The development shall be carried out at all times in strict accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.'

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 This currently roofless building contains (formerly horse-driven) machinery. The building is grade II listed and is on the South Hams Buildings At Risk list. This cider press building, which has some of its original machinery intact, is a locally and regionally important part of the Historic Environment.

3.0 AIMS

3.1 The principal objectives of the work are:

3.1.1 To make a record of the historic building prior to the commencement of the development with further recording as may be required during the course of the proposed works where previously obscured historic fabric or architectural features are exposed by such works;

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

4.0 METHOD

4.1 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, 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.

4.2 Historic building recording:

An archaeological record of the historic fabric of the buildings will be undertaken prior to the start of development works on site, with further recording to be undertaken during building works as appropriate. A record shall be made of the historic fabric of the building affected by the conversion works. This work 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.

The building record will consist of:

4.2.1 A written description and analysis of the form and function of the building including evidence for different periods of build;

4.2.2 An archivable digital photographic record of the building will be undertaken; this will include photographs illustrating the principal features and finds discovered, in detail and in context. The photographic record will also include working shots to illustrate more generally the nature of the archaeological operation mounted. All photographs of archaeological detail will feature an appropriately-sized scale.

4.2.3 A drawn record will include plans, elevations and cross sections as appropriate at a suitable scale (1.20/1.50 as appropriate);

4.2.4 A record will be made of the internal and external appearance of the buildings, the means of construction, the material construction and any feature of architectural or historic interest.

4.3 Should significant historical and/or architectural elements be exposed within the building by conversion/construction works the South Hams District Council Conservation Officer and the HES will be informed. The applicant will ensure that any such exposed elements remain undisturbed until their significance can be determined and to allow consideration for their retention *in situ*.

4.3 Should these works encounter historic fabric that contains palaeoenvironmental or datable elements appropriate sampling and post-excavation analysis strategies will be initiated. This would include consideration of sampling of historic thatch and cob for plant macro-fossil analysis, dendrochronological samples for dating purposes, etc. The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation 2002*.

4.5 The Client will provide SWARCH with details of the location of existing services and of proposed groundworks within the site area, and of the proposed construction programme.

4.6 Health and Safety requirements will be observed at all times by any archaeological staff working on site, particularly when working with machinery. As a minimum: high-visibility jackets, safety helmets and protective footwear will be worn.

4.6.1 Appropriate PPE will be employed at all times.

4.6.2 The site archaeologist will undertake any site safety induction course provided by the Client.

4.7 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.

4.8 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 (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures must be taken to protect the finds from theft.

4.9 SWARCH will agree monitoring arrangements with DCHES and give two weeks notice, unless a shorter period is agreed, of commencement of the fieldwork. Details will be agreed of any monitoring points where decisions on options within the programme are to be made. Monitoring will continue until the deposition of the site archive and finds and the satisfactory completion of an OASIS report.

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 Plymouth City Museum under accession number AR.2010.38. 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, if this is likely to be longer than three months then an interim report will be produced. 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 the South Hams 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 summary of the project's background;

5.3.4 The methodology of all works undertaken;

5.3.5 A location plan and overall site plan including the location of the building at an appropriate scale on an Ordnance Survey, or equivalent, base map;

5.3.6 A written description and analysis of the historic fabric of the building, appropriately illustrated with phased plans, cross-section drawing, internal and external scale elevations and plans as appropriate, including illustration - drawn and photographic - of elements of special architectural or historic interest, using annotated architects plans;

5.3.7 Photographs of the building as appropriate (photographs showing the general site layout and exposed significant features of historic or architectural significance that are referred to in the text. All photographs will contain appropriate scales, where feasible, the size of which will be noted in the illustration's caption;

5.3.8 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;

5.3.9 An assessment of significant historical and/or architectural features, environmental and scientific samples;

5.3.10 Any specialist reports commissioned;

5.3.11 A description of the project's results, and an interpretation of the results in the appropriate context;

5.3.12 A summary of the contents of the project archive and its location (including summary catalogues of finds and samples);

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 within three months of completion of fieldwork. 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 record number southwes1-85171.

6.0 CONFLICT WITH OTHER CONDITIONS AND STATUTORY PROTECTED SPECIES

SWARCH will consult with the applicant to ensure that the undertaking of the required archaeological works does not conflict with any other conditions that have been imposed upon the consent granted and will consider any biodiversity issues as covered by the NERC Act 2006. In particular, such conflicts may arise where archaeological investigations/excavations have the potential to have an impact upon protected species and/or natural habitats.

7.0 PERSONNEL

The project will be managed by Colin Humphreys; the building survey will be undertaken by Colin Humphreys/SWARCH personnel. 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 573555email:deblt@swarch.net

List of specialists

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

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

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Appendix 3

DoE Listing

BATSON

LBS Number 397211
Grade II
Date Listed 27.02.1974
SX 73 NW 3/6 Batson Hall Farmhouse.
SX 73 NW 5/6A Ancillary bake-house, and former prison to north of Batson Hall Farmhouse.
SX 73 NW 3/6B Cider pound to north-east of Batson Hall Farmhouse.

Probably C17th and earlier remains, 2 storey, stone, modern roof and casements without special features apparent. Occupied. Remains of Bake-house, with domed oven and small side cavity at low level. Remains of disused cider pound, formerly horse-driven, machinery includes wood-cogged wheel, roofless. On site of Manor House next the bake-house is a former lock-up or prison with rectangular wood barred casement opening, roof destroyed.

Listing NGR: SX7338439607

Appendix 4

HER Text

Monument 7048
Salcombe, Batson Hall
Grade II

Summary
Batson Hall built in 17th century on the remains of a manor house

Batson was 'Badestana' in 1086. (Gover, J. E. B. + Mawer, A. + Stenton, F. M. 1931)

Description
Batson Hall remains of manor house. (Ordnance Survey Archaeology Division Unknown)

The present house, of stone with a modern roof, is probably 17th century with some modern remains. Adjacent are a bakehouse with domed oven, and a roofless cider-pound with horse-driven machinery. Next to the bakehouse is a lockup or prison. (Department of Environment 1974)

Batson Hall Farmhouse with ancillary bake-house & former prison to the north & cyder pound to north-east. Probably 17th century & earlier remains, 2 storey, stone, modern roof and casements without special features apparent. Occupied. Remains of Bake-house, with domed oven and small side cavity at low level. Remains of disused Cyder-pound, formerly horse-driven, machinery includes wood-cogged wheel, roofless. On site of Manor House. Next to the bake-house is a former lock-up or prison with rectangular wood barred casement opening, roof destroyed. (English Heritage 1974)

Some descents of the manor after 1285 are given. (Reichel, O. J. 1913)

Appendix 5

List of jpegs contained on the CD Rom at the rear of this report

PRE-CLEARANCE PHOTOGRAPHS (as supplied)

1. Batson Hall Cider Barn, north & east walls, internal elevation, viewed from the south-west.
2. View of Tank (T1), viewed from the west.
3. East wall, internal elevation, with press, horse engine and both tanks, viewed from the west.
4. East wall, internal elevation, with press, viewed from the west.
5. The cider press, viewed from the north-west.
6. The press, with horse engine spur wheel and part of the apple roller-crusher, viewed from the north-west.
7. As above, viewed from the north.
8. Horse engine and part of the apple roller-crusher, viewed from the north.
9. South wall, internal elevation, viewed from the north-east.
10. South wall, internal elevation, door (D3), viewed from the north.
11. West wall, internal elevation and interior, viewed from the east.
12. South wall, external wall and roller-crushers, viewed from the east.
13. Interior of barn, after the vegetation recovered, viewed from the west.
14. As above.
15. As above, the cider press, viewed from the north-west.

EXTERIOR ELEVATIONS (scale 2m)

16. North wall, viewed from the north-west.
17. North wall, west end, viewed from the north.
18. North wall, east end, viewed from the north.
19. North wall, extreme east end, forming the bank revetment, viewed from the north.
20. East wall, viewed from the east.
21. East wall, detail of structural crack at north-eastern corner, viewed from the east.
22. East wall, detail of window (W4), viewed from the east (scale 1m).
23. As above, detail of dressed stone jambs (scale 1m).
24. South wall, detail of lintel over door (D3) and projecting string course, viewed from the south.
25. As above, showing wall thickness and splay for window (W5), viewed from the south-east.
26. South wall, showing failure of wall next to door (D3), viewed from the south-east.
27. As no.24, above.
28. South wall, view of collapsed section, viewed from the south-west.
29. West wall, viewed from the west.
30. The north-east elevations of the cider barn, viewed from the north.

INTERIOR ELEVATIONS (scale 2m)

31. North wall, west end, viewed from the south.
32. North wall, east end, viewed from the south.
33. East wall, with cider press, viewed from the east.
34. East wall, detail of window (W4), viewed from the east.
35. South wall, east end, with press, viewed from the north.
36. South wall, west end, with horse engine, viewed from the north.
37. As above.
38. West wall, viewed from the east.
39. West wall, detail of modern stamped firebricks.
40. As above.

HORSE ENGINE

41. The horse engine and setting, viewed from the north-east (scale 2m).
42. The horse engine, viewed from the north-west (scale 1m).
43. The horse engine spur wheel, viewed from the west (scale 1m).

THE CIDER PRESS (scale 2m)

44. The cider press, viewed from the north.
45. As above.
46. As above.

47. As above.
48. As above, viewed from the north-west.
49. As above, viewed from the south-west.
50. As above.
51. As above.
52. Detail of bottles found onsite during clearance, with late medieval ridge tile fragment.
53. The cider press, viewed from above and to the south.
54. As above, viewed from above and to the south-west.
55. The cider press, detail of the gears and crown wheel, viewed from the north.
56. As above, detail of the gears and double screws, viewed from the north.

MACHINERY AND EQUIPMENT (scale 1m)
57. Tank (T1), viewed from the south-west.
58. As above.
59. As above, detail of spare plates/washers.
60. The granite base for the horse engine, with roller-crushers, viewed from the north-east.
61. As above, viewed from the south-east.
62. As above.
63. As above, viewed from the north.
64. Detail of granite roller-crusher, viewed from the north.
65. As above, viewed from the east.
66. Detail of granite roller-crusher with shafting and gears, viewed from the south-west.
67. Detail of gear.
68. As above.
69. Shafting.
70. As above, detail of tooling.
71. Rusted iron jack wedged beneath the cider press, viewed from the west.
72. Flat stone with iron pintle, adjacent to cider press and tank (T2), viewed from the north-west.
73. Detail of granite roller-crusher found outside barn to south, viewed from the south.
74. Detail of granite roller-crusher with gear and shafting found outside barn to south, viewed from the south-east.
75. As above.
76. As above, viewed from the south-east.
77. Rusted iron farm machinery (bale sledge?) found outside barn to south, viewed from the east.
78. Detail of rotary grindstone from the extreme eastern end of the plot containing the cider barn, viewed from the north-east.
79. As above, with the cider barn in the background.

ROTTED WOODEN REMAINS (scale 1m)
80. Surviving floor joist.
81. Part of the press bed support.
82. Part of the press deck.
83. Part of the press deck.
84. Part of the support for the apple roller-crusher.
85. Part of the support for the apple roller-crusher.
86. Beam with cast iron fuse box.
87. Detail of fuse box.
88. Cast iron part of the press deck.

BATSON HALL COTTAGE & GARDEN (scale 2m)
89. Surviving north wall of Batson Hall, viewed from the north.
90. Batson Hall Cottages, viewed from the north-east.
91. Chimney in the north wall of Batson Hall, viewed from the south.
92. Blocked window opening in the east wall of Batson Hall, viewed from the west.
93. Splayed window opening converted into a doorway, the east wall of Batson Hall, viewed from the west.
94. South-east corner of the detached bakehouse/gaol in Batson Hall Cottage garden, viewed from the east.

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